

**LEASE**

**3540-42 S. Halsted**

**3540-42 S. HALSTED ST**

Chicago, IL 60609

**PRESENTED BY:**

**ADAM NAPP, CCIM**

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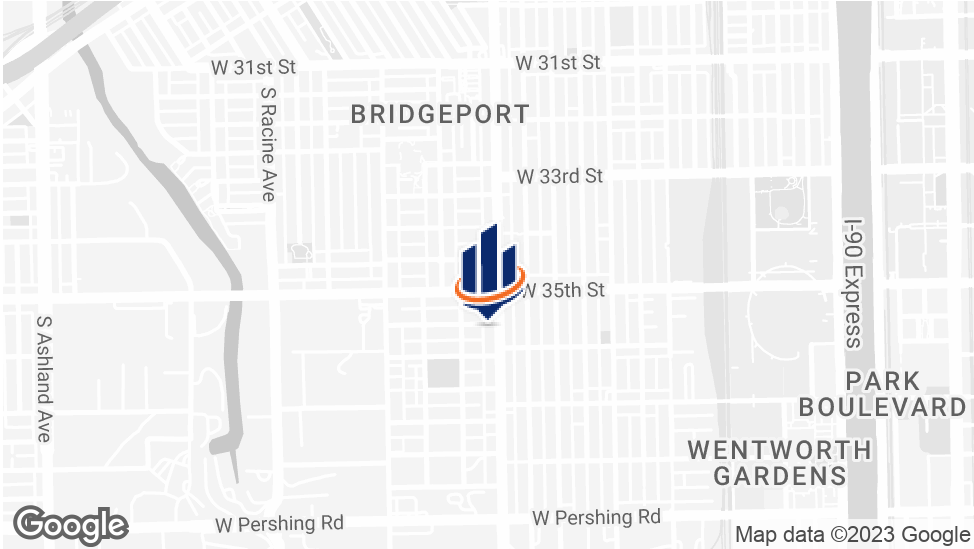
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16/PSF Modified Gross
AVAILABLE SF:	5,200 - 7,800 SF
ZONING:	B1-1
SUBMARKET:	Bridgeport
APN:	17-32-407-016 and -017

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to offer 3540-42 S. Halsted for LEASE. Located in the heart of Bridgeport on Halsted near 35th Street, the subject building is an approximately 5,200 SF single-story masonry building. It is column-free, has 18’ ceilings, 14’ roll-up doors in the front and rear, and floor drains. The building is 5,200 SF and the property also has a 2,600 SF rear yard that could be used for parking or to expand the existing building to 7,800 SF. The property is zoned B1-1 and is ideal for many commercial uses. It is less than a mile from Guaranteed Rate Field and steps from Donovan Park, its proposed fieldhouse, and the Ramova Theater which is currently being remodeled. Its proximity to Interstate 90/94 provides easy access to downtown and the surrounding region. Please call the listing advisor for additional details.

LOCATION OVERVIEW

Bridgeport, Chicago, IL

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# COMPLETE HIGHLIGHTS

## LOCATION INFORMATION

STREET ADDRESS	3540-42 S. Halsted St
CITY, STATE, ZIP	Chicago, IL 60609
SUB-MARKET	Bridgeport
CROSS-STREETS	Halsted / 35th Place

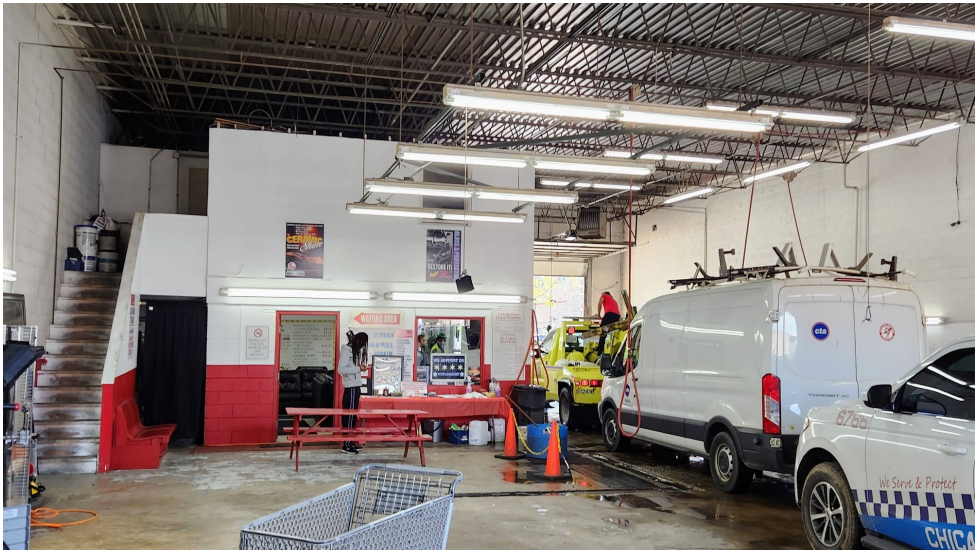
## PROPERTY HIGHLIGHTS

- 5,200 SF Building
- Single-Story Masonry Building
- 2,600 SF Rear Lot
- Can be Expanded to 7,800 SF
- High Ceilings - 18' to the Deck
- Column-Free
- 14' Roll-Up Door in Front and Rear
- Floor Drains
- Zoned B1-1
- Ideal For Many Commercial Uses
- Bridgeport Neighborhood
- Less Than a Mile From Guaranteed Rate Field
- Steps From The Soon to be Expanded Donovan Park and The Remodeled Ramova Theater
- Easy Access to Downtown and Surrounding Region via 90/94

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## SITE PLAN



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## RETAIL AERIAL MAP



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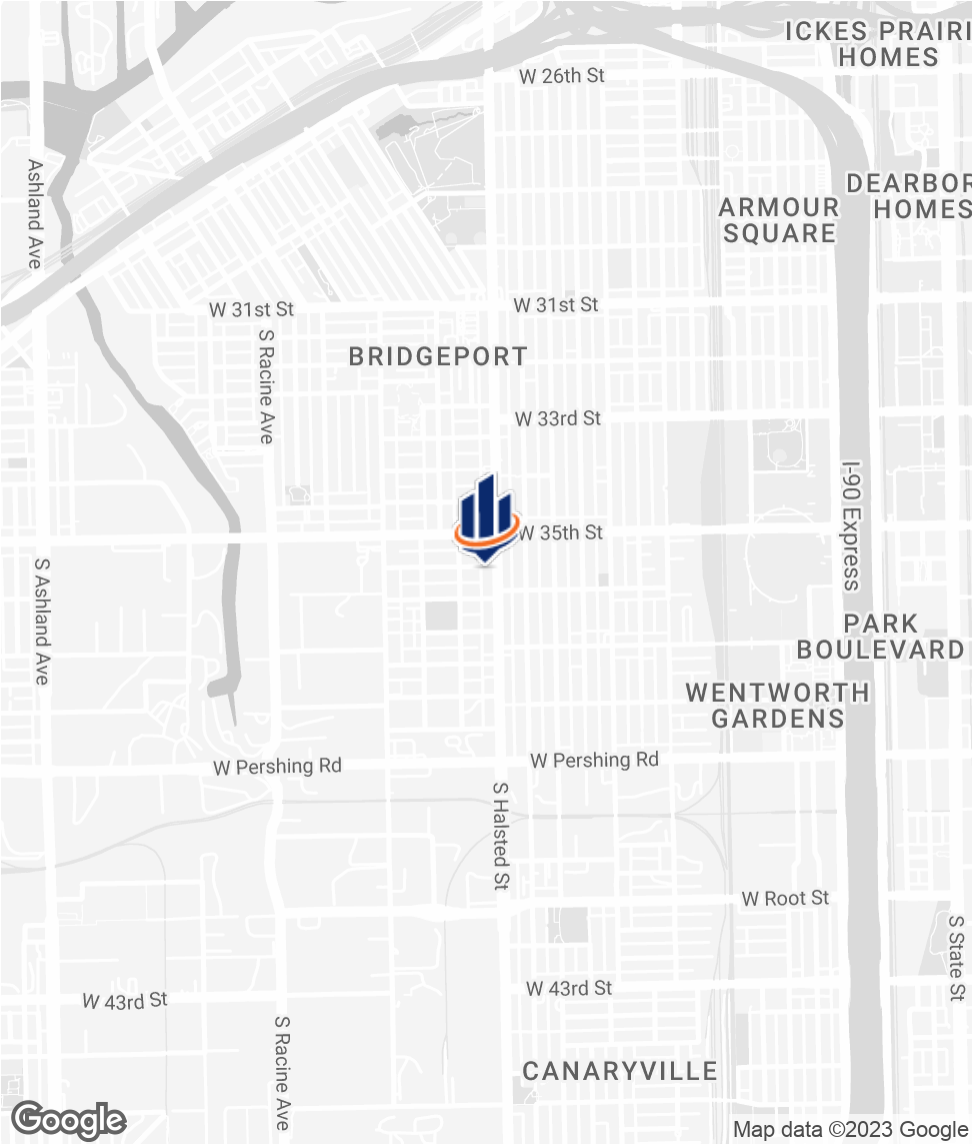
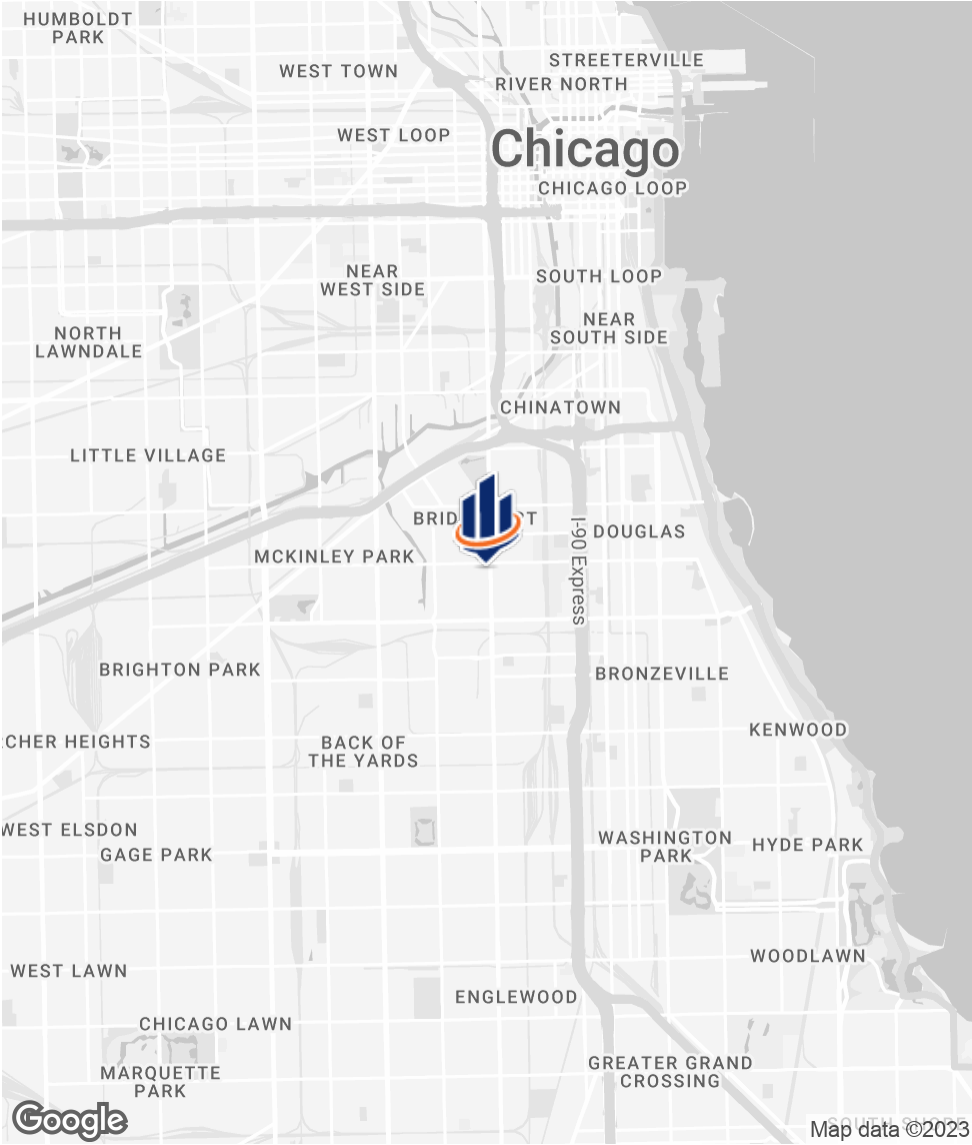
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LOCATION MAPS



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# DEMOGRAPHICS MAP & REPORT

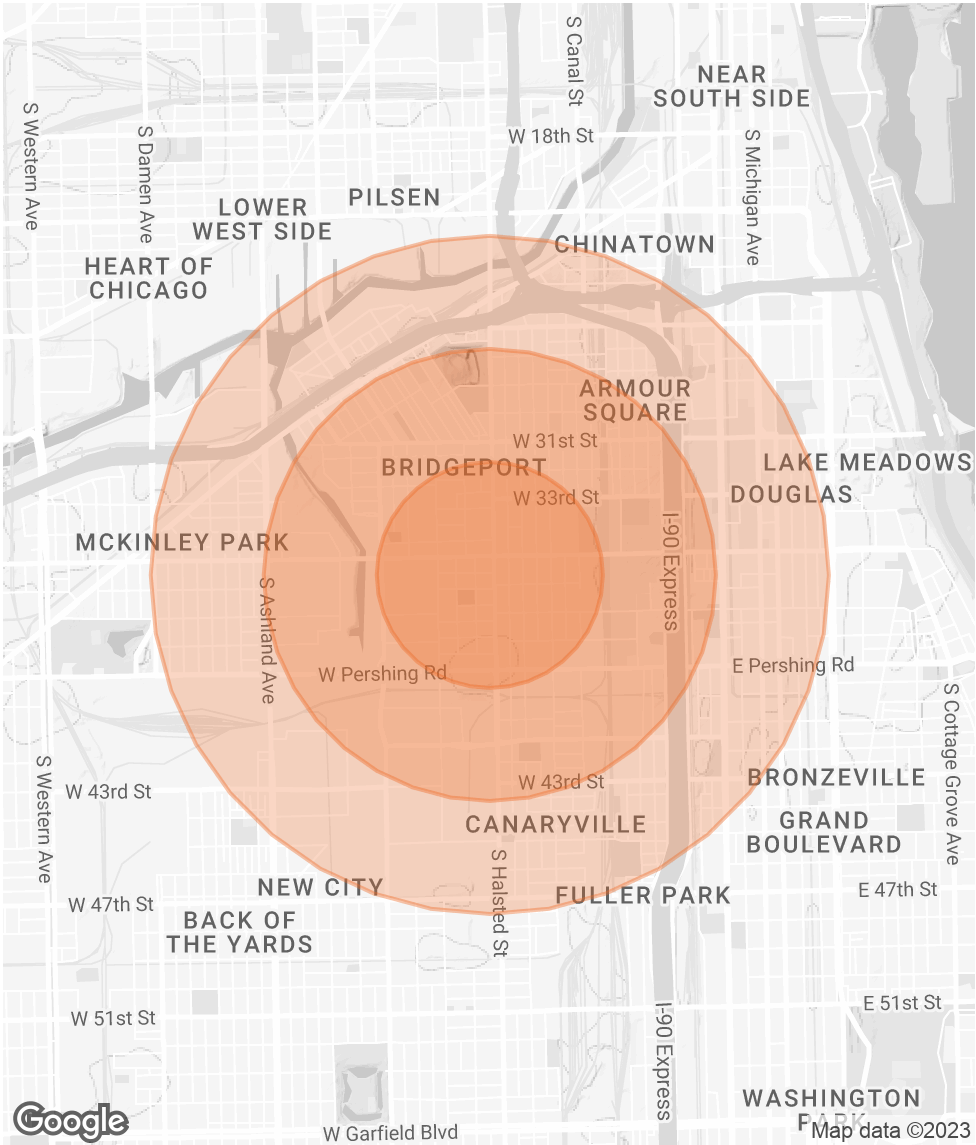
## POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	10,713	34,753	73,896
AVERAGE AGE	36.9	37.3	37.6
AVERAGE AGE (MALE)	39.4	37.2	36.1
AVERAGE AGE (FEMALE)	35.8	38.8	39.7

## HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	4,847	15,029	30,867
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$81,449	\$70,026	\$63,571
AVERAGE HOUSE VALUE	\$330,218	\$325,286	\$282,334

\* Demographic data derived from 2020 ACS - US Census



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