

3539 W. 26th St., Chicago, IL

**\$13.00/SF NNN**



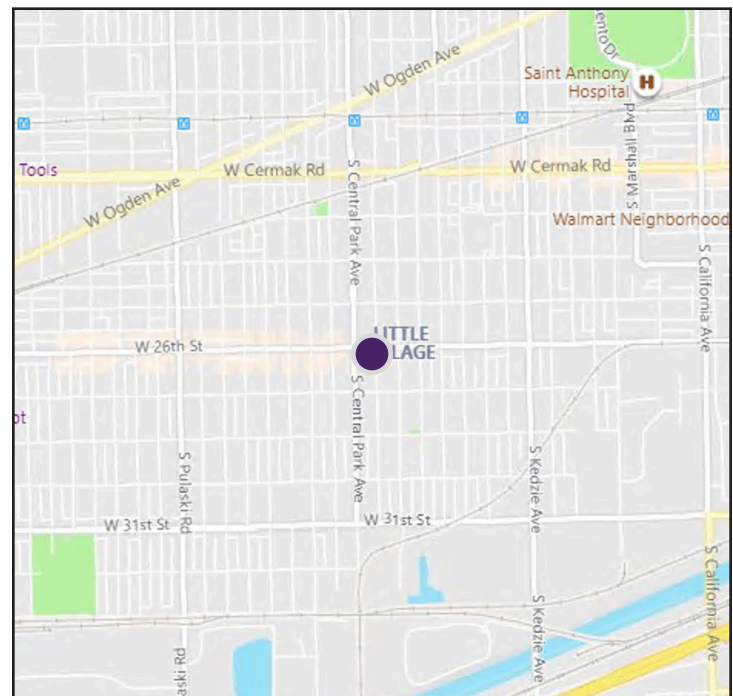
## Property Highlights

- 9,000 square foot space
- Open layout with no columns
- Great location for office, salon or spa, creative space and more
- Part of 18,115 SF, 2-story building with a new Dollar Tree on the ground floor
- Highly visible unit in bustling shopping area
- Great window line on 26th Street
- Near 26th and S Central Park Ave.
- Nearby national retailers such as Walgreens, Family Dollar, Target, several banks and restaurants
- Traffic Count: 25,554 cars daily

## Property Overview

Near the corner of 26th Street and S Central Park Avenue, a 9,000 square foot space is available for rent. The space, which has an open layout for easy divisibility, has no columns and existing restrooms. Below this space is a new Dollar Tree. The space has great potential for use as a salon or spa, office, a creative space and more. The building has a great window line with over 72' of frontage on 26th Street in a bustling shopping area. Nearby businesses include Walgreens, Family Dollar, Target, several banks and restaurants.

Little Village is a neighborhood on the southwest side of Chicago with a strong Hispanic community. Nearby Cermak and 26th St. are major thoroughfares for the neighborhood with a significant number of shops, restaurants and businesses.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	64,152	297,274	968,727
Households	13,962	82,482	326,835
Median Income	\$32,645	\$35,718	\$51,162

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