

Rogers Park- Chicago COMMERCIAL CONDO WITH MULTIPLE UNITS FOR SALE OR LEASE

7551-59 Ridge & 2125-29 W. Howard



Rogers Park

Rogers Park is located nine miles north of downtown Chicago. It is bounded by the city of Evanston along Juneway Terrace and Howard Street to the north, Ridge Boulevard to the west, Devon Avenue and the Edgewater neighborhood to the south, and Lake Michigan to the east. The presence of its diverse array of students and academics from Loyola University Chicago and Northwestern University, just a few miles to the north, has historically lent Rogers Park a high degree of liberalism and tolerance. Rogers Park has over 130 restaurants and has been ranked "very walk-able" by Walkscore.com.

	Sizes (Approx.)	Rental Rate
7551 N. Ridge	1,000 SF	\$1,000 per Month
7555-57 N. Ridge	800 SF	\$980 per Month
7559 N. Ridge *Restaurant	850 SF	\$1,800 per Month
2125 W. Howard	1,100 SF	\$1,300 per Month
2127 W. Howard	720 SF	\$950 per Month
2129 W. Howard	600 SF	\$725 per Month

Sale Price: \$950,000 (One Commercial Condominium with 9 Units).

For additional information or to schedule a showing contact:

Adam Salamon

312.575.0480 ext. 16

adam@kudangroup.com



566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	29,335	147,339	317,166
2015 Female Population	30,715	149,852	321,474
2015 Total Population	60,050	297,191	638,640
2015 Total Households	23,854	117,669	259,218
Housing			
2015 Total Housing Units	25,760	127,116	280,637
Income			
2015 Median Household Income	\$51,182	\$49,505	\$55,906
2015 Per Capita Income	\$30,348	\$31,435	\$35,617
2015 Average Household Income	\$73,568	\$75,469	\$84,792

Nearby Businesses

Pizza Hut
Public Storage
The Fish Keg
Lovely Nails

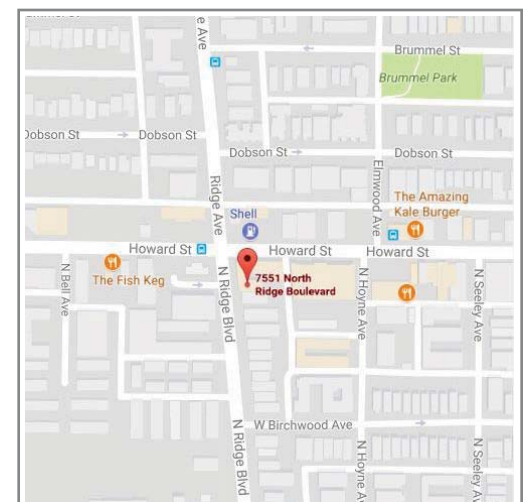
Property Description

One commercial condominium consisting of nine retail storefronts for sale; or five retail storefronts and one corner restaurant space for lease on the Rogers Park-Evanston border. Spaces recently upgraded with many new features. Densely populated area with high traffic counts.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 628 1-14-2013

Map

Ridge Blvd. & Howard St.



LISTING INFO

Agent Responsible	Adam Salamon
Transaction Type	Lease or Real Estate Sale
Type of Property	Mixed Use
Property Data	
Property Name	Howard Ridge Condominiums
Address	7551-59 N. Ridge Blvd. & 2125-31 W. Howard St.
City, Zip Code	Chicago, 60645
Area	Rogers Park
County	Cook
Sale Price	\$950,000.00 for nine (9) retail units
Rental Rate	7551 N. Ridge - \$1,000.00/Month 7555-57 N. Ridge - \$980.00/Month 7559 N. Ridge - \$1,800.00/Month (Restaurant) 2125 W. Howard - \$1,300.00/Month 2127 W. Howard - \$950.00/Month 2129 W. Howard - \$725.00/Month
Lease Type	Gross
Lease Term	Negotiable
Options	Negotiable
Yearly Adjustment	Three Percent (3%)
Security Deposit	TBD
Building Type	Brick
Stories	Three
Sizes (Approximate)	7551 N. Ridge - 1,000 SF 7555-57 N. Ridge - 800 SF 7559 N. Ridge - 850 SF (Restaurant) 2125 W. Howard - 1,100 SF 2127 W. Howard - 720 SF 2129 W. Howard - 600 SF
Parking	Street
Zoning	B3-2
A/C & Heat	HVAC
Electric (amps)	200 Amps
Ceiling Heights	11'
Ward	49 th Ward
Alderman – Name and Phone Number	Joe Moore 773-338-5796
Nearby Businesses	Pizza Hut, Public Storage, The Fish Keg, Lovely Nails
Property Description	One commercial condominium consisting of nine retail storefronts for sale; or five retail storefronts and one corner restaurant space for lease on the Rogers Park-Evanston border. Spaces recently upgraded with many new features. Densely populated area with high traffic counts.
Cross Streets	Ridge Blvd. & Howard St.