

For Lease or Sale Retail Space

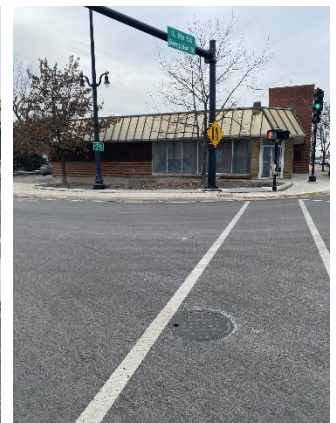
Amenities:

- Sale price
\$1,300,000
- Freestanding
Property
- 12 Parking Spaces
- 4,000 SF
- HVAC & Janitorial
Included
- Large Floor to
ceiling windows
- Available for
redevelopment

For LEASE \$325psf

Space Available in Skokie, IL

4835 Dempster St



4835 Dempster Street Skokie, IL 60077

Features Include: Single-story, 4,000 square foot commercial building available for redevelopment on a .27 acre parcel. The property is at the southwest corner of Dempster Street and Niles Center Road seeing over 36,000 vehicles per day.

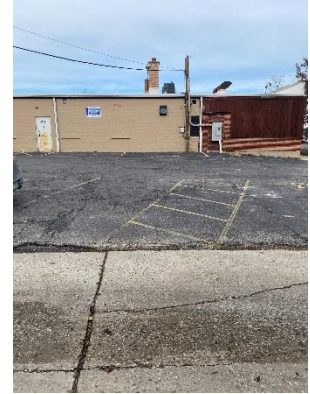
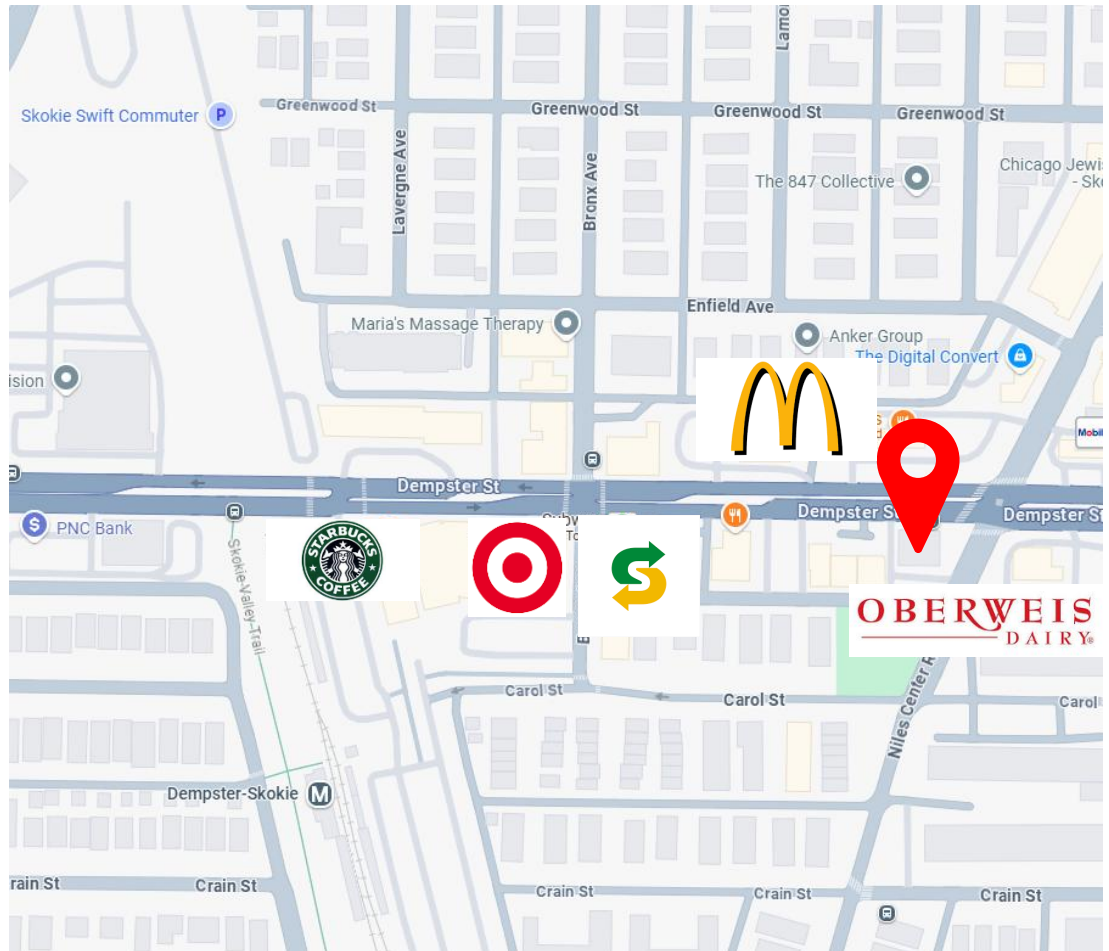


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Please call to arrange a private viewing: 773-736-4100 info@imperialrealtyco.com

The information herein has been gathered from sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it

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Additional Information: Population in the 2-mile radius is 85,803 with an average household income of \$110,553 increasing to 524,342 residents in the 5-mile radius with an AHI of \$116,064. Bus route #54A, 97 and 250 provide daily service to the property. The property is two blocks east of the Skokie Swift (Yellow Line Train) providing service to Chicago's Red Line and Purple Line trains. The 4-lane interchange at I-94 (Edens Expressway) and Dempster Street is 0.6 miles to the west. Endeavor Health Skokie Hospital is 1.3 miles to the north. The property neighbors Kaufman's Bagel, Oberweis Ice Cream, McDonald's and numerous other retailers. Zoned B-3. Also available as land (FOR SALE OR FOR LEASE)

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