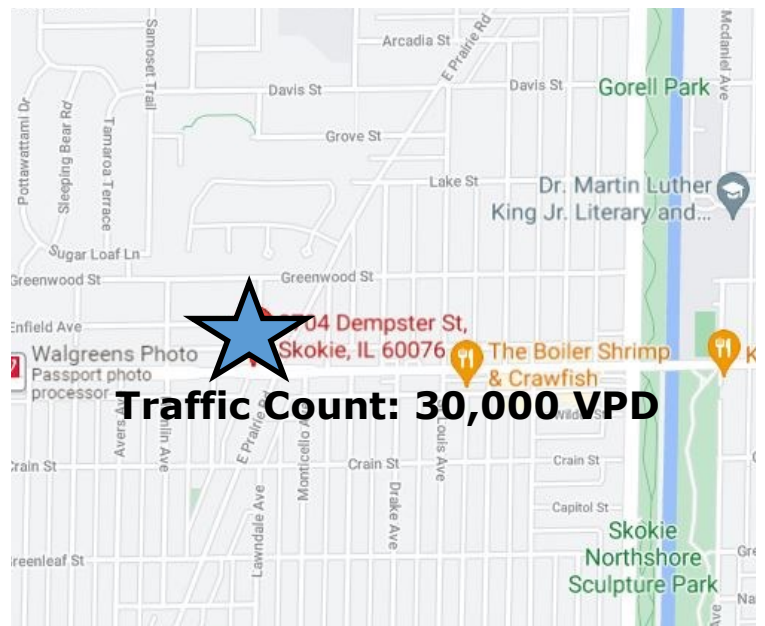


## 1,260 SF RETAIL/OFFICE FOR LEASE ON HIGH TRAFFIC DEMPSTER STREET



1,260 SF retail/office space available on high-traffic Dempster Street (30,000 vehicles per day). Strip center location with excellent visibility. Dedicated parking space behind the building. Additional parking in front and next door at the Skokie public lot. Ideal for any retail, medical or office user.

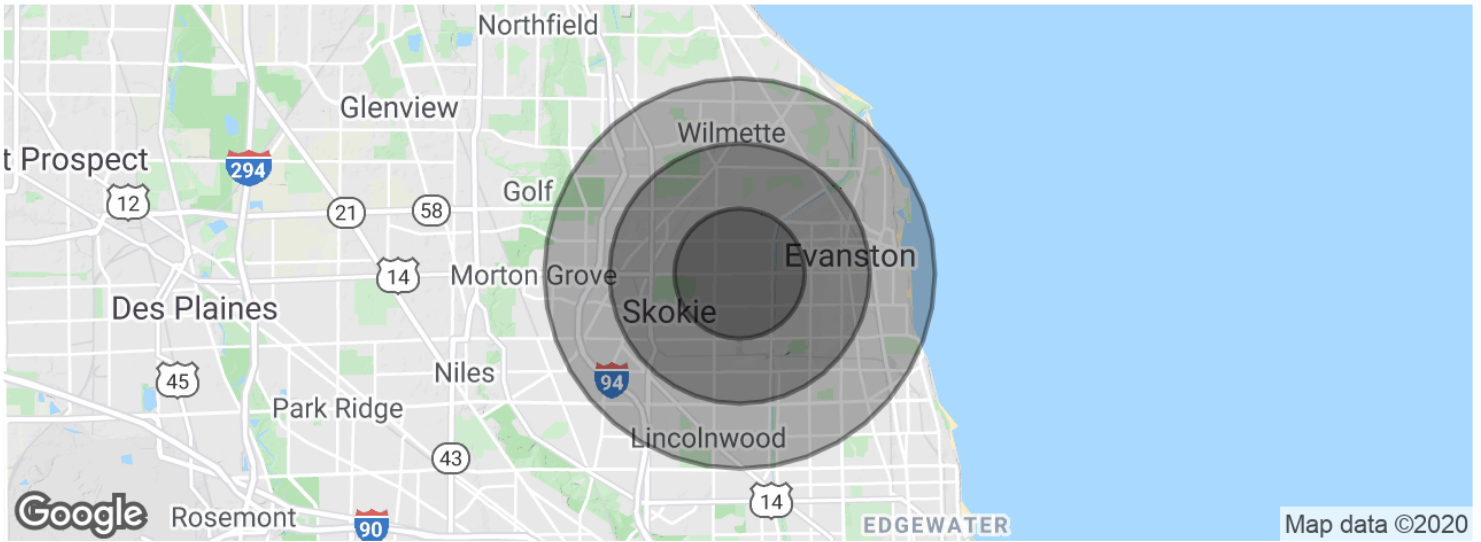
**Size:** 1,260 SF  
**Asking Rent:** \$18 PSF  
**Rental Type:** Modified Gross  
**Zoning:** B-2  
**Public Transit:** Pace Bus #250 Stop right in front  
**Highway Access:** 2 Miles East of 4-Way Interchange Dempster Exit on Edens Expressway/I-94



MJ WEINBERGER  
847-334-2587  
MJ@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.  
4220 W. MONTROSE AVE.  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

### DEMOGRAPHICS



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total population	19,712	85,730	209,328
Median age	41.5	41.2	40.3
Median age (male)	40.4	39.7	38.5
Median age (Female)	40.9	42.1	41.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	6,468	29,533	76,639
# of persons per HH	3.0	2.9	2.7
Average HH income	\$116,423	\$108,633	\$100,962
Average house value	\$470,971	\$456,898	\$455,175

*\*Demographic data derived from 2010 US Census*



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