

3201 UNION AVENUE

OFFICE | RETAIL SPACE FOR LEASE

Steger, IL 60475

PRESENTED BY:

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IL #471020279

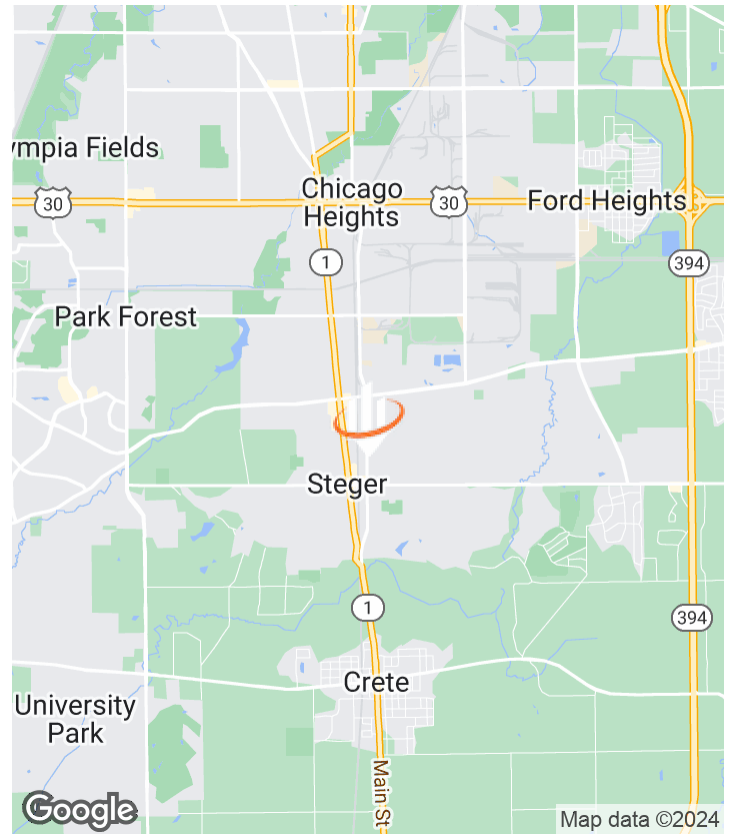
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OFFERING SUMMARY

LEASE RATE:	\$2,500 or \$3,000/Month [MG]
BUILDING SIZE:	10,950 SF
AVAILABLE SF:	1,700 or 3,000 SF
LOT SIZE:	0.42 Acres
YEAR BUILT:	1977
RENOVATED:	2018
ZONING:	B-1
SUBMARKET:	South Suburban
APN:	32333180010000

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present the Union Professional Building located at 3201 Union Avenue in Steger, Illinois. This \pm 10,950 SF two-story, mixed-use building on 0.42 AC offers two first-floor retail/office units with a private entry, two second-floor 3B/2B apartments, and a remodeled lower level that is heated with 9' ceiling, open concept, kitchenette and restrooms. Frontage on Union Avenue, with monumental signage, and plenty of parking [36 spaces along front, side, and fenced rear]. Priced below replacement cost and value-add to lease retail unit and lower level.

PROPERTY HIGHLIGHTS

- \pm 1,700 or \pm 3,000 SF Office or Retail Space
- Monumental and Building Signage
- Newly remodeled | Open Concept
- Private Entry | Plenty of Parking
- Frontage on Union Avenue

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LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	36 months
TOTAL SPACE:	1,700 - 3,000 SF	LEASE RATE:	\$2,500.00 - \$3,000.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Prime Retail Former Salon	Available	1,700 SF	Modified Gross	\$2,500 per month	Prior Beauty Salon Barbershop Chair Stations Shampoo Area 2 Executive Offices Storage Restroom Front and Rear Parking
Lower Level Office	Available	3,000 SF	Modified Gross	\$3,000 per month	±3,000 SF Lower Level Office Space Newly Remodeled Private Entry Open Concept Kitchenette Entertainment Area Restrooms Rear Parking

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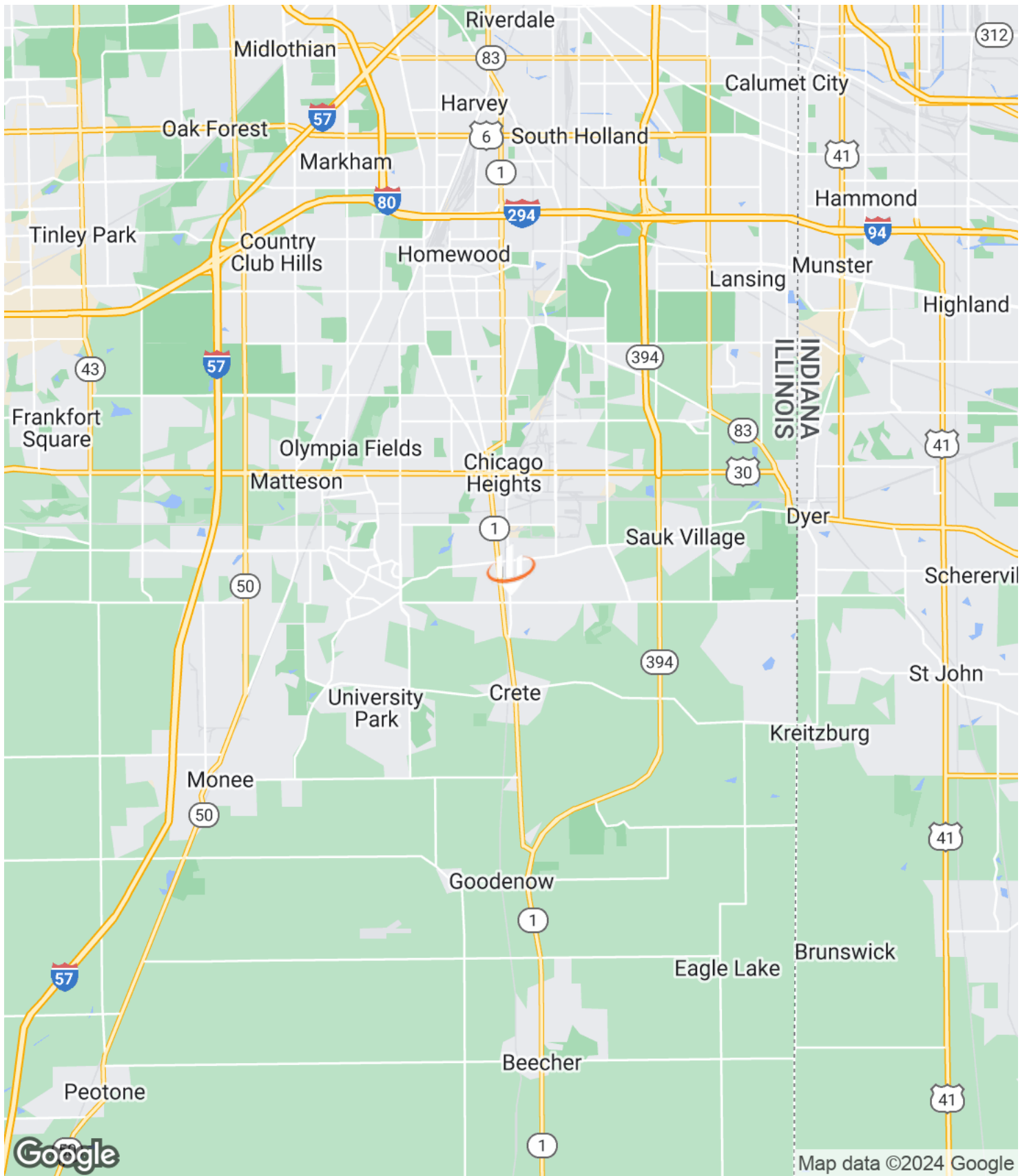
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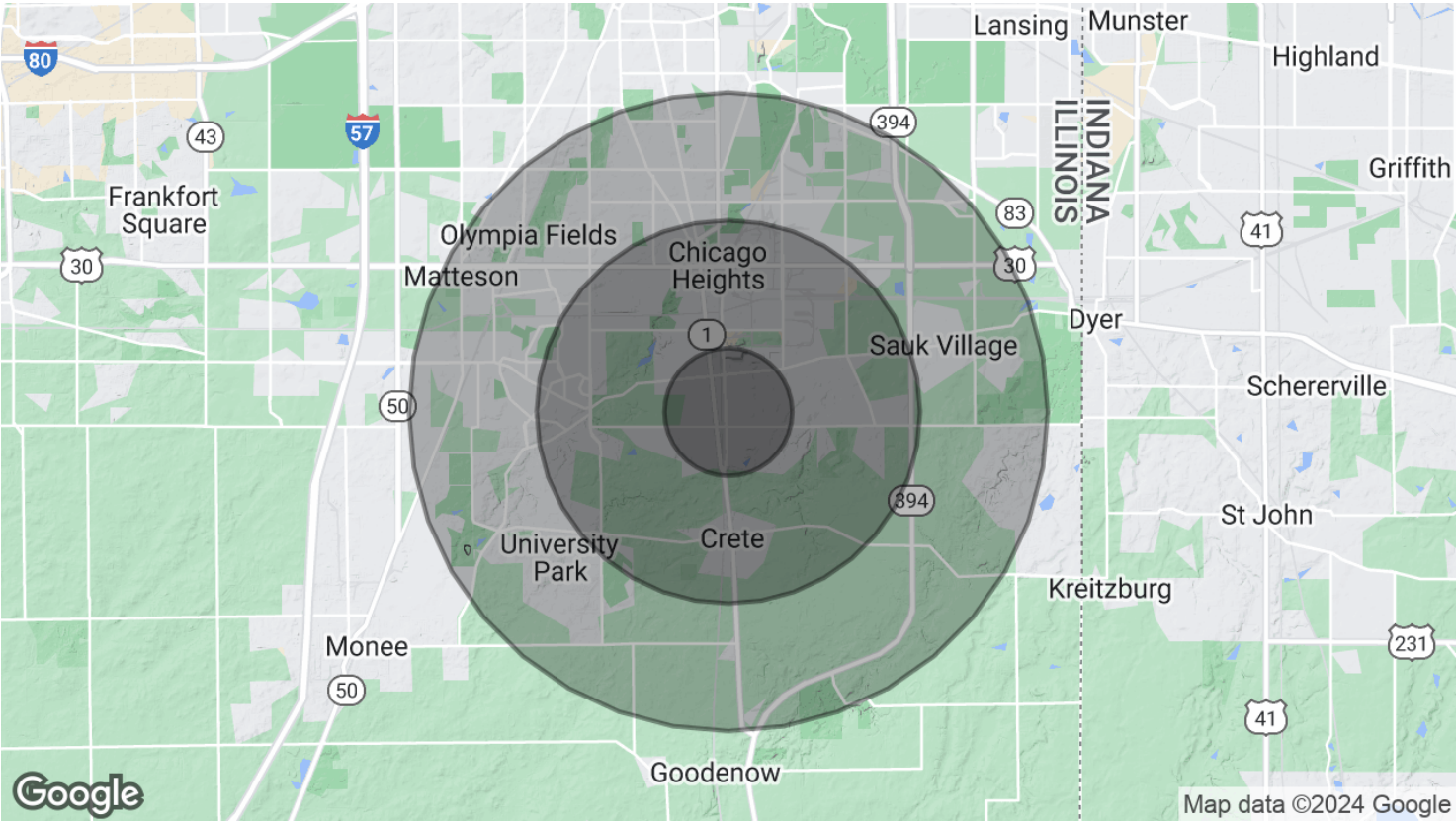
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,691	51,936	130,672
AVERAGE AGE	35.0	34.5	35.9
AVERAGE AGE (MALE)	36.0	33.8	33.9
AVERAGE AGE (FEMALE)	34.1	36.0	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,146	19,927	48,401
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$52,501	\$51,589	\$60,483
AVERAGE HOUSE VALUE	\$137,357	\$170,179	\$185,466

* Demographic data derived from 2020 ACS - US Census

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