

701 S. 5TH AVENUE - 2,000 SF CORNER COMMERCIAL SPACE

701 S. 5TH AVENUE, MAYWOOD, IL



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	7,500 SF
Available SF:	
Zoning:	C-2
Market:	Chicago
Submarket:	Maywood

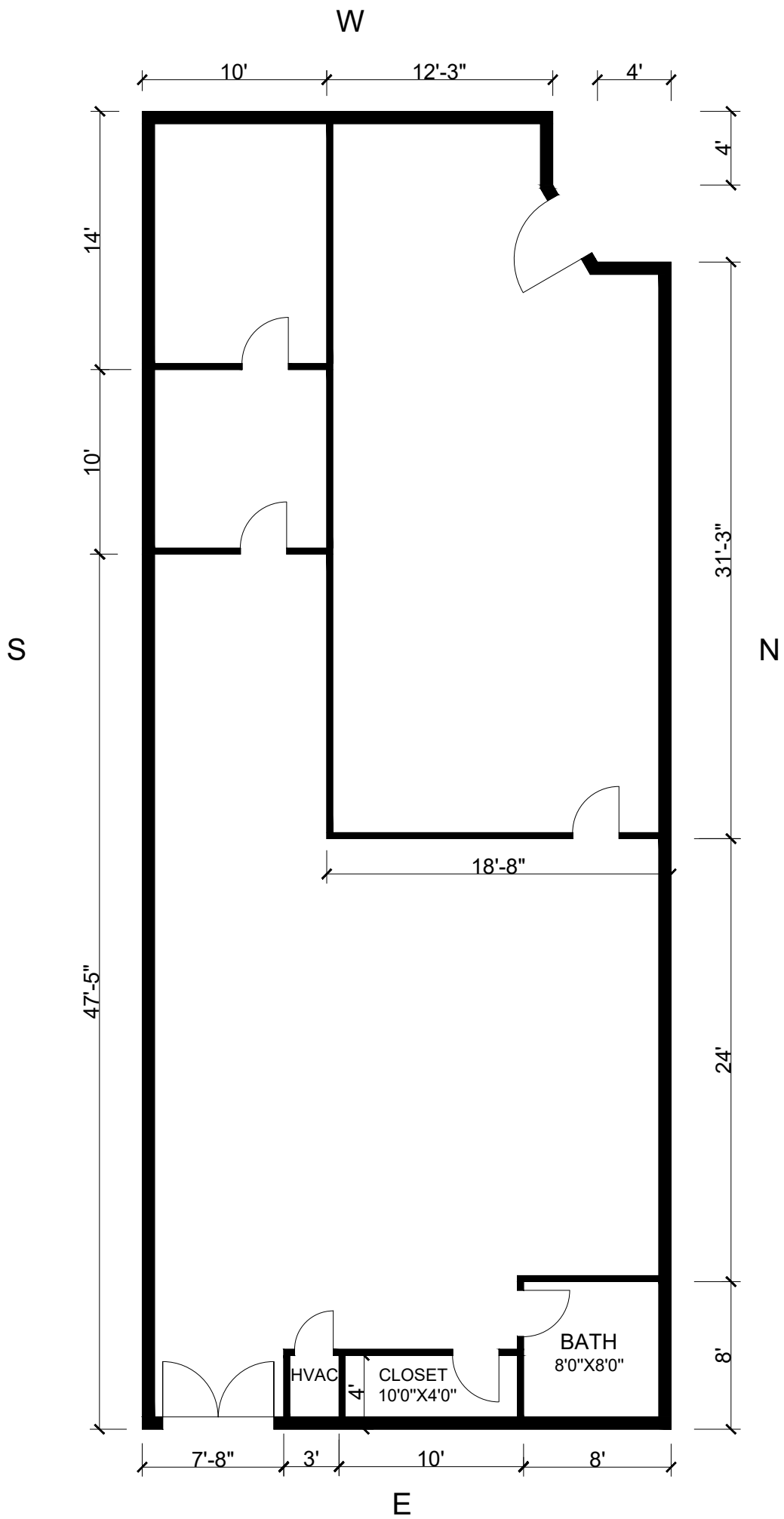
PROPERTY OVERVIEW

One ground floor corner commercial space in with gas-forced heat and central AC on 5th Avenue in Maywood, Illinois. Currently operated as a Boost Mobile. Available immediately.

SPACES	LEASE RATE	SPACE SIZE
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PRESENTED BY: **GENE HART**
BROKER
219.465.8584
gene.hart@33realty.com





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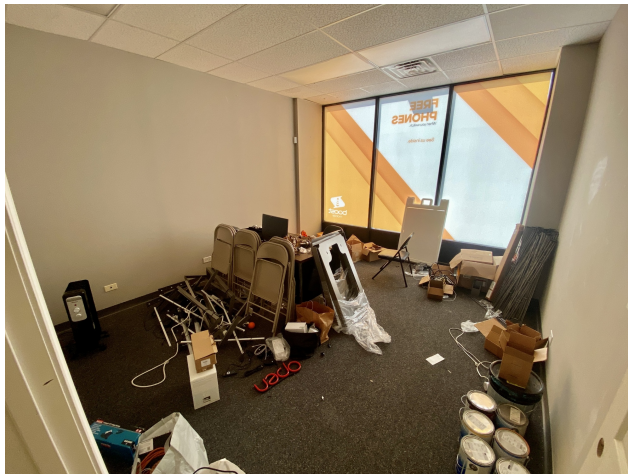


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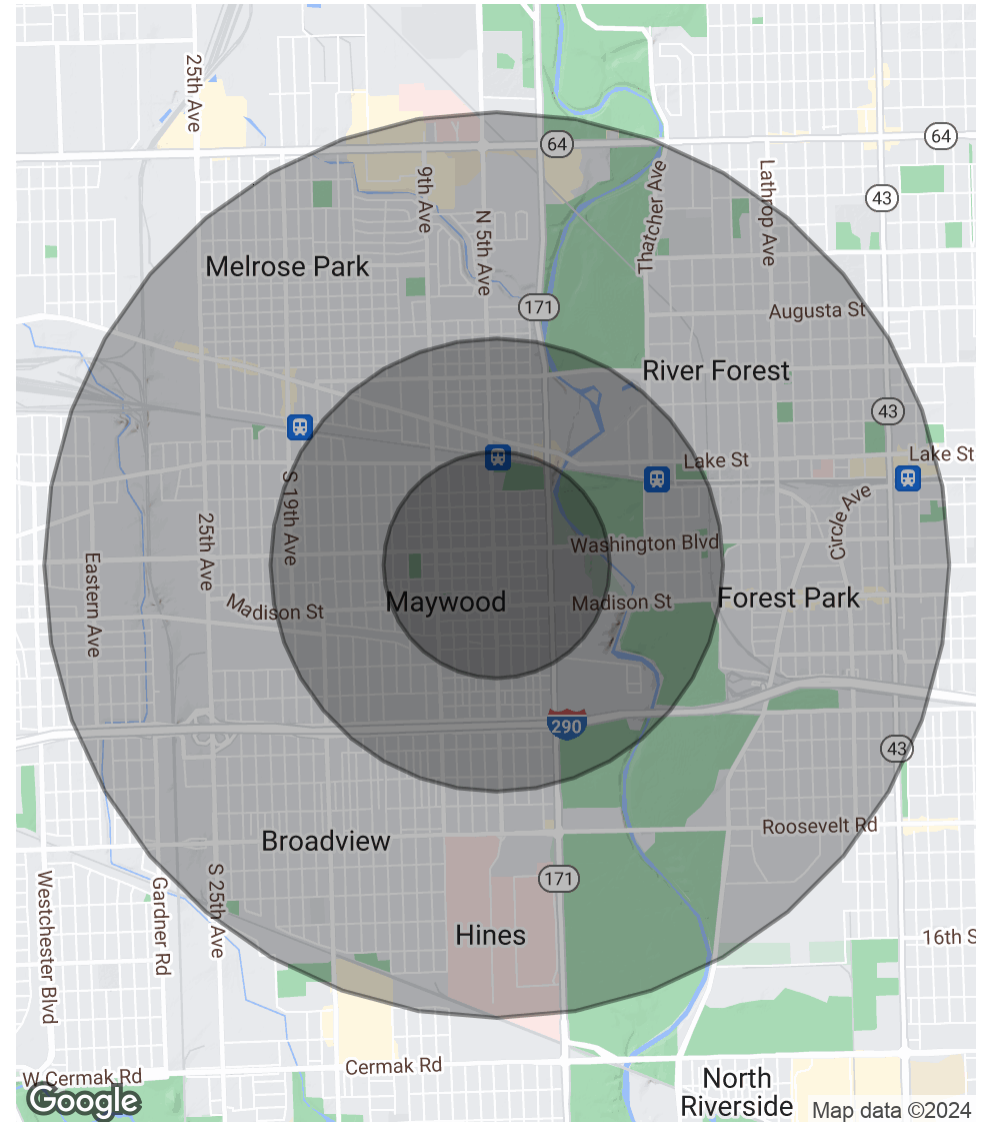
POPULATION

	0.5 MILES	1 MILE	2 MILES
Total Population	4,842	21,340	83,692
Average age	40.6	38.0	38.7
Average age (Male)	38.0	34.8	37.2
Average age (Female)	42.4	40.6	40.1

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	2 MILES
Total households	2,034	8,102	33,772
# of persons per HH	2.4	2.6	2.5
Average HH income	\$57,054	\$75,871	\$86,667
Average house value	\$171,243	\$206,218	\$247,754

* Demographic data derived from 2020 ACS - US Census



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GENE HART

Broker

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Direct: 219.465.8584

IL #475.149185

PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing throughout the Chicago MSA.

Prior to joining 33 Realty, Gene spent two years as a multifamily investment sales and retail leasing broker with a local firm after six years working in commercial real estate appraisal/valuation at CBRE, Inc., The Butler Burgher Group, Inc. (BBG), and Colliers, International. While working in appraisal, he worked on institutional and middle-market retail, office, industrial, special use, and multi-family properties throughout the Midwest, giving him a broad knowledge of underwriting experience. His background in appraisal, valuation, and sophisticated underwriting makes him an asset to every client he works with.

Gene obtained a bachelor's degree from DePaul University's Real Estate Program and undergraduate Liberal Studies Honors Program. While in school, he interned for some of Chicago's most well-respected local real estate companies from his sophomore year on and obtained his Illinois broker's license at age 20 for residential sales and leasing purposes. He participates in local real estate, neighborhood, and city organizations. Outside of work, Gene is an active golfer, soccer player, skier, cyclist, traveler, and lives with his fiancé Sara and three French Bulldogs, Jerry, Elaine, & Kramer, in Chicago's Wicker Park neighborhood.

EDUCATION

DePaul University '11

33 Realty
357 W. Chicago
Chicago, IL 60657
773.327.4975

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