



**COLDWELL
BANKER
COMMERCIAL**

COLDWELL BANKER
COMMERCIAL REALTY

669-685 GRACELAND AVE

Des Plaines, IL 60016



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COLDWELL BANKER COMMERCIAL
COLDWELL BANKER COMMERCIAL REALTY
4192 II Route 83 Ste F, Long Grove, IL 60047
847.541.5000

FOR LEASE

CBCWORLDWIDE.COM



669-685 GRACELAND AVE

Des Plaines, IL 60016

LEASE



OFFERING SUMMARY

Available SF: 1,470 - 1,586 SF

Lease Rate: \$13.00 SF/yr (NNN)

Passthroughs (2024): \$7.25/SF/Yr

Building Size: 10,600 SF

Traffic Count: 18,247

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PROPERTY HIGHLIGHTS

- Center located within Des Plaines Business District
- Great Exposure off Graceland Avenue
- Adjacent to Welkin Apartment Building and within close proximity to Train Station



669-685 GRACELAND AVE

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,470 - 1,586 SF	Lease Rate:	\$13.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
679 Graceland Ave	Available	1,470 SF	NNN	\$13.00 SF/yr	White Box Condition
669 Graceland Ave	Available	1,586 SF	NNN	\$13.00 SF/yr	Former Hair Salon

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669-685 GRACELAND AVE (UNIT 679)

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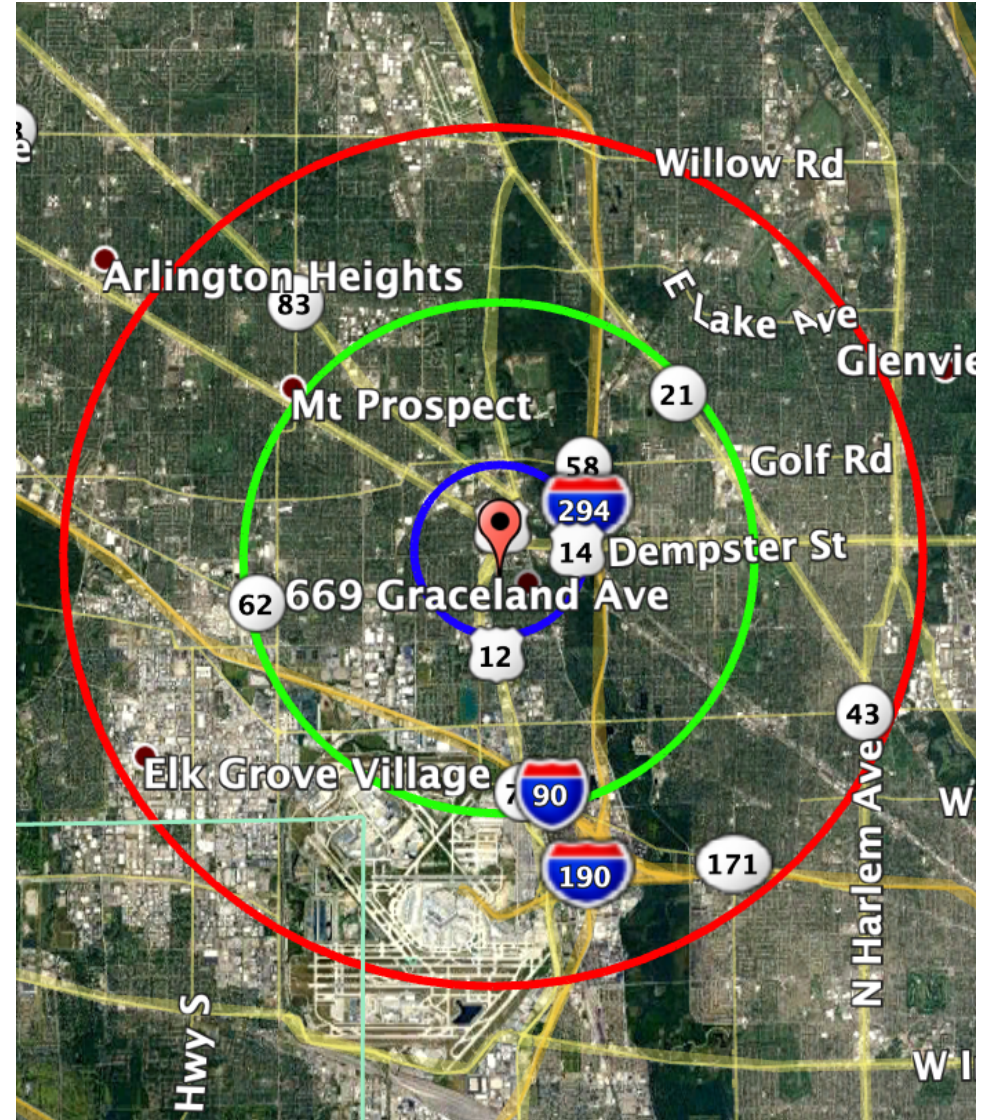
669-685 GRACELAND AVE

Des Plaines, IL 60016



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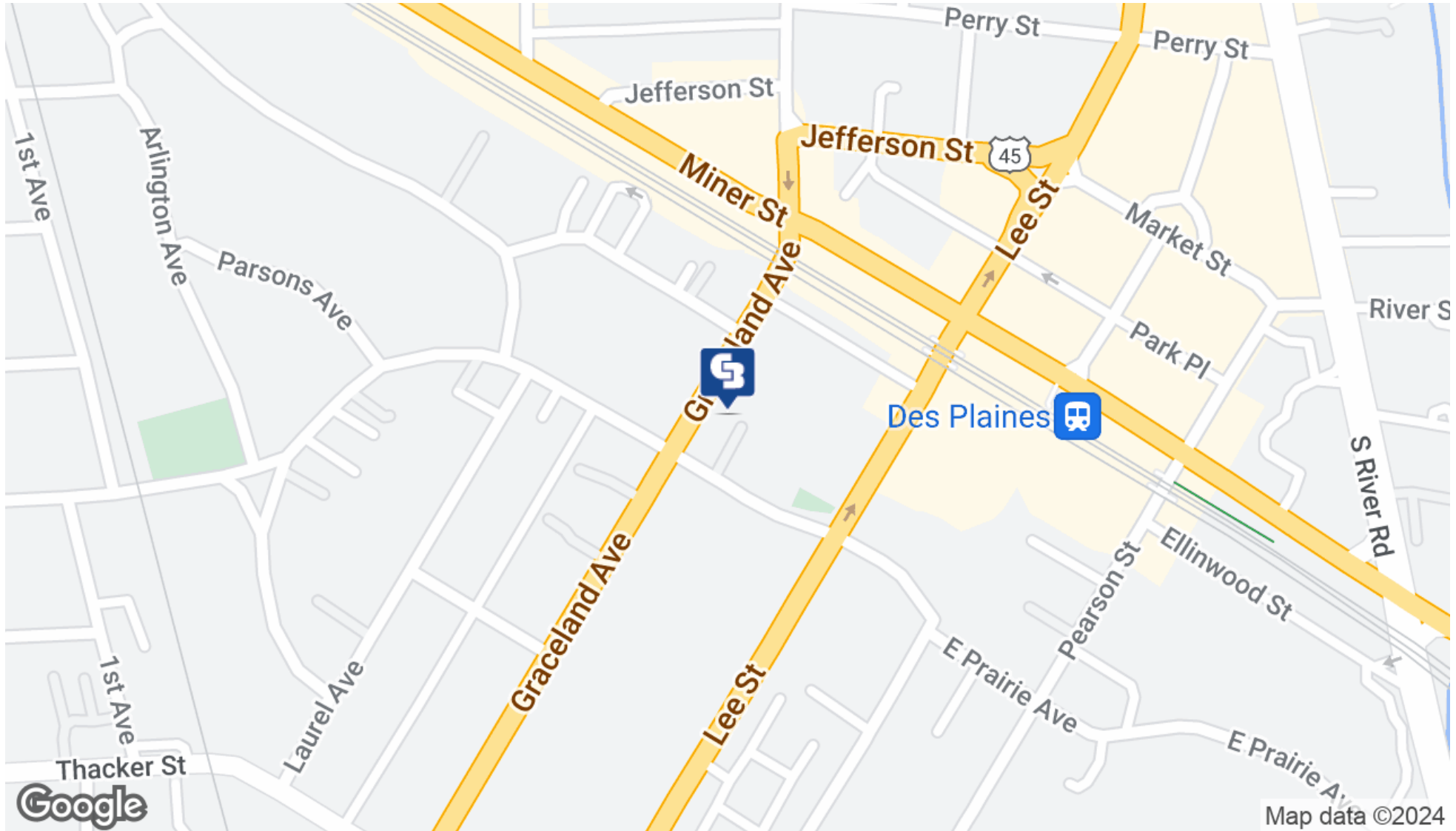




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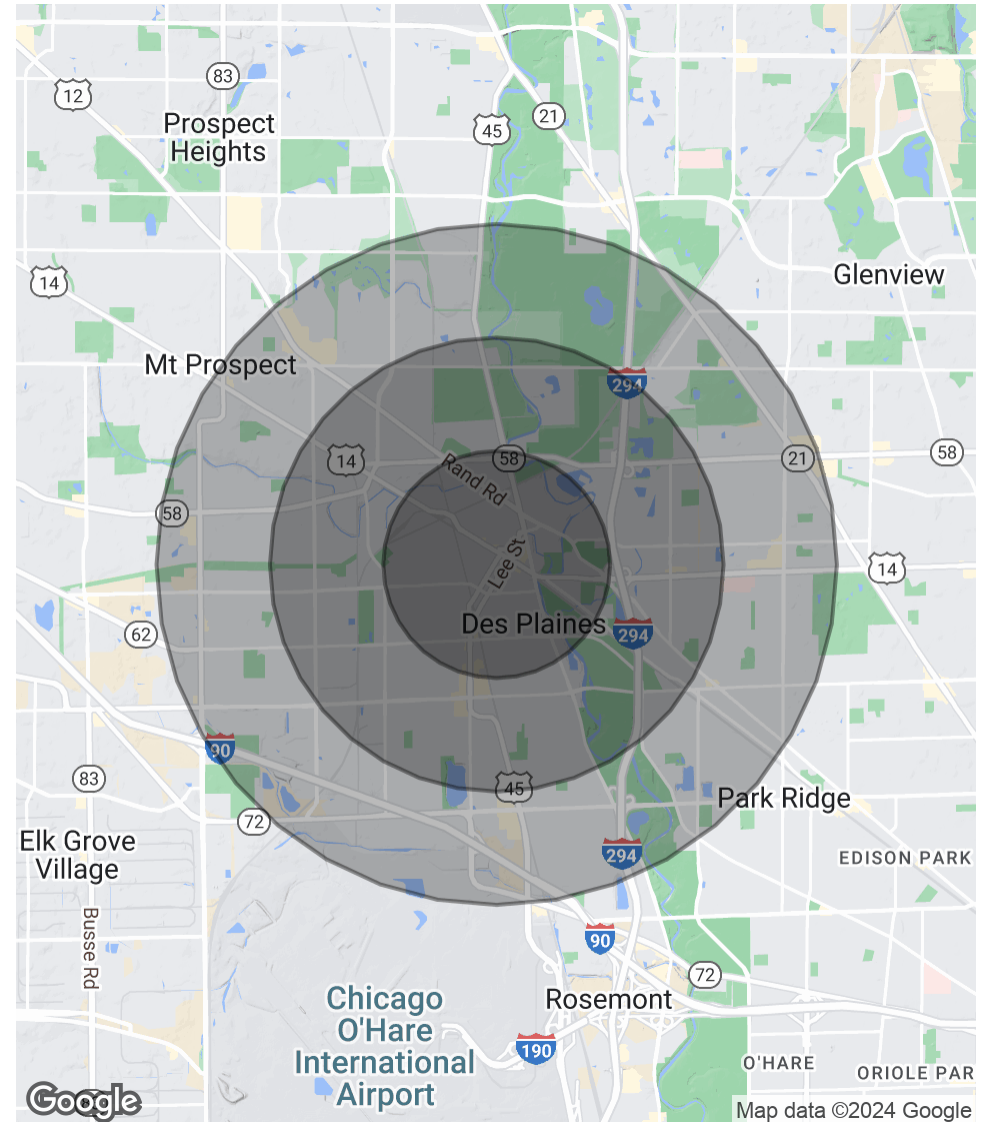
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	20,848	57,071	120,192
Average age	42.1	40.1	40.0
Average age (Male)	38.1	37.9	38.1
Average age (Female)	45.4	41.8	41.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	9,486	22,549	45,525
# of persons per HH	2.2	2.5	2.6
Average HH income	\$67,249	\$71,380	\$74,577
Average house value	\$306,066	\$315,202	\$310,553

* Demographic data derived from 2020 ACS - US Census



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