

JAMESON.

FOR SALE OR LEASE

RETAIL BOX SPACE AVAILABLE

3330 W Roosevelt Road | Chicago, IL 60624

\$5,000,000 or \$10.00/SF NET



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LEASE OVERVIEW

PURCHASE PRICE:	\$5,000,000
LEASE PRICE:	\$10.00/SF NET
LOT SIZE:	5.33 AC
PROPERTY SIZE:	50,000 SF
YEAR BUILT:	1997
YEAR RENOVATED:	2006
ZONING:	PD-177
MARKET:	South Chicago
CROSS STREETS:	Roosevelt & Homan

AREA TENANTS

- O'Reilly's Auto Parts
- PNC Bank
- McDonald's
- Walgreens
- Popeye's Louisiana Kitchen
- Taco Bell
- Wintrust Bank

PROPERTY DESCRIPTION

50,000 SF available and divisible at request in multi-tenant retail center located on the prevalent corner of West Roosevelt Road and Homan Avenue. This vacant, 10-screen theater comes with 38-foot ceiling height and over 50-foot column spans. The owner is prepared to repurpose the property to vanilla box! It is minutes from the Chicago Loop, 0.1 miles south of the Eisenhower Expressway (220,000 cars/day) and bounded by new residential developments that contribute to the 433,829 people living within a three-mile radius. In addition, this property has incredible curb appeal with a highly visible façade. Over 400+ parking spaces included!

Call for more information!

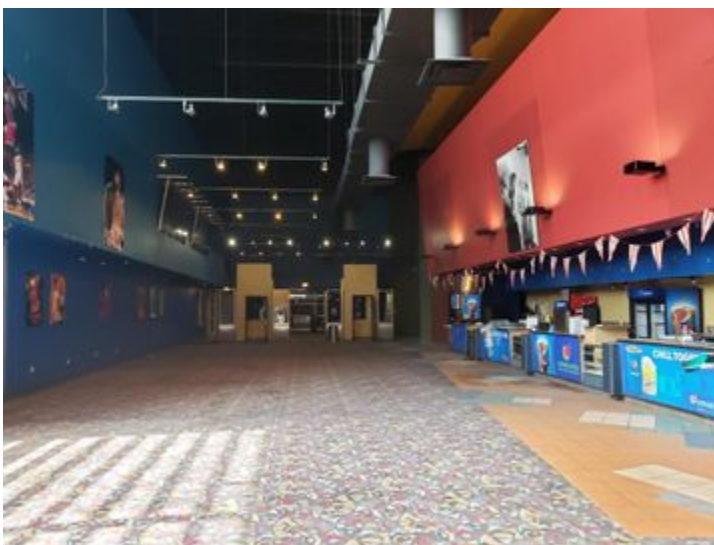
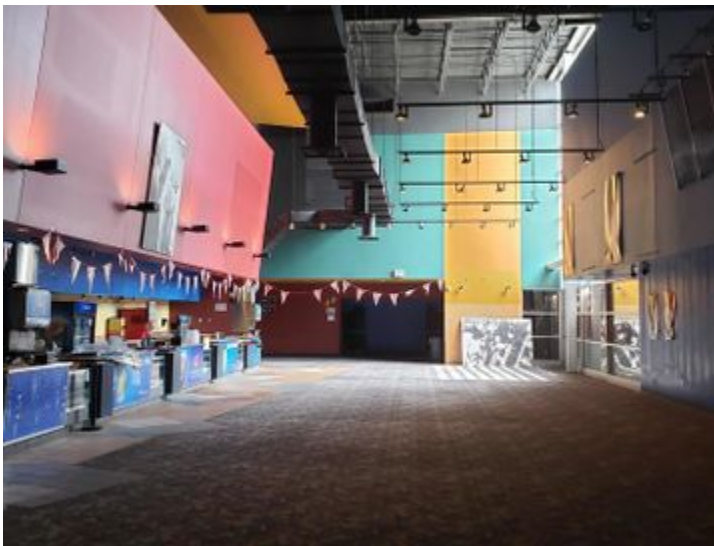
AREA AND TRANSPORTATION HIGHLIGHTS

- 13 min. walk to Kedzie-Homan Station CTA and Metra.
- 5 min. drive to Western Avenue Station (BNSF) Commuter Rail (Burlington Northern-Santa Fe Railway Line)
- 5 min. drive to Kedzie Station Commuter Rail (Union Pacific West Line)

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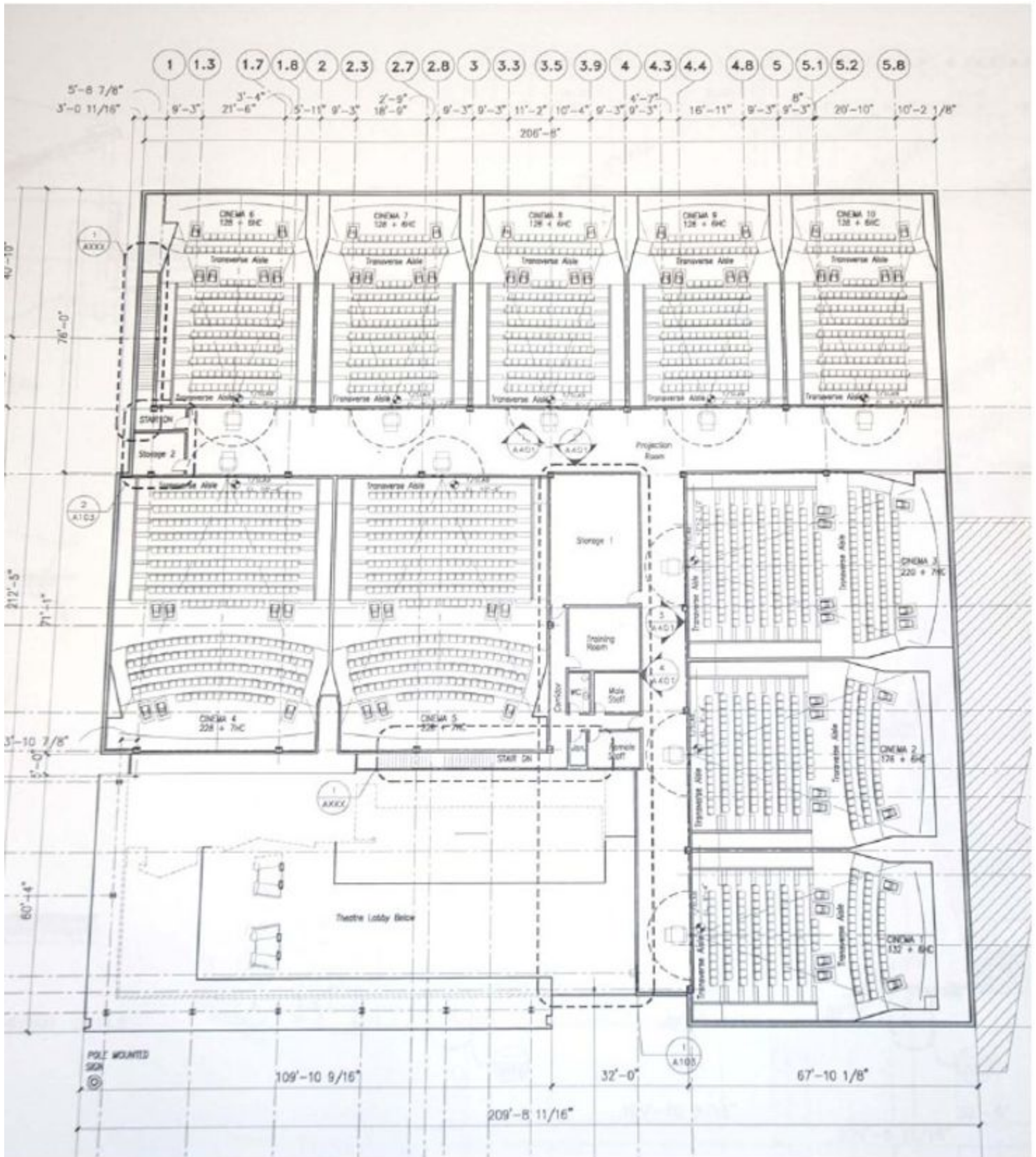
INTERIOR PHOTOS

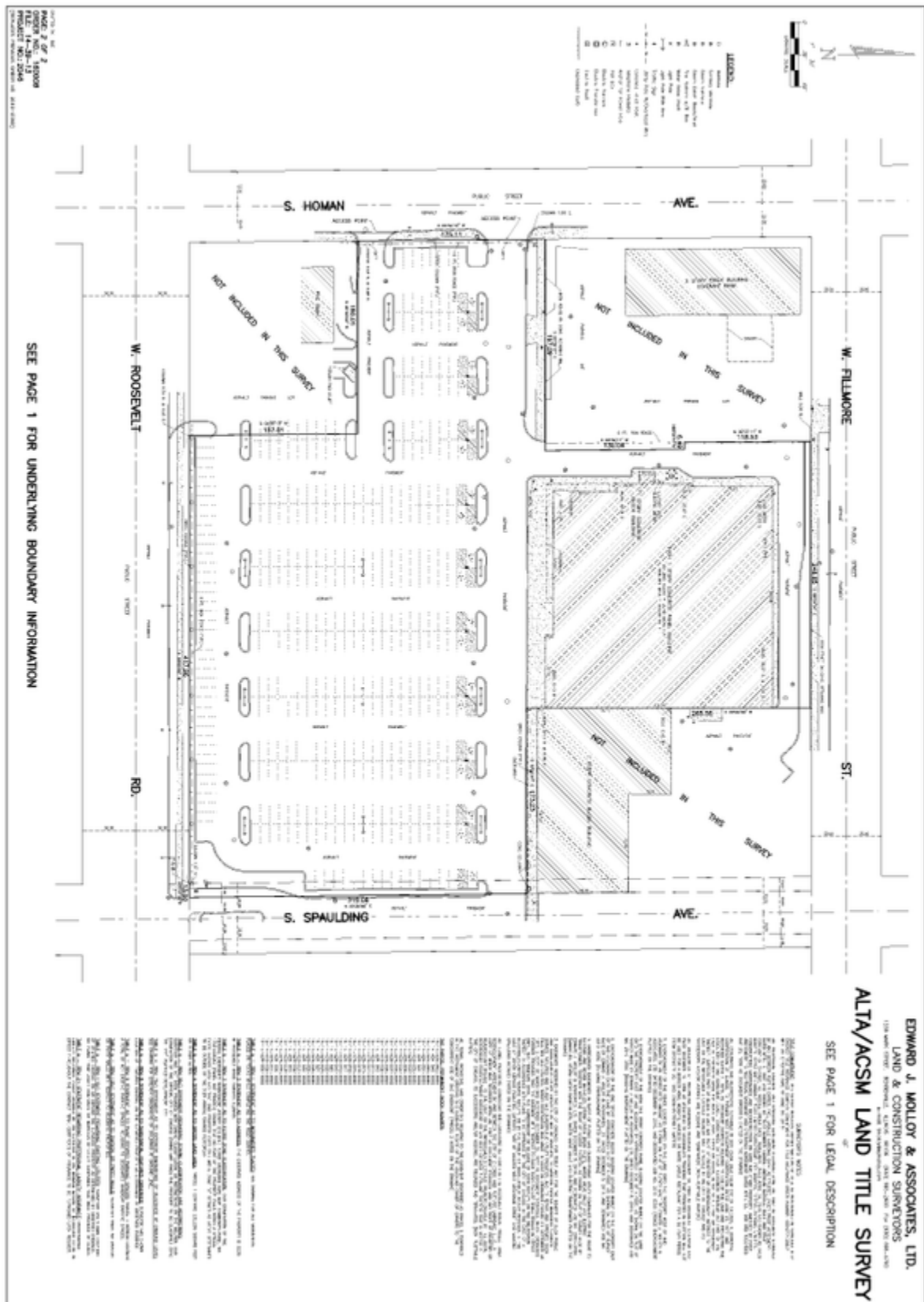
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FLOOR PLAN

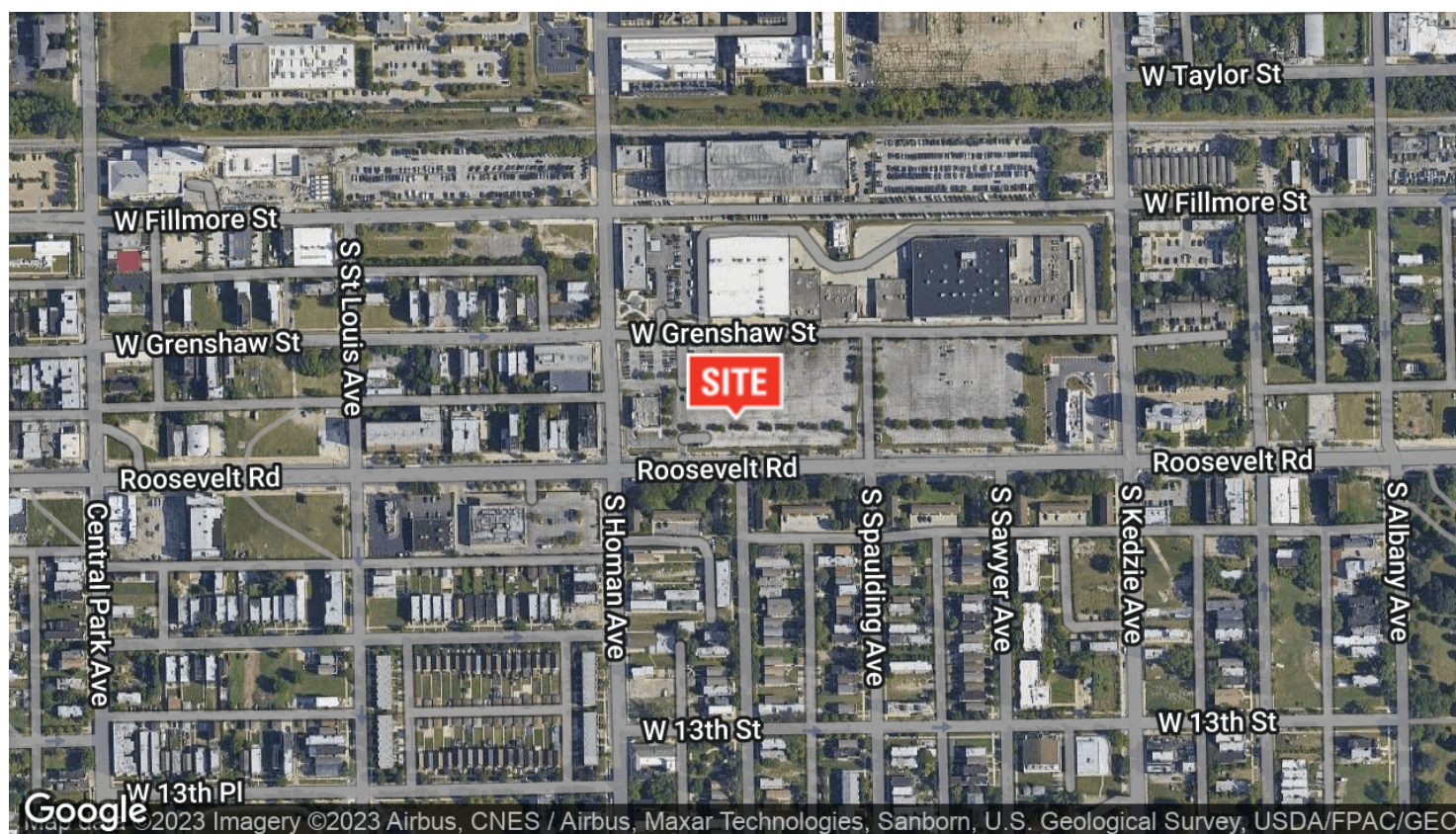
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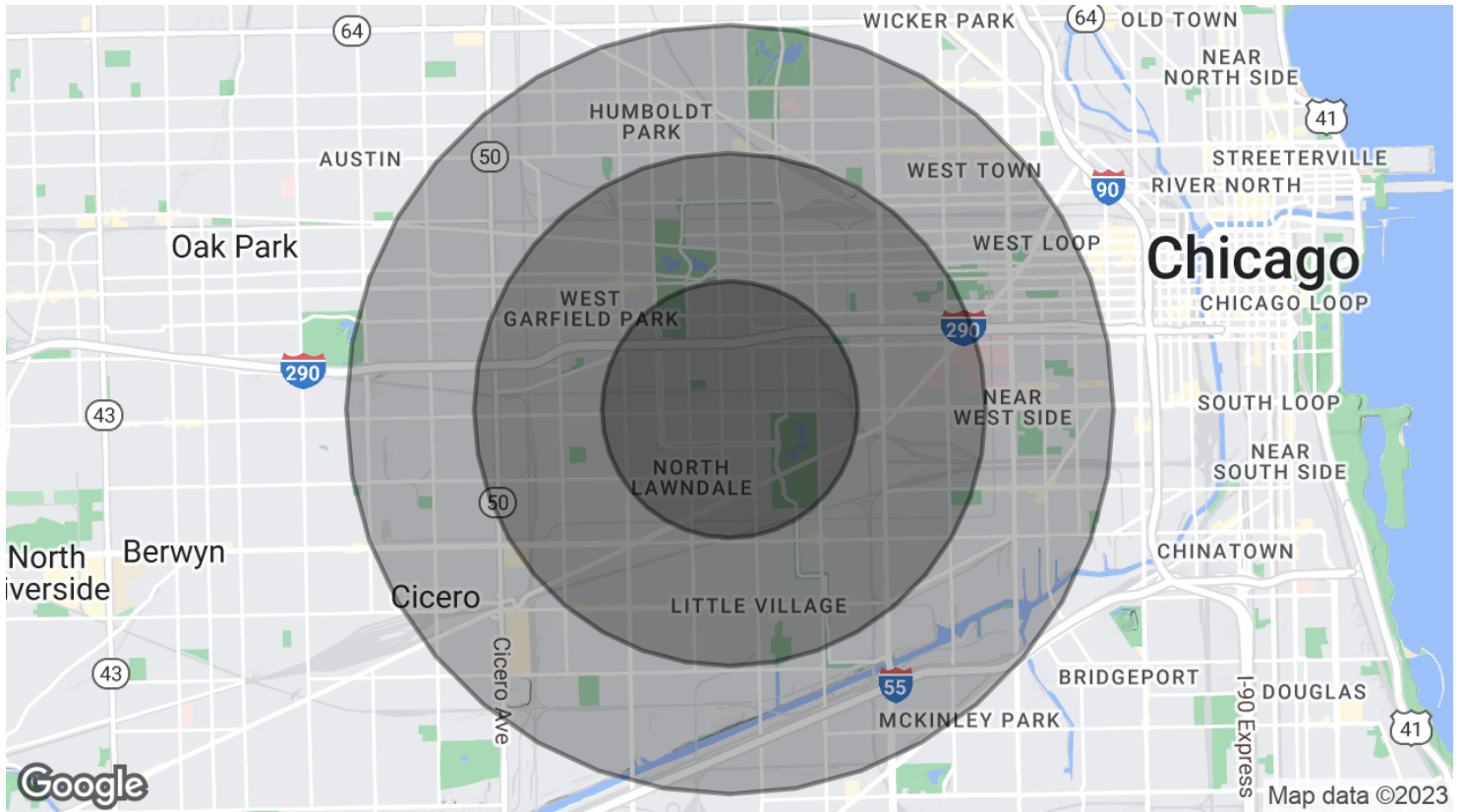
AERIAL & STREET DETAIL

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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	38,054	176,949	370,657
Average Age	27.4	27.8	28.5
Average Age (Male)	24.5	26.2	27.5
Average Age (Female)	31.4	29.7	30.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	12,002	53,184	112,037
# of Persons per HH	3.2	3.3	3.3
Average HH Income	\$37,694	\$38,753	\$43,986
Average House Value	\$224,556	\$238,096	\$279,834

* Demographic data derived from 2020 ACS - US Census