

FOR LEASE | RETAIL | OFFICE

JAMESON.

2606 DEMPSTER, PARK RIDGE | CRYSTAL LANDINGS SHOPPING CENTER >



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## JAMESON.

### 2606 DEMPSTER, PARK RIDGE, IL

#### LEASE OVERVIEW

LEASE PRICE: \$22.00 SF/yr

ZONING: B-2

SIZE: 700 SF

TAXES / CAM: \$9.50

CROSS STREETS: Dempster & Potter



#### AREA HIGHLIGHTS

- Signalized - NEC
- Densely Populated
- Centrally Located
- Great Signage & Visibility

#### AREA TENANTS

- CVS Pharmacy
- Dunkin Donuts
- Subway
- Wendy's
- Advocate Luther General Hospital
- Lurey Garden Center
- Andrew's Open Pit Restaurant
- Maine East H.S.

#### TRANSPORTATION HIGHLIGHTS

- 38,500+ cars per day on Dempster
- 294 Toll Road
- Dempster Bus Stop - Pace #250

#### PROPERTY DESCRIPTION

For Lease: Rarely available (700) SF Vanilla Box storefront in a highly trafficked, CVS anchored shopping center. Long-standing tenant's in the shopping center and surrounding area with excellent demographics. Excellent use for Retail, Office & Health services. Located across from Wendy's, Lurey Garden Center & Maine East High School. Three (3) blocks west of Advocate Luther General Hospital. Please call for additional information and showing.

#### PROPERTY HIGHLIGHTS

- Vanilla Box
- Open Floor Plan
- High Ceilings
- Excellent Location within shopping center

**BRAD BENDERSKY**

Broker Associate

(P) 312.375.3355

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## ADDITIONAL PHOTOS

2606 DEMPSTER ST.  
PARK RIDGE, PARK RIDGE, IL 60068

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**JAMESON COMMERCIAL REAL ESTATE**  
425 West North Avenue | Chicago, IL 60610  
[jamesoncommercial.com](http://jamesoncommercial.com)

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## RETAILER MAP

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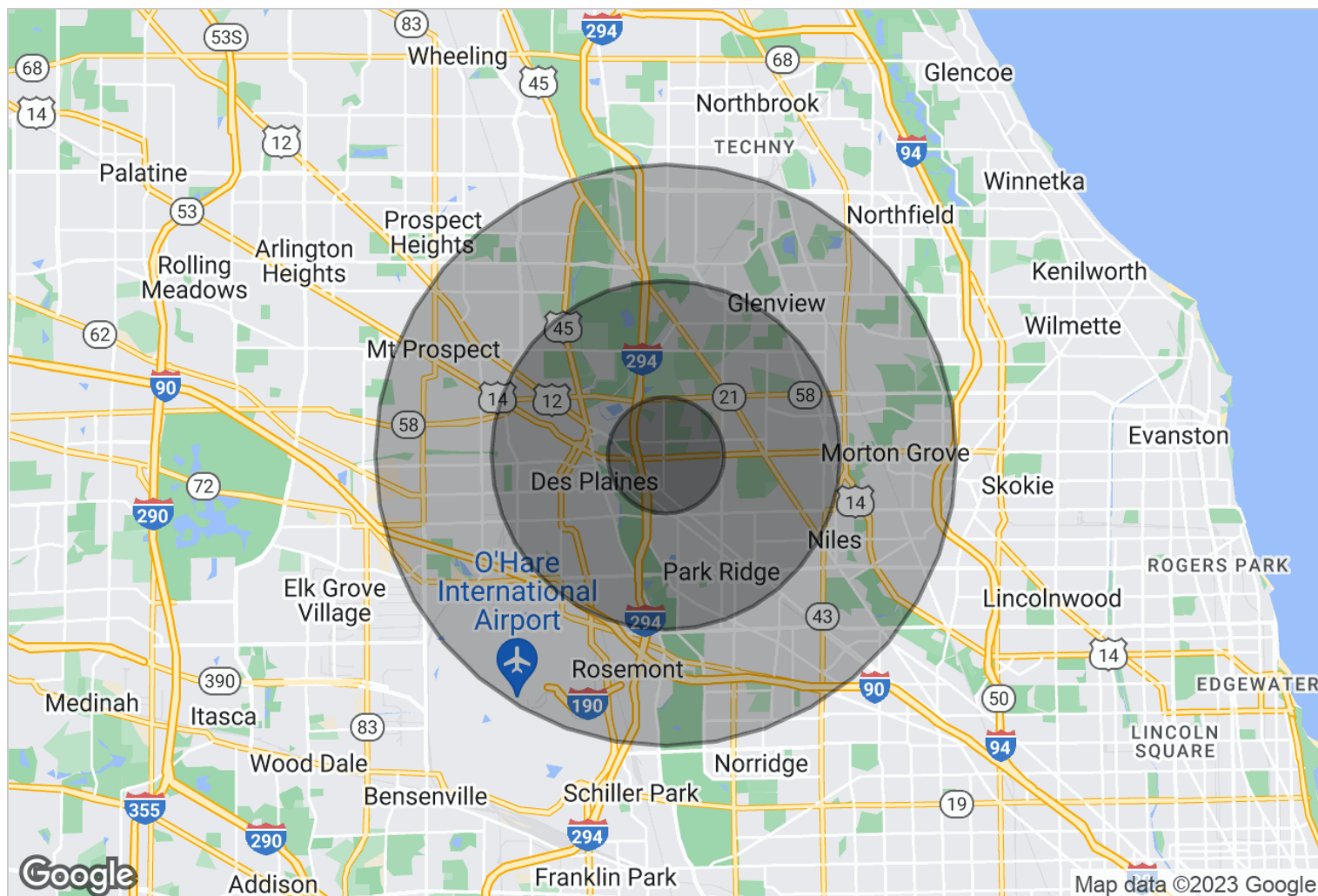
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## DEMOGRAPHICS MAP

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2010 STATISTICS	1 Mile	3 Miles	5 Miles
Total Population	22,486	149,835	329,701
Total Number of Households	8,130	57,098	126,399
Average Household Income	\$72,945	\$81,268	\$87,760
Median Age	40.0	41.7	42.0

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# DEMOGRAPHICS REPORT

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	22,486	149,835	329,701
MEDIAN AGE	40.0	41.7	42.0
MEDIAN AGE (MALE)	38.6	39.4	40.1
MEDIAN AGE (FEMALE)	41.6	43.4	43.4
TOTAL HOUSEHOLDS	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	8,130	57,098	126,399
# OF PERSONS PER HH	2.8	2.6	2.6
AVERAGE HH INCOME	\$72,945	\$81,268	\$87,760
AVERAGE HOUSE VALUE	\$267,538	\$383,728	\$383,024

POPULATION	1 Mile	3 Miles	5 Miles
TOTAL POPULATION - White	13,665	110,444	256,366
TOTAL POPULATION - Black	774	2,989	4,999
TOTAL POPULATION - Hispanic	1,853	16,666	34,231
TOTAL POPULATION - Asian	7,298	26,783	47,714
TOTAL POPULATION - Hawaiian	0	76	103
TOTAL POPULATION - Indian	25	98	313
TOTAL POPULATION - Other	578	7,759	16,052

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