

## LEASE

511 W Division  
\$50K Available for Buildout!

### 511 W DIVISION

Chicago, IL 60610

### PRESENTED BY:

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FOR  
LEASE

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$24/PSF NNN
ADDITIONAL RENT:	\$13.03/PSF
AVAILABLE SF:	1,250 SF
MEZZANINE SF:	650 SF
YEAR BUILT/RENOVATED:	2008/2020
ZONING:	PD 1006
SUBMARKET:	Near North

PROPERTY OVERVIEW

\$50,000 AVAILABLE FOR TENANT BUILDOUT!! SVN Chicago Commercial is pleased to offer 511 W. Division for LEASE. Located at the southwest corner of Division Street and Cleveland Avenue, the subject is a ground floor commercial condominium that is part of the Mixed-Use Planned Development called Parkside of Old Town. It is ideally situated within a block of Target, Jewel, Chase and near the New City development which includes Mariano's and Dick's Sporting Goods. The space has 1,250 SF on the ground floor and a newly created mezzanine of 650 SF. It features an expansive 20' entryway, 10.5' ceilings on the ground floor, an abundance of natural light throughout, and can be delivered in vanilla-box condition with new mechanicals. \$50,000 is available towards the tenant's buildout for qualified deals. Division Street in front of the subject has open parking which is ideal for customers. A waitlist for indoor garage parking is also available. The space is well served by bus, public transportation and interstate highway. An interior video can be view here: <https://youtu.be/z3N1fbQfuyO>. Please call Advisor for further details.

LOCATION OVERVIEW

Near North Side, Chicago, IL

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# COMPLETE HIGHLIGHTS

## PROPERTY HIGHLIGHTS

- \$50,000 AVAILABLE FOR TENANT'S BUILDOUT!!
- 1,250 SF - ground floor
- 650 SF - mezzanine
- Expansive 20' entryway
- High ceilings (10.5') on the ground floor
- Natural light
- Vanilla-box delivery
- New mechanicals
- Ideal for many uses
- Wait list for indoor garage parking
- Open street parking along Division
- Part of Parkside of Old Town Mixed-Use development
- One block from Target, Jewel and Chase
- Easy access to public transportation and highway access
- Nearby CTA Red line (North/Clybourn and Clark/Division) and Brown line (Sedgwick)
- Video Tour - <https://youtu.be/z3N1fbQfuy0>



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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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# RETAIL AERIAL MAP

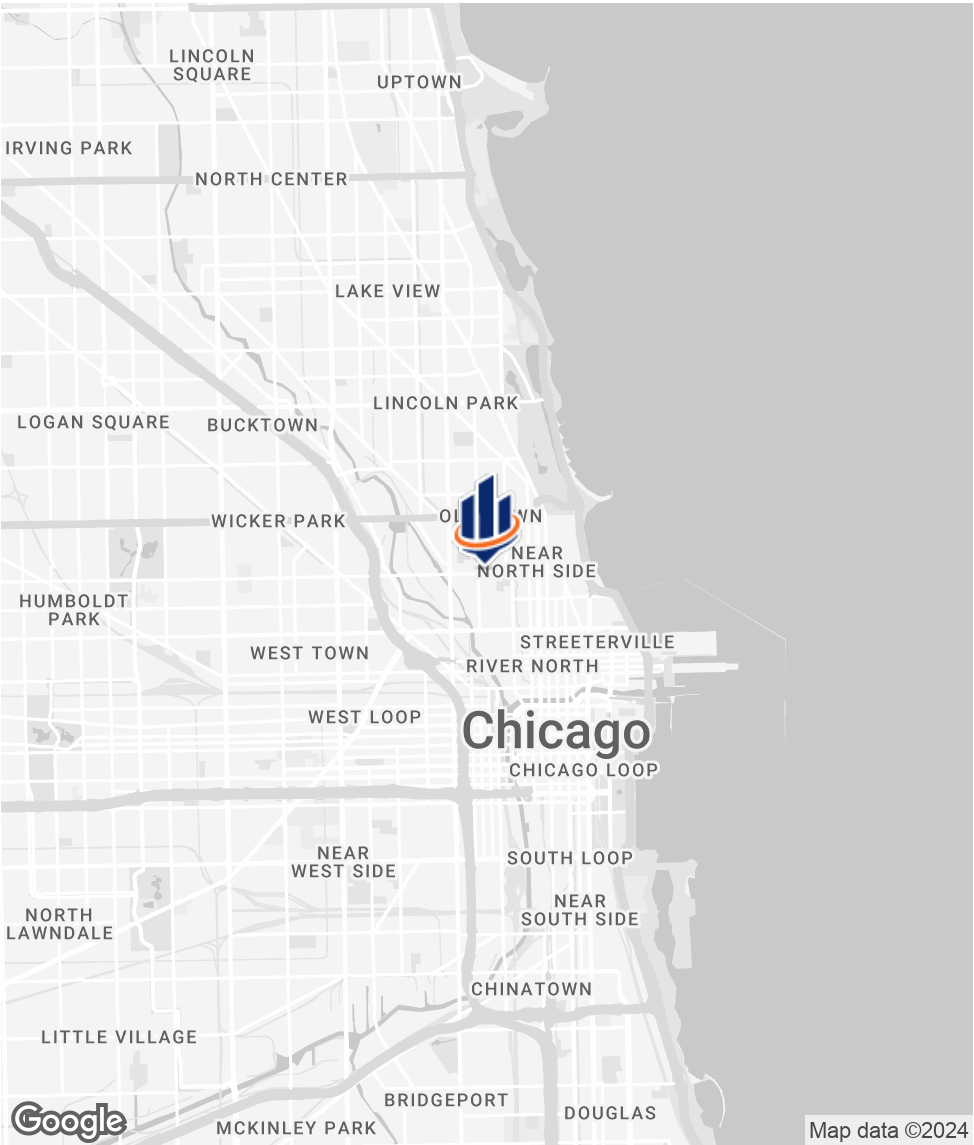
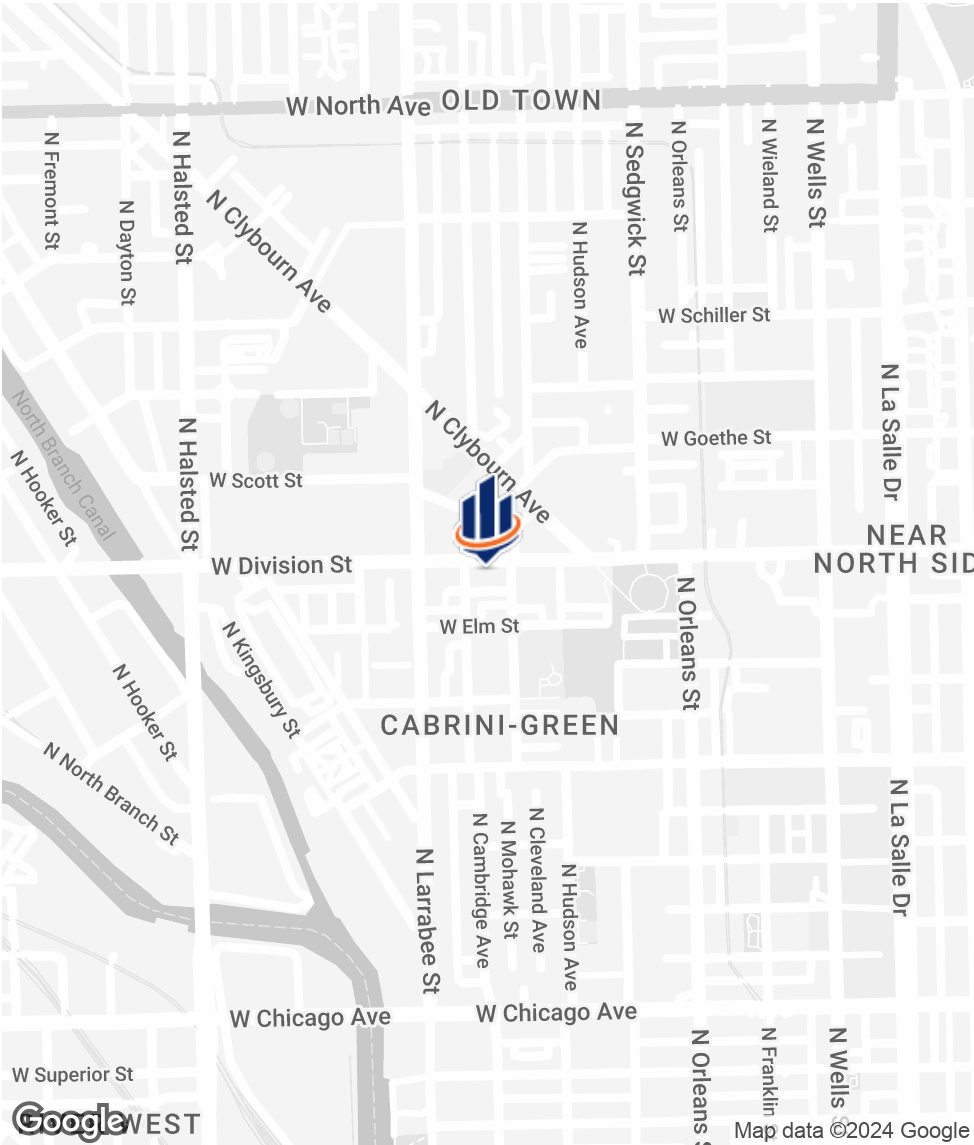


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LOCATION MAPS



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# DEMOGRAPHICS MAP & REPORT

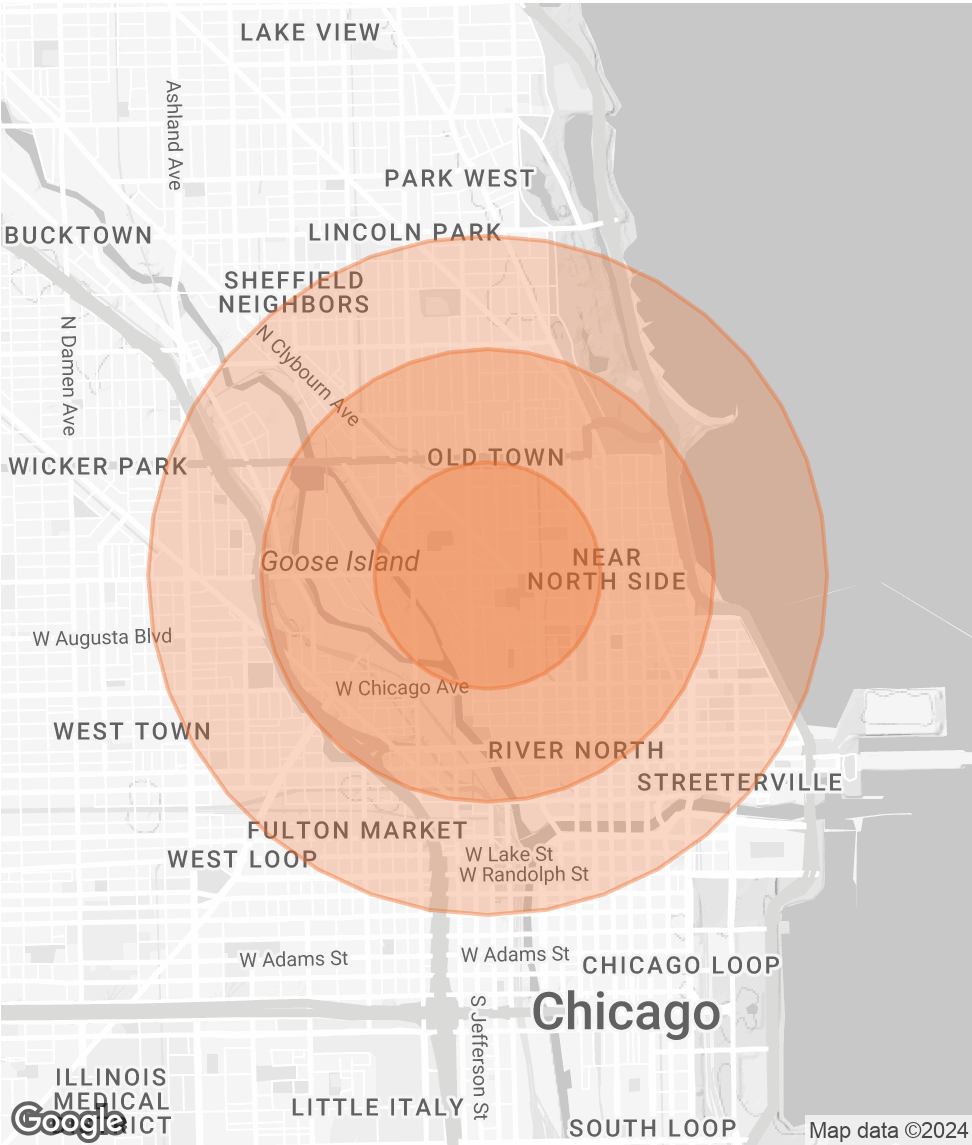
## POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	13,003	65,031	128,945
AVERAGE AGE	30.5	34.9	36.2
AVERAGE AGE (MALE)	30.2	35.5	36.7
AVERAGE AGE (FEMALE)	30.8	34.5	35.6

## HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	6,193	37,576	75,030
# OF PERSONS PER HH	2.1	1.7	1.7
AVERAGE HH INCOME	\$92,083	\$120,591	\$134,007
AVERAGE HOUSE VALUE	\$453,517	\$528,078	\$554,431

\* Demographic data derived from 2020 ACS - US Census



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