

FOR LEASE

1826 GLENVIEW ROAD

1822-1826 Glenview Road Glenview, IL 60025



PROPERTY DESCRIPTION

Prime End-cap Space in Downtown Glenview. Available for lease is a 1,602 SF space with a large storage area. Building also has a common area with 2 bathrooms. Parking for the property includes the private lot in rear and street parking along Glenview Road. Space offers excellent exposure with frontage on Glenview Road and foot traffic from nearby Lehigh/Glenview Metra Station and surrounding residential. Excellent opportunity to begin, or expand your business!! **Per Village of Glenview, permitted uses of this space must be 75% Retail/25% Service**

PROPERTY HIGHLIGHTS

- End-Cap Space
- Downtown Glenview Location
- Frontage on Glenview Road, 13,383 vehicles per day

OFFERING SUMMARY

Available SF:	1,602 SF
Base Lease Rate:	\$21.48/SF
Taxes:	\$6.02/SF
CAM:	\$1.31/SF
Insurance:	\$1.15/SF
Building Size:	3,822 SF
APN:	04-35-120-007-0000

Mike Velasco

Sr. Commercial Executive

847 409 0232

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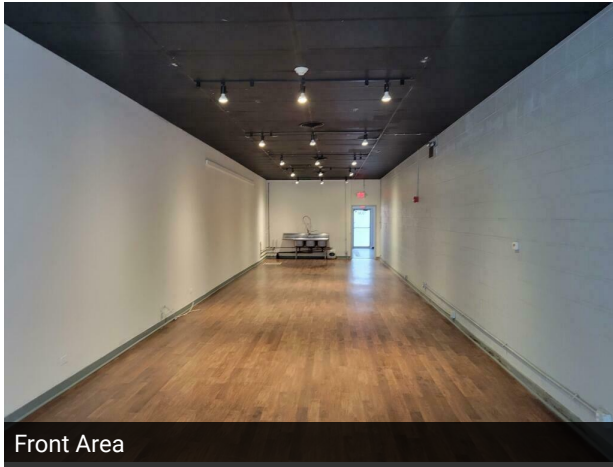


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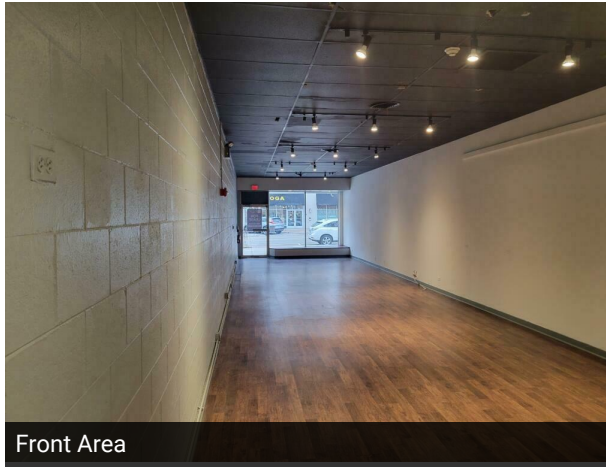
SPACE PICTURES

1826 GLENVIEW ROAD

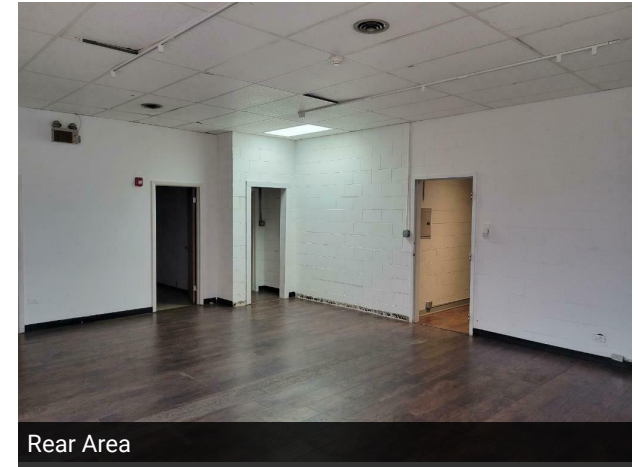
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Front Area



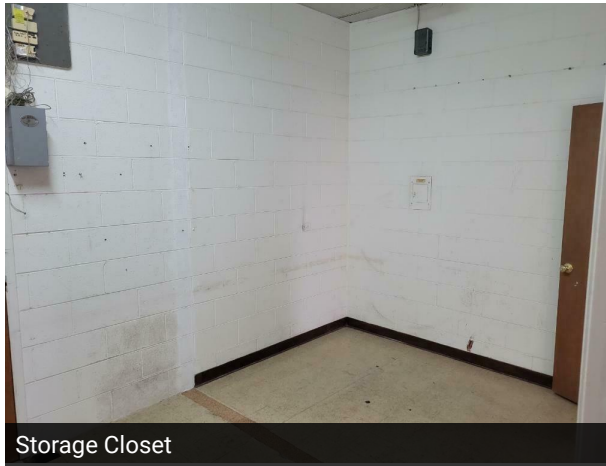
Front Area



Rear Area



Rear Area



Storage Closet



Storage Area

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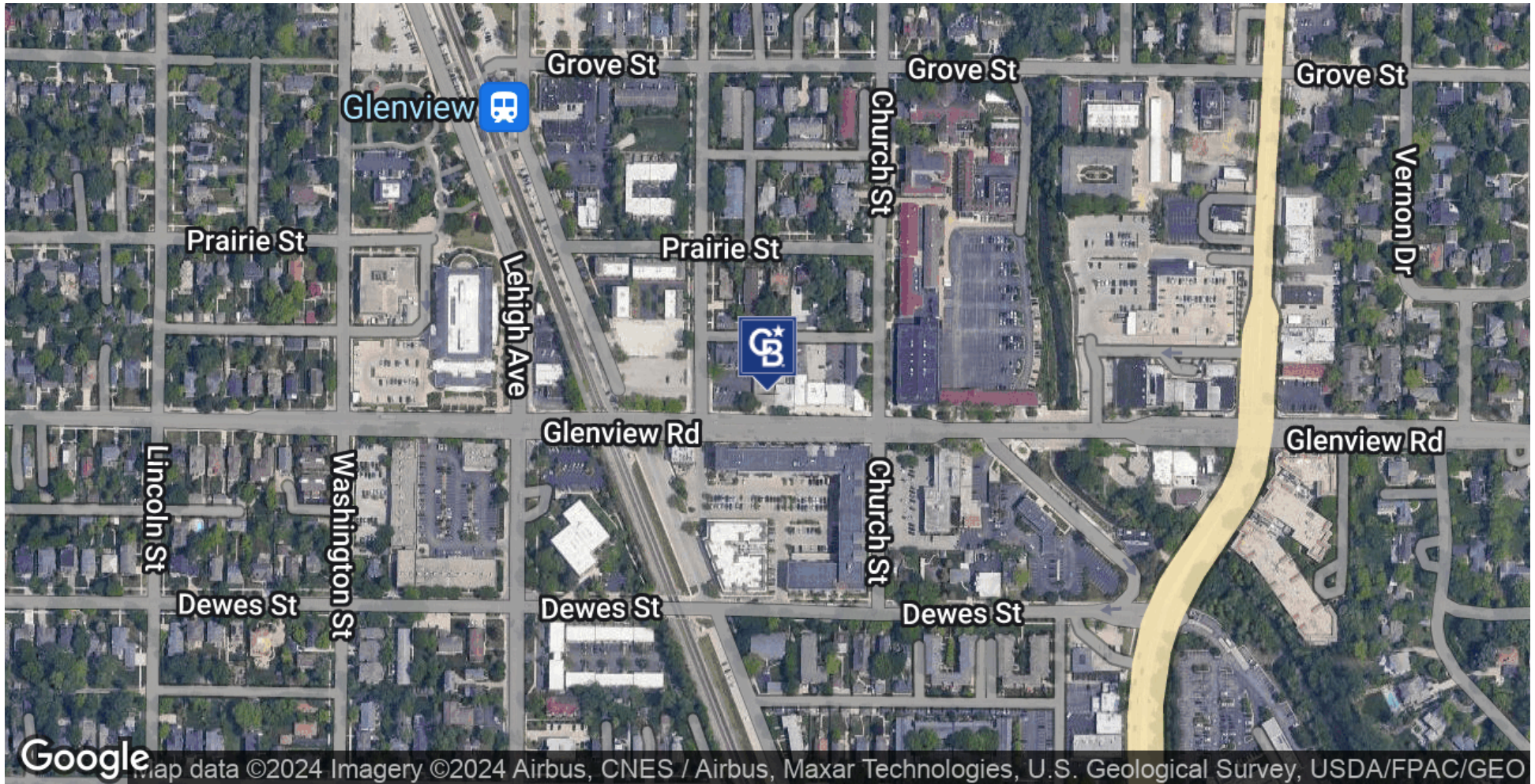


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LOCATION MAP

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DEMOGRAPHICS

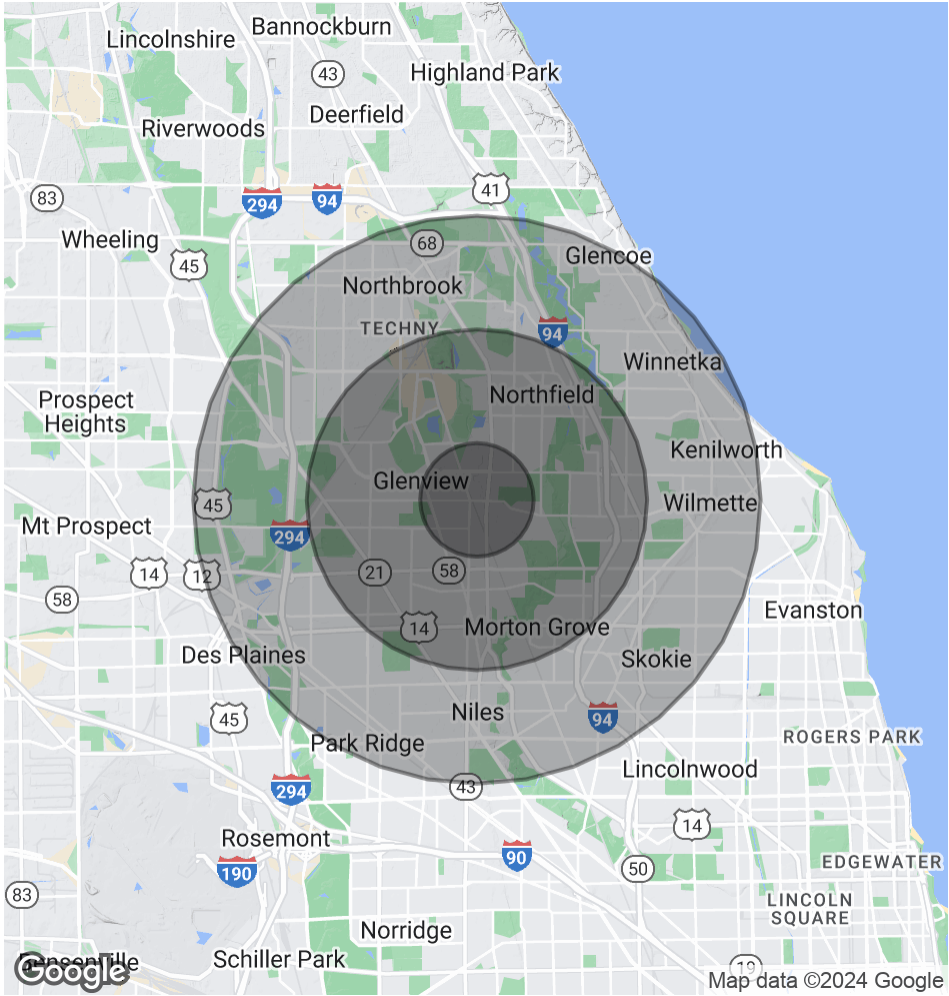
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,050	97,716	303,327
Average Age	43	44.4	44
Average Age (Male)	41.5	42.7	41.9
Average Age (Female)	44.8	45.9	45.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,751	36,023	113,794
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$149,538	\$119,980	\$113,414
Average House Value	\$609,123	\$506,195	\$493,011

* Demographic data derived from 2020 ACS - US Census



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