

5958 W NORTH - +/-1,000 SF COMMERCIAL STOREFRONT FOR LEASE

5958 WEST NORTH AVENUE, CHICAGO, IL



OFFERING SUMMARY

Lease Rate:	\$1,300.00 per month (MG)
Available SF:	1,000 SF
Number of Units:	1
Zoning:	B3-1
Market:	Chicago
Submarket:	North Austin

PROPERTY OVERVIEW

33 Realty is pleased to present for lease 5958 W North, a +/-1,000 SF street-level commercial storefront in the North Austin neighborhood of Chicago.

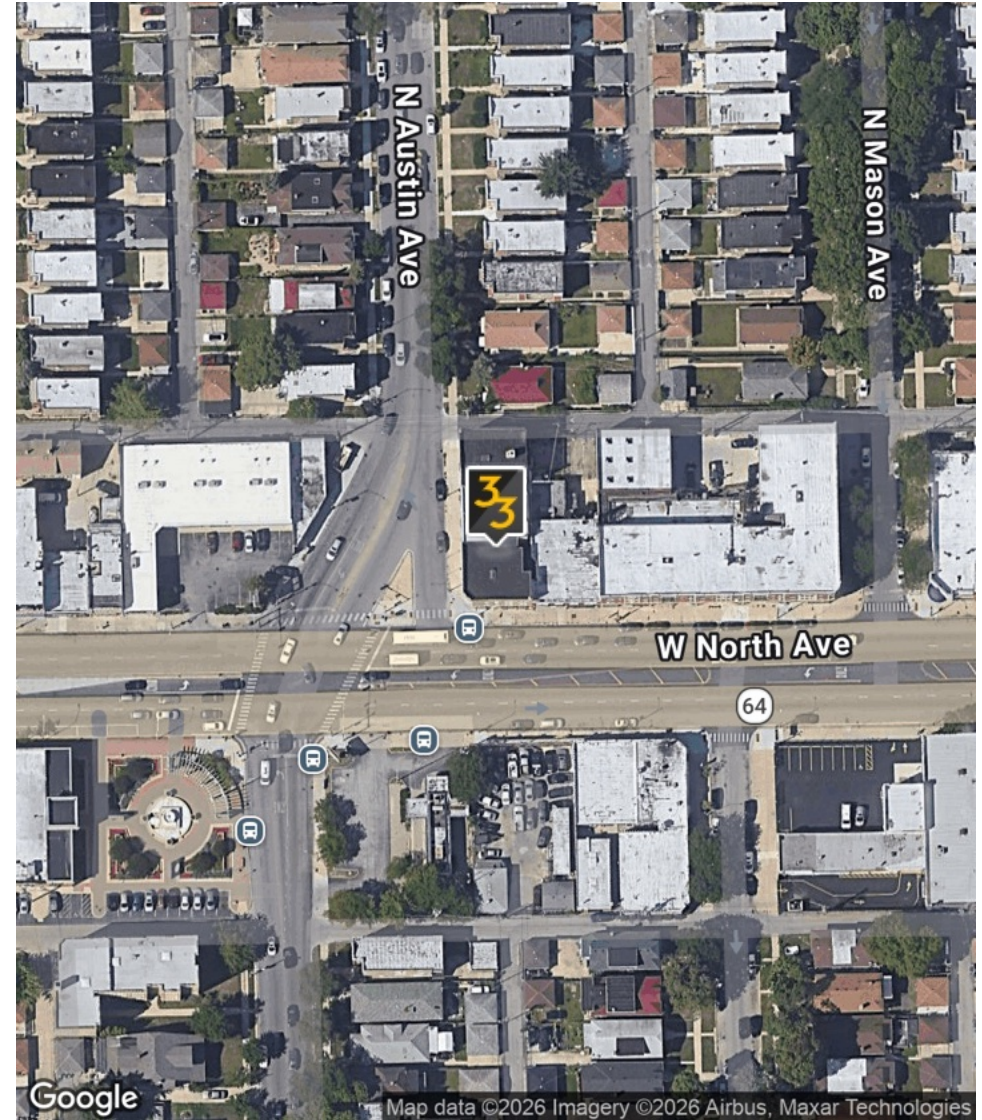
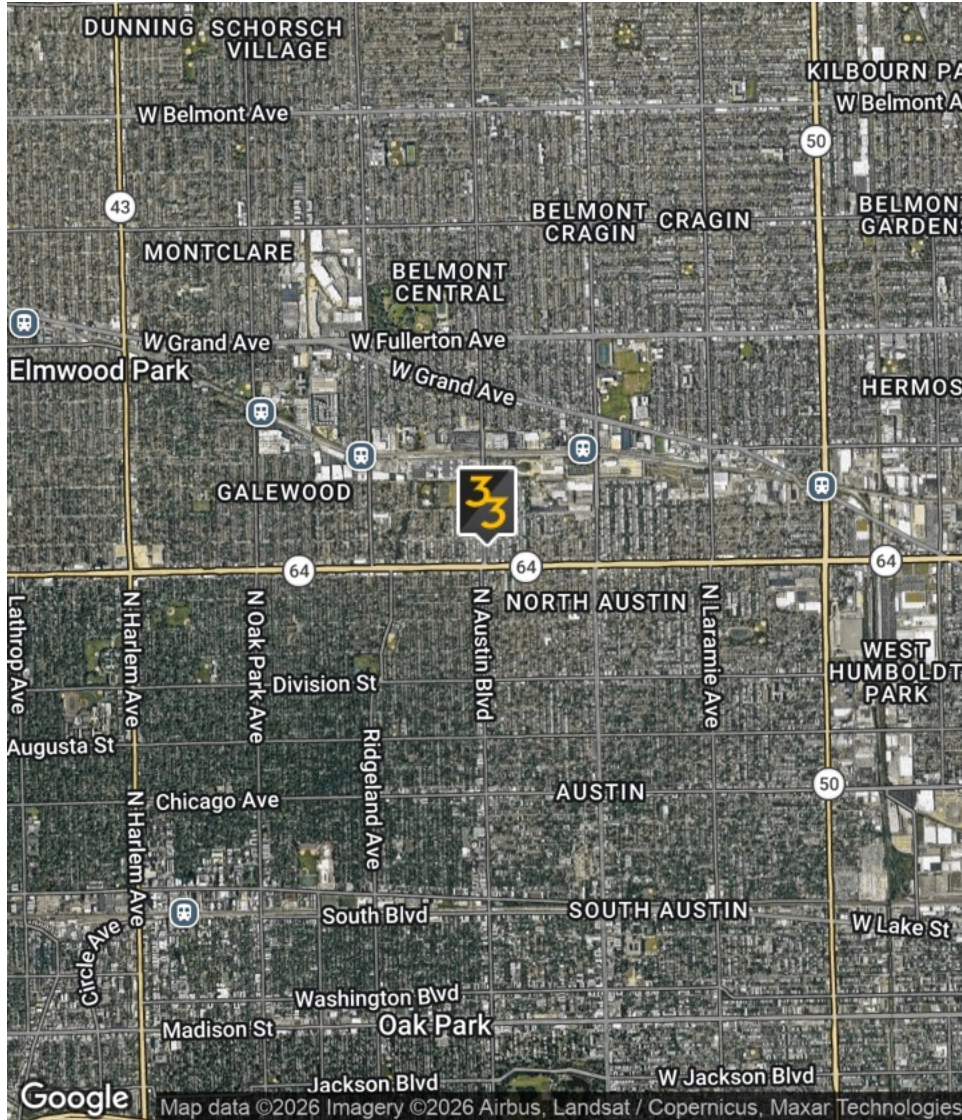
Zoned B3-1, the property is available for lease for \$1,300/month with the lessee responsible for electric, gas, trash, and TBD water/sewer

PRESENTED BY: **GENE HART**
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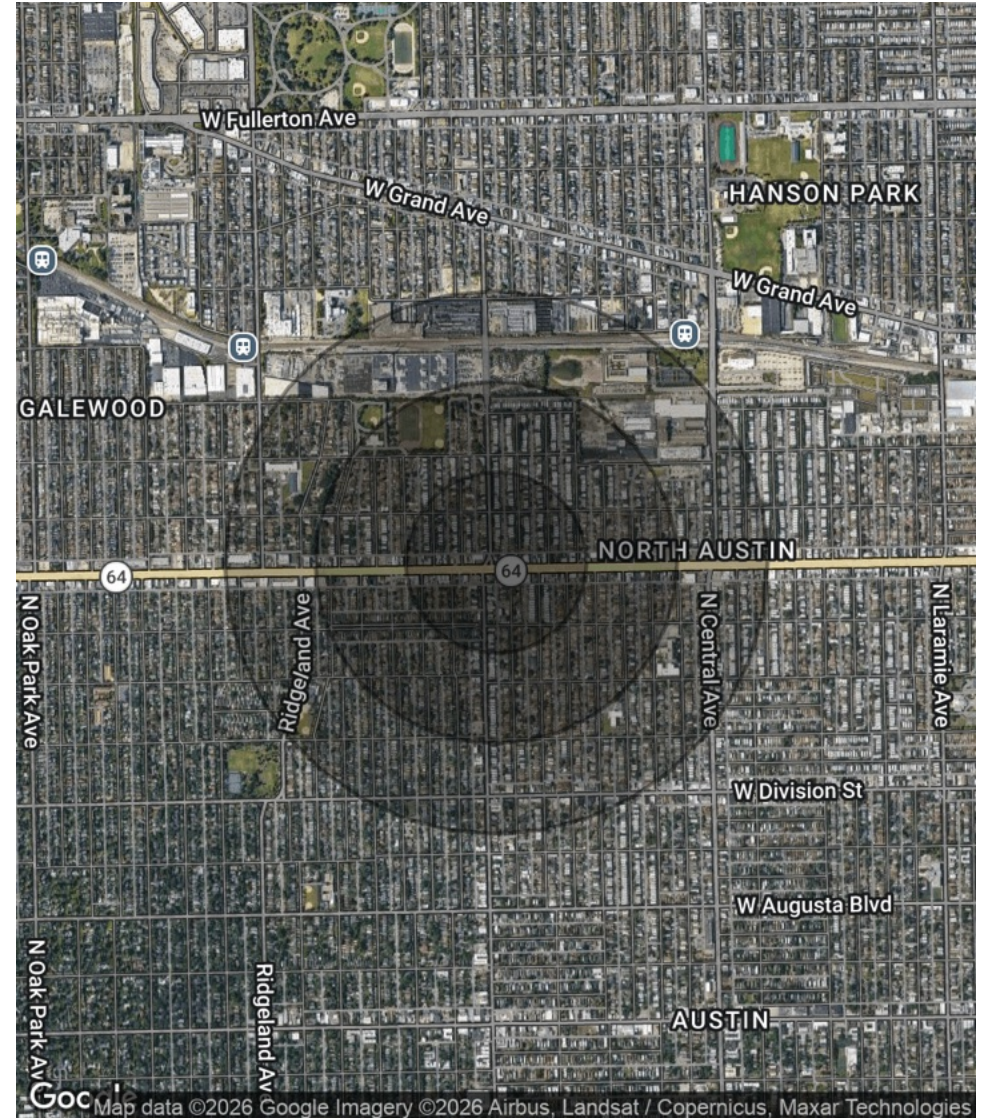
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	0.2 MILES	0.4 MILES	0.6 MILES
POPULATION			
Total Population	2,473	7,902	16,473
Average Age	42.6	40.3	39.3
Average Age (Male)	39.7	39.7	37.6
Average Age (Female)	42.2	39.1	39.4
HOUSEHOLDS & INCOME			
Total Households	970	2,702	5,541
# of Persons per HH	2.5	2.9	3.0
Average HH Income	\$90,949	\$106,722	\$107,106
Average House Value	\$343,263	\$320,583	\$315,737

2023 American Community Survey (ACS)

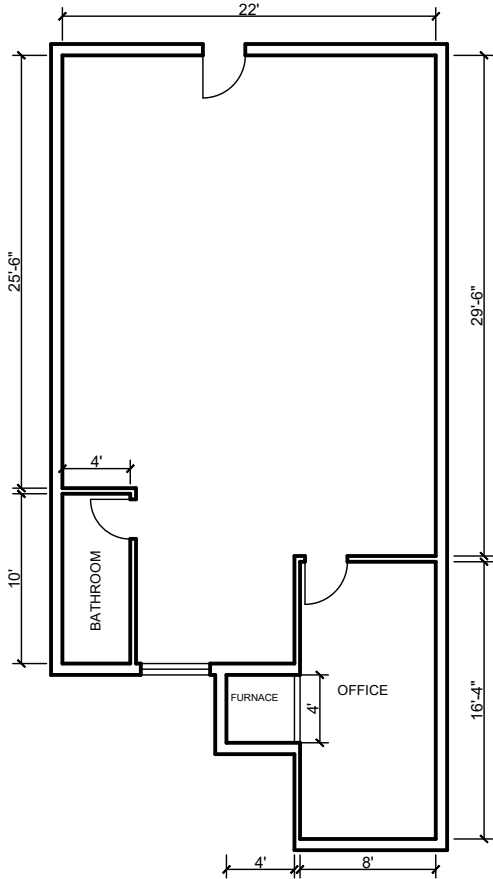


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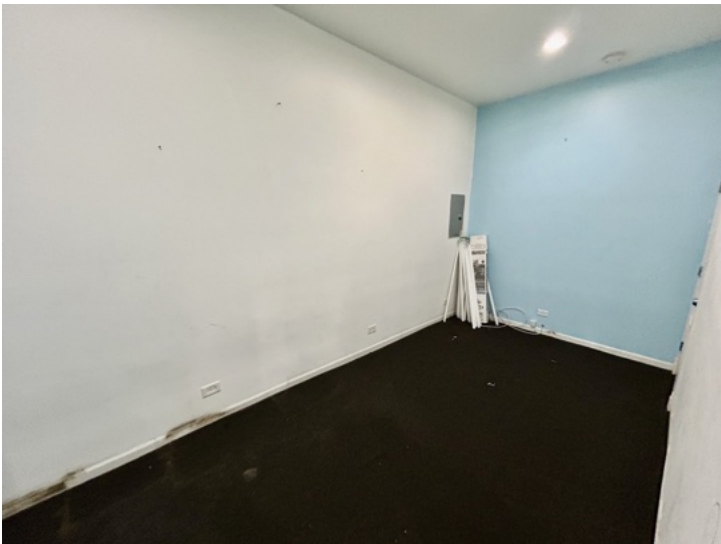
5958 W. NORTH
AVENUE

W. NORTH AVENUE



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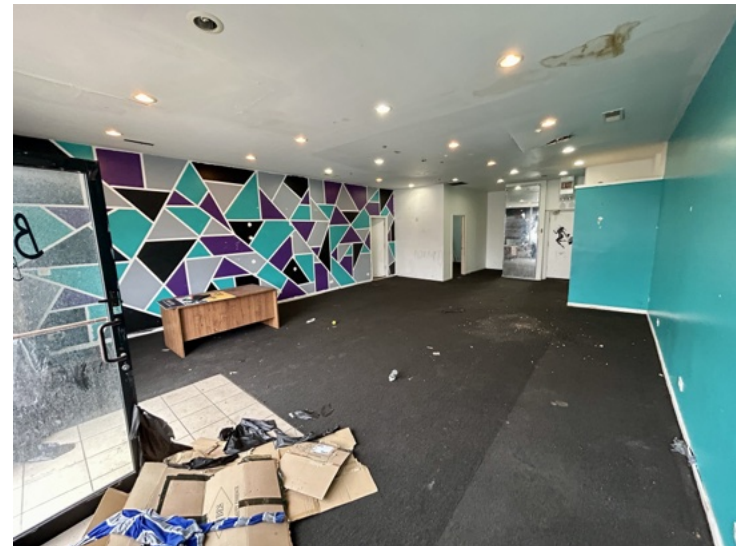


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GENE HART

Broker

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Direct: 219.465.8584

IL #475.149185

PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing throughout the Chicago MSA.

Prior to joining 33 Realty, Gene spent two years as a multifamily investment sales and retail leasing broker with a local firm after six years working in commercial real estate appraisal/valuation at CBRE, Inc., The Butler Burgher Group, Inc. (BBG), and Colliers, International. While working in appraisal, he worked on institutional and middle-market retail, office, industrial, special use, and multi-family properties throughout the Midwest, giving him a broad knowledge of underwriting experience. His background in appraisal, valuation, and sophisticated underwriting makes him an asset to every client he works with.

Gene obtained a bachelor's degree from DePaul University's Real Estate Program and undergraduate Liberal Studies Honors Program. While in school, he interned for some of Chicago's most well-respected local real estate companies from his sophomore year on and obtained his Illinois broker's license at age 20 for residential sales and leasing purposes. He participates in local real estate, neighborhood, and city organizations. Outside of work, Gene is an active golfer, soccer player, skier, cyclist, traveler, and lives with his wife Sara, an emergency veterinarian, and three French Bulldogs: Jerry, Elaine, & Kramer in Chicago's Wicker Park neighborhood.

EDUCATION

DePaul University '11 - Real Estate Program

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