

Western Springs- Chicago Suburb TWO-STORY COMMERCIAL/RETAIL BUILDING FOR LEASE OR SALE

805 Burlington Ave. Western Springs, IL



Western Springs

Western Springs is a village located in Cook County, Illinois and is an affluent suburb of Chicago. In 2007, BusinessWeek.com listed Western Springs second in a list of the 50 best places to raise children. Western Springs is located along the Chicago, Burlington & Quincy Railroad between Chicago and Aurora. One major highway transverses Western Springs - Ogden Avenue (U.S. Route 34) which runs east-west along the northern border and intersects with the Tri-State Tollway (I-294) on the western border.

805 Burlington Ave. Western Springs, IL 60068

Size	9,100 SF (Building)
	8,291 SF (Lot)
Lease Rate	\$22/SF (NNN)
Price	\$1,500,000 (Real Estate)

For additional information or to schedule a showing contact:

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	7,014	49,174	118,895
2015 Female Population	7,267	53,166	128,822
2015 Total Population	14,281	102,340	247,717
2015 Total Households	4,660	38,077	94,301
Housing			
2015 Total Housing Units	4,746	39,518	98,082
Income			
2015 Median Household Income	\$133,629	\$85,828	\$71,578
2015 Per Capita Income	\$55,865	\$46,660	\$40,209
2015 Average Household Income	\$171,205	\$123,746	\$104,373

Nearby Businesses

Salon Noemi	Starbuck's
Kirschbaum's Bakery	Oberweis
Davanti Enoteca	Solstice
Vie	Hillgrove Tap

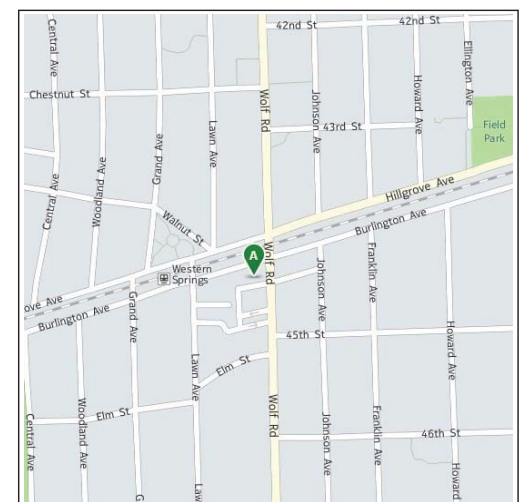
Highlights

Great opportunity to own or lease a two-story, 9,100 SF commercial building in the heart of Western Springs near Metra station. Complete brick interior with 24 foot ceilings. Includes a 2nd floor loft (1,200 SF), office, sprinkler system and garage overhead door. Former laundromat, Odegaard's Cleaners & Laundry, from 1939 to 2008. Zoned and city approved for a micro brewery, sports bar, restaurant or bar. Rooftop approved for outdoor dining. Space next door can be subdivided to a 2nd tenant.

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. 6/14/2014

Map

Wolf and Burlington Ave.



LISTING INFO

Agent Responsible	Chad Severson
Transaction Type	Sale or Lease of Real Estate (Lease Preferred)
Type of Property	Vacant Commercial Two-Story Building
Property Data	
Property Name	N/A: Former Odegaards Laundry and Cleaners
Address	805 Burlington Ave.
City, Zip Code	Western Springs, Il 60068
Area	Western Suburbs
County	Cook
Sale Price	\$1.5 Million (Real Estate)
Rental Rate	\$22 psf
Lease Type	NNN
Lease Term	10 year
Lease Options	1: 5 year
Yearly Adjustment	3%
Security Deposit	2 Months Rental Rate
Taxes	2015: \$9208.96
Building Type and Year Built	Store Retail Building: 1939
# of Seats	N/A
Stories	2 stories
Size	9,100 sf
Lot Size	8291 sf / 0.1903 acres
Lot Dimensions	82.84x100
Parking	5 Parking Spaces in Rear
Zoning	Commercial
A/C & Heat	None
Electric (amps)	600+ amps
Type of Roof & Age	Membrane
Type of Basement	Slab
Ceiling Heights	24 foot with wood lattice
Township	Lyons Township
Nearby Businesses	Travel Agency, 2 beauty salons, ReMax office, Bistro
Property Description	Great opportunity to own or lease a two-story, 9,100 SF commercial building in the heart of Western Springs near Metra station. Complete brick interior with 24 foot ceilings. Includes a 2nd floor loft (1,200 SF), office, sprinkler system and garage overhead door. Former laundromat, Odegaard's Cleaners & Laundry, from 1939 to 2008. Zoned and city approved for a micro brewery, sports bar, restaurant or bar. Rooftop approved for outdoor dining. Space next door can be subdivided to a 2nd tenant.
Cross Streets	Wolf and Burlington

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ADDITIONAL PHOTOS



Main Room Facing East



Main Room Facing South and Windows



Main Room Facing West and Loft



Main Room View from Loft



Metra Station in Front and Retail Access



Rooftop View of Front Street



Rooftop View South



Rooftop View North