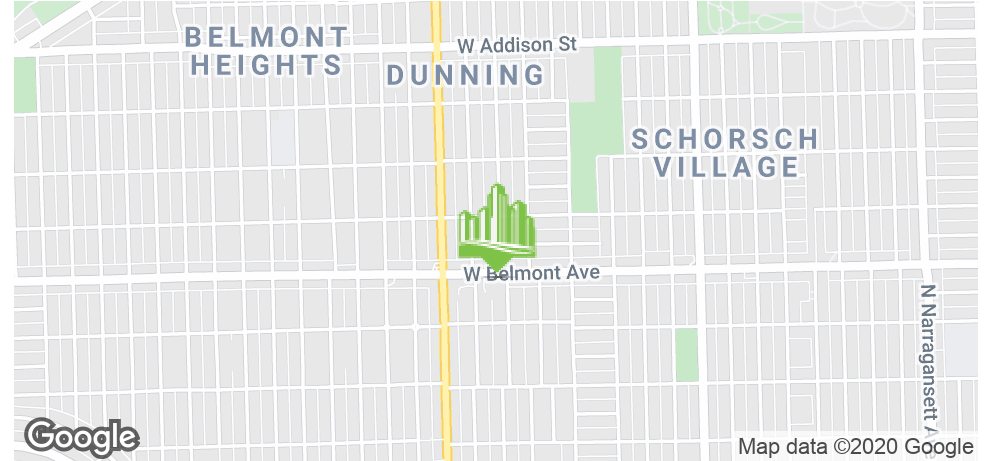


7107 W Belmont Ave | Chicago, IL 60634

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 3,400 SF

Lease Rate: \$15.00 SF/yr (MG)

Lot Size: 0.41 Acres

Building Size: 8,500 SF

PROPERTY OVERVIEW

Great a medical space for lease located on Belmont near Harlem Ave with ample parking in the back of the building and monument signage, Great business district amongst residential home. Take advantage of the densely populated Montclare and build a great medical practice.

PROPERTY HIGHLIGHTS

- Built Out Medical
- Standalone Building
- Retail Exposure
- Ample Parking
- Excellent Signage
- High Traffic Location

7107 W Belmont Ave | Chicago, IL 60634
ADDITIONAL PHOTOS



7107 W Belmont Ave | Chicago, IL 60634

DEMOGRAPHICS MAP & REPORT

| POPULATION | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population | 11,359 | 43,641 | 88,689 |
| Average age | 37.1 | 37.8 | 38.9 |
| Average age (Male) | 35.6 | 36.0 | 36.7 |
| Average age (Female) | 38.2 | 39.3 | 41.0 |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 4,012 | 15,558 | 31,698 |
| # of persons per HH | 2.8 | 2.8 | 2.8 |
| Average HH income | \$64,850 | \$64,113 | \$66,023 |
| Average house value | \$332,034 | \$321,465 | \$310,871 |

* Demographic data derived from 2010 US Census

