



# 5830 W. 35TH STREET

CICERO, IL 60804



## FOR RENT | RETAIL

5,385 SF AVAILABLE IN CORNER BUILDING IMMEDIATELY NEXT TO BUSTLING NEIGHBORHOOD WALGREENS! WITH OVER 418,000 PEOPLE IN A 5 MILE RADIUS, THIS IS THE PLACE FOR YOUR BUSINESS! PROPERTY ALSO HAS 8 PARKING SPACES IMMEDIATELY NEXT TO BUILDING AS WELL AS FULL 20+ SPACE LOT DIRECTLY ACROSS THE STREET PLUS BONUS BASEMENT FOR STORAGE!

- SPACE AVAILABLE** | 5,385 SF GROUND FLOOR
- ANNUAL NET RENT** | \$17.00 / SF
- TAX** | \$10.84 / SF
- DAYTIME POPULATION** | 352,000+ WITHIN 3 MILES
- POPULATION** | 418,000+ WITHIN 3 MILES
- AVERAGE HH INCOME** | \$69,000+ WITHIN 3 MILES
- TRAFFIC** | 5,600 VEHICLES PER DAY

\*Available spaces only

AREA  
TEANANTS  
INCLUDE

**ABE LINCOLN  
ELEMENTARY  
SCHOOL**



CONTACT

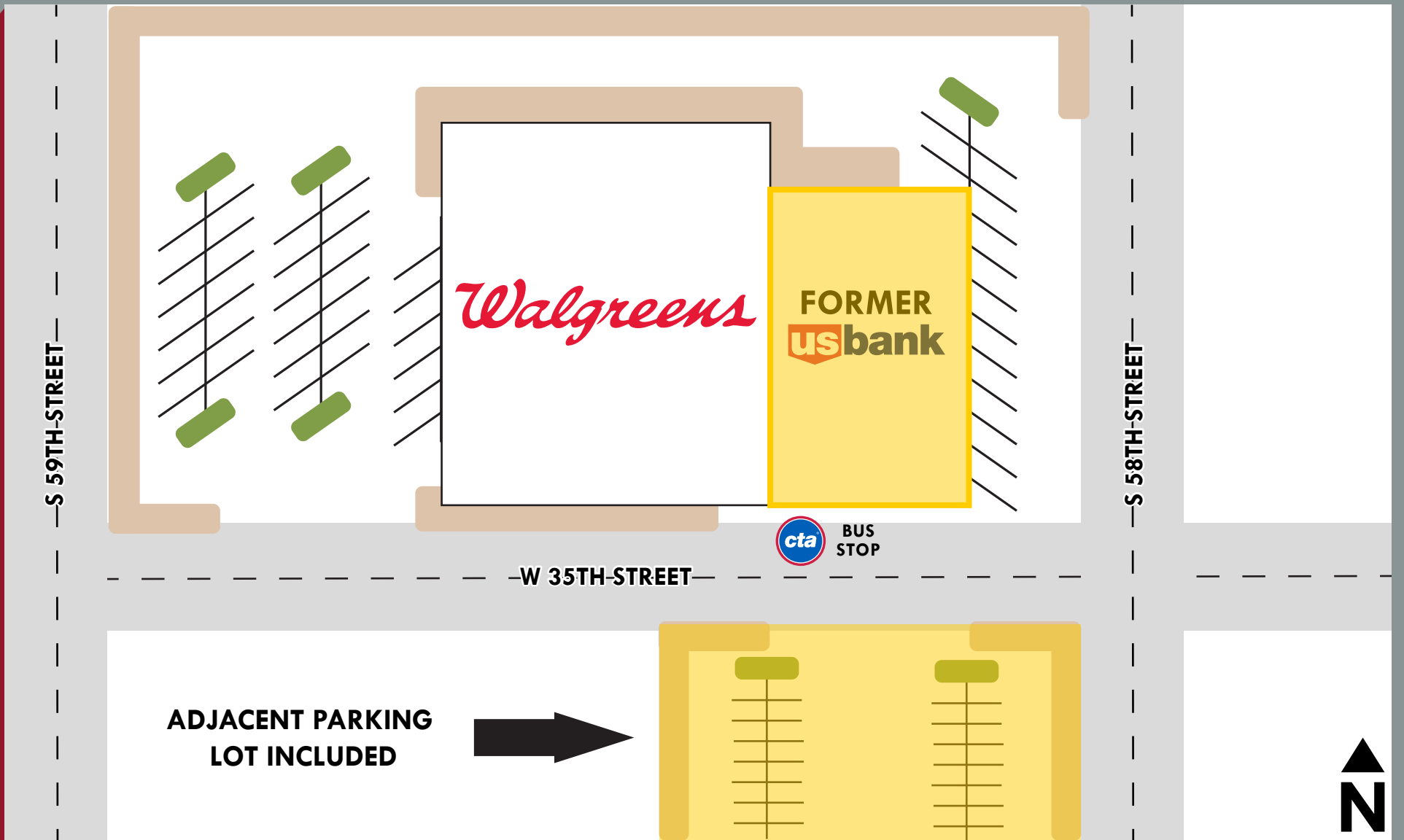
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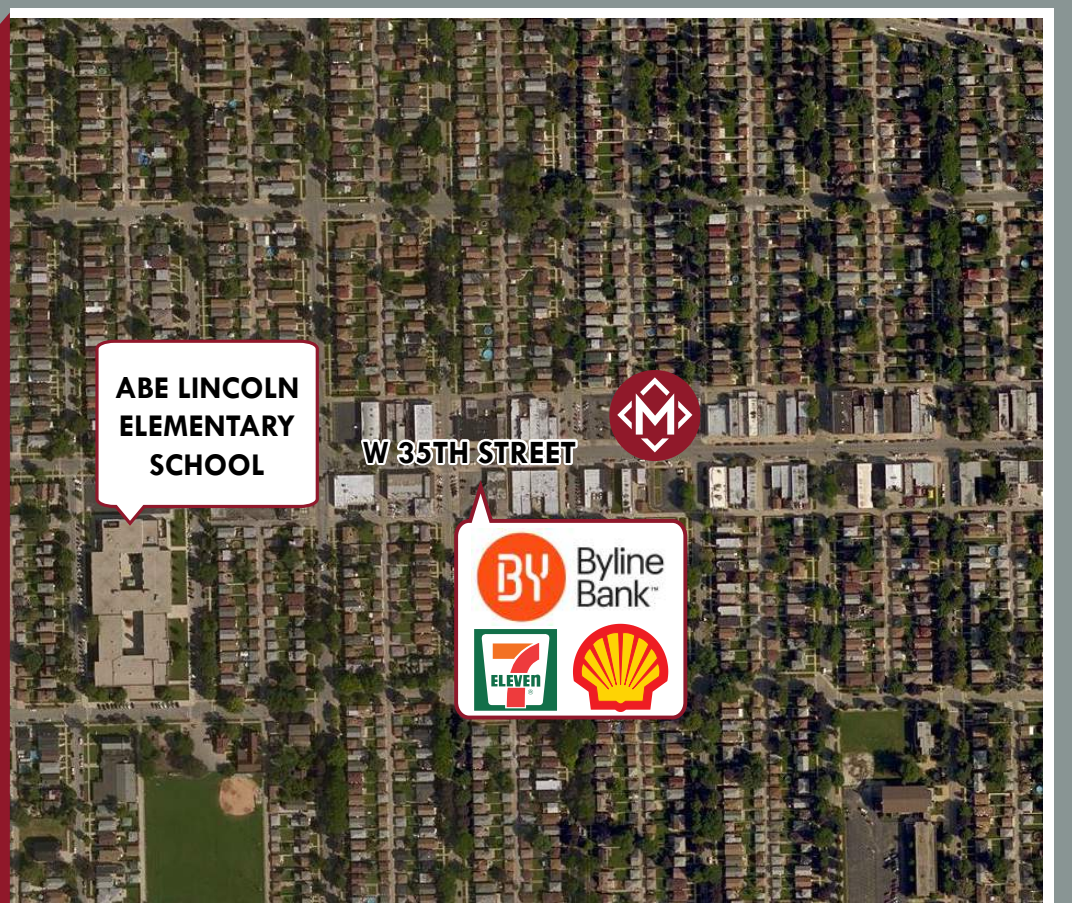
## SITE PLAN



## LOCATION



## AERIAL



**312-337-1001**



**SCOTT LEVINSON**

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