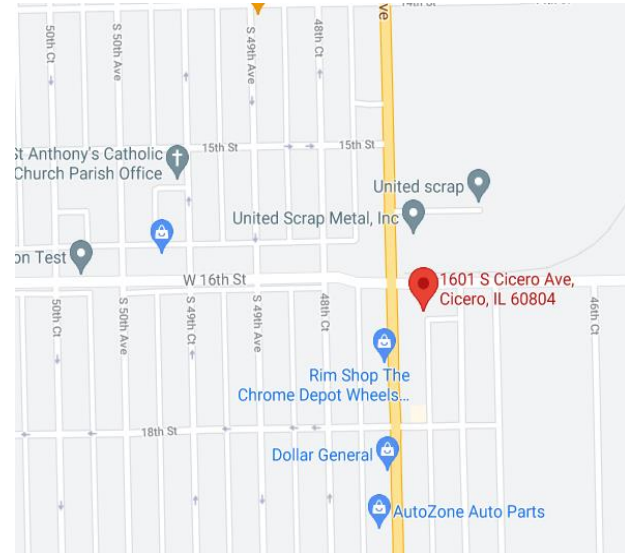


# 1601 S Cicero Ave

1601 S Cicero Ave, Cicero, IL

AVAILABLE FOR LEASE



## AVAILABLE

Available SF: 1,000 SF, 1,000 SF  
 Lease Rate: CALL  
 Lease Type: NNN

## PROPERTY HIGHLIGHTS

- Fantastic visibility for foot and vehicle traffic
- Triple Net Lease Opportunity
- Great avg. household income in the surrounding area
- Fantastic nearby tenants
- Professionally managed

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	35,075	374,595	952,921
Avg HH Income:	\$51,066	\$58,595	\$77,248
Age:	28.8	31.2	32.4

## TRAFFIC

	S Cicero Ave	W. 16 <sup>th</sup> St
Vehicles Per Day:	32,300	5,350

## NEARBY TENANTS INCLUDE



Tom Eilers  
[Leasing@caprockre.com](mailto:Leasing@caprockre.com)  
 (312) 257-3250

CapRockRE.com  
 65 E. Wacker Place, Suite 820  
 Chicago, IL 60601

# 1601 S Cicero Ave

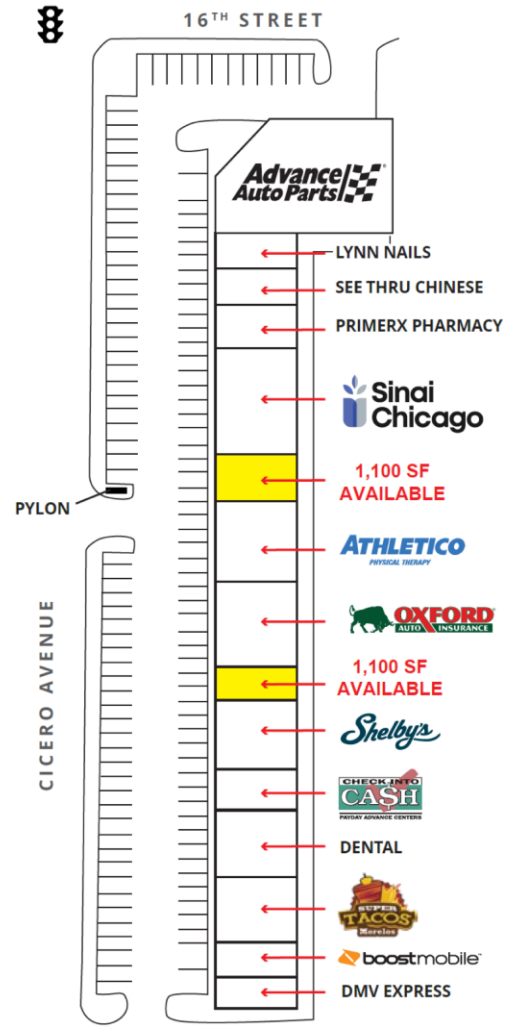
1601 S Cicero Ave, Cicero, IL

AVAILABLE FOR LEASE



#	TENANT	SF
1601	Advance Auto Parts	6,300
1603	Lynn Nails	1,000
1605	See Thru Chinese	1,000
1607	PrimeRX Pharmacy	1,000
1611	Sinai Chicago	5,000
1619	AVAILABLE	1,100
1621	Athletico	3,000
1627	Oxford Insurance	2,000
1631	AVAILABLE	1,100
1635	Shelby's	2,000
1637	Check Into Cash	1,000
1639	Cicero Dental	2,000
1643	Super Tacos	2,000
1647	Boost Mobile	1,100
1649	DMV Express	1,100

GLA = 30,700 SF



# 1601 S Cicero Ave

1601 S Cicero Ave, Cicero, IL

AVAILABLE FOR LEASE

