



LEASE

The Bloomingdale Shops

1801 NORTH HARLEM AVENUE

Chicago, IL 60707

PRESENTED BY:

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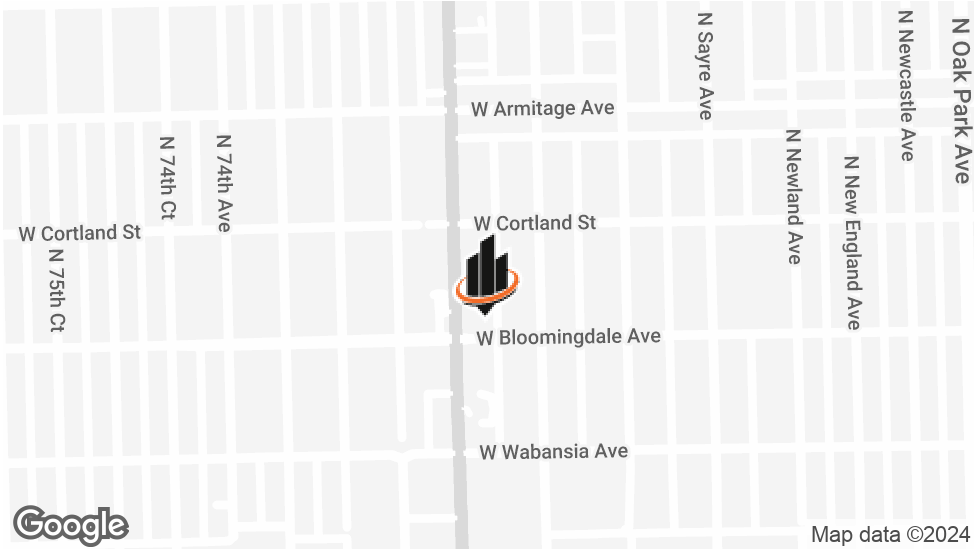
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (NNN)
BUILDING SIZE:	6,561 SF
AVAILABLE SF:	2,232 SF
YEAR BUILT:	2003
ZONING:	C2-3
SUBMARKET:	Northwest City
TRAFFIC COUNT:	22,283

PROPERTY OVERVIEW

CVS anchored strip center located in Chicago’s “Galewood” neighborhood. Equipped with abundant parking and pylon signage along Harlem Avenue.

PROPERTY HIGHLIGHTS

- CVS anchored property
- Abundant parking
- Located on busy Harlem Avenue

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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RETAILER MAP



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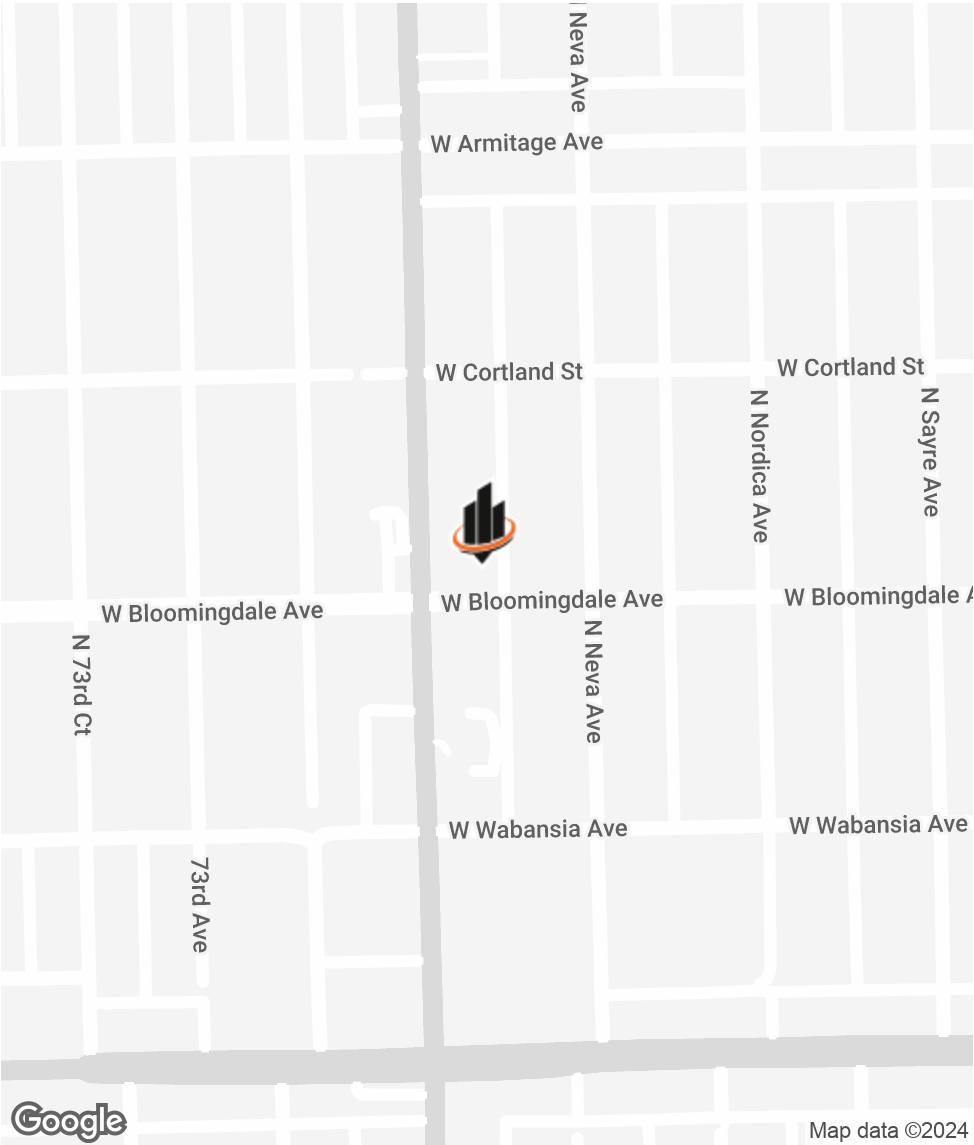
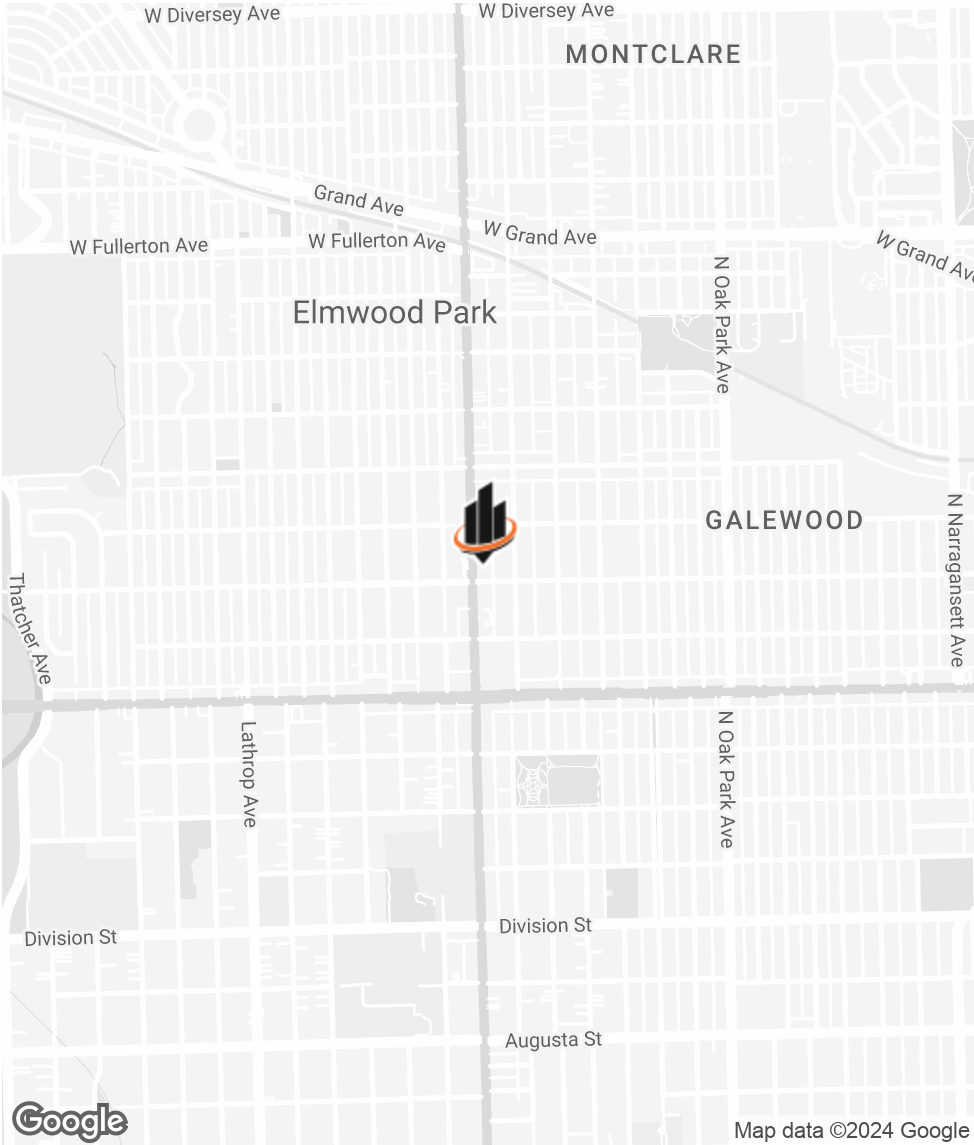
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LOCATION MAPS



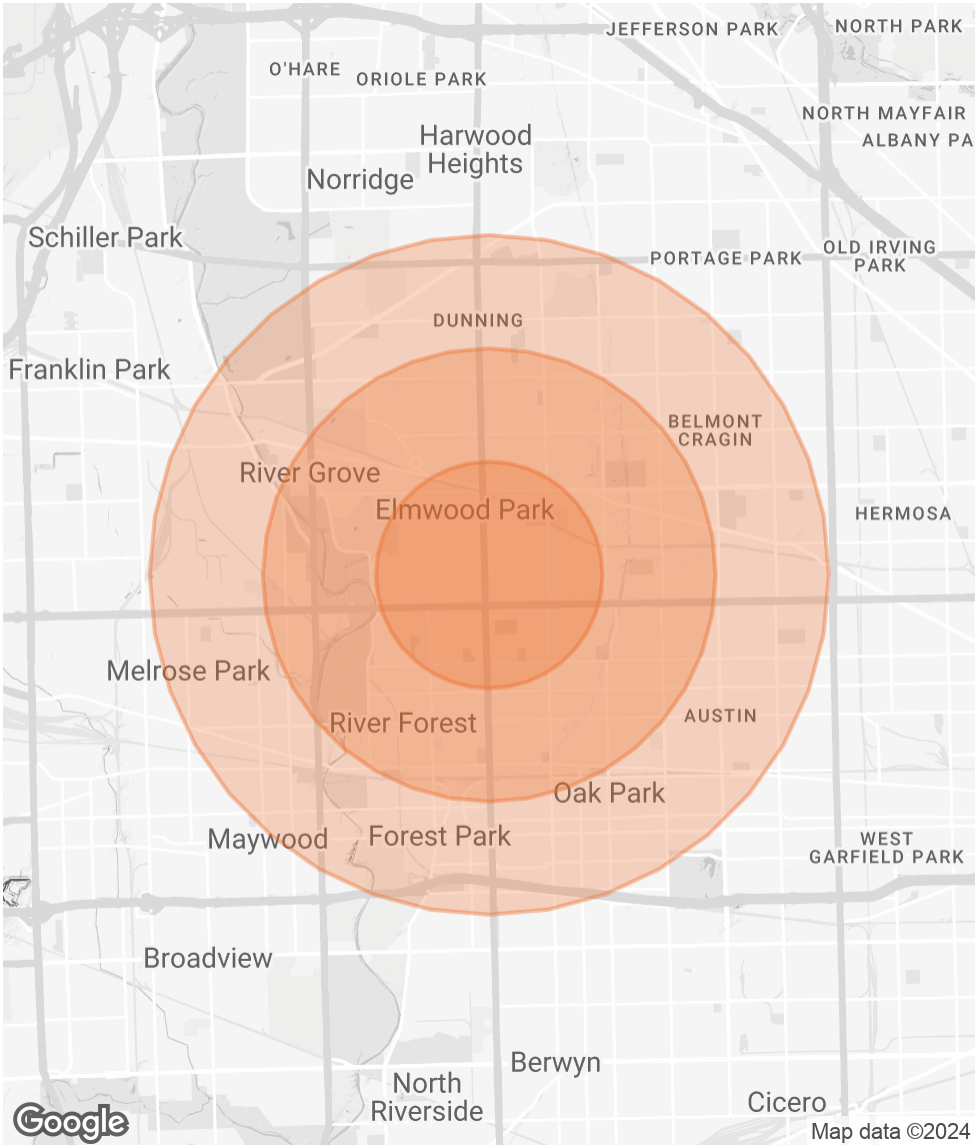
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	29,340	126,929	302,135
AVERAGE AGE	39.2	37.4	36.8
AVERAGE AGE (MALE)	36.6	35.3	34.9
AVERAGE AGE (FEMALE)	42.0	39.3	38.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	11,087	46,299	109,351
# OF PERSONS PER HH	2.6	2.7	2.8
AVERAGE HH INCOME	\$88,550	\$87,581	\$77,356
AVERAGE HOUSE VALUE	\$357,018	\$369,637	\$353,396

* Demographic data derived from 2020 ACS - US Census



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