



**24<sup>TH</sup> & PULASKI**

**CHICAGO**

RICHARD KAHAN 847.441.4425 ■ ANTHONY KAHAN 847.441.4424

**NEC 24<sup>TH</sup> & PULASKI  
CHICAGO**

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# AVAILABLE



## NEC 24TH & PULASKI CHICAGO

1,400 – 14,950 SF SHOP SPACE AVAILABLE FOR LEASE

- \$25 - \$30 PSF NNN
- ESTIMATED PASS THRU \$6.50 PSF

|                      | <u>.5 mile</u> | <u>1 mile</u> | <u>2 miles</u> |
|----------------------|----------------|---------------|----------------|
| Population           | 26,982         | 68,927        | 193,049        |
| Avg Household Income | \$58,805       | \$58,511      | \$54,087       |

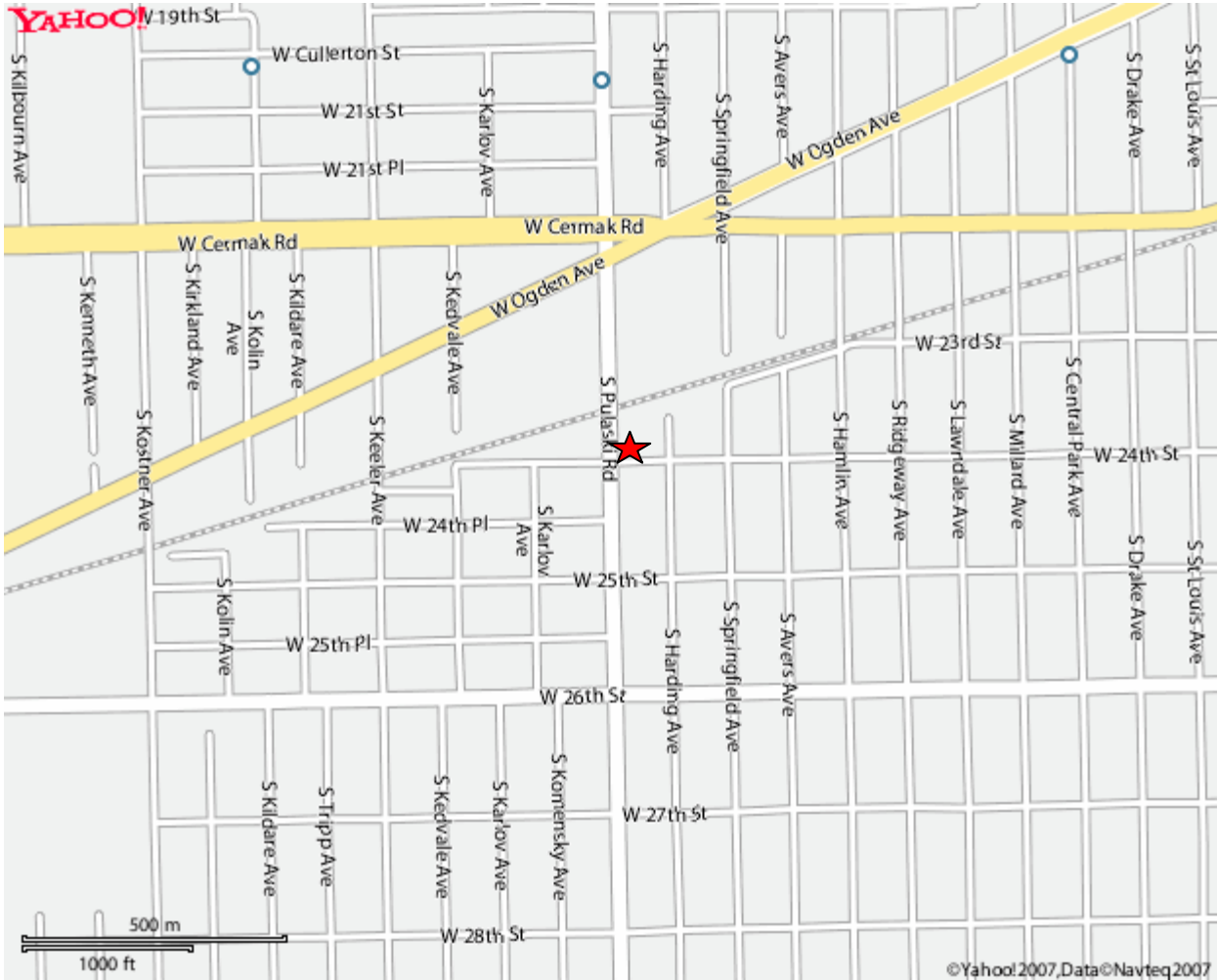


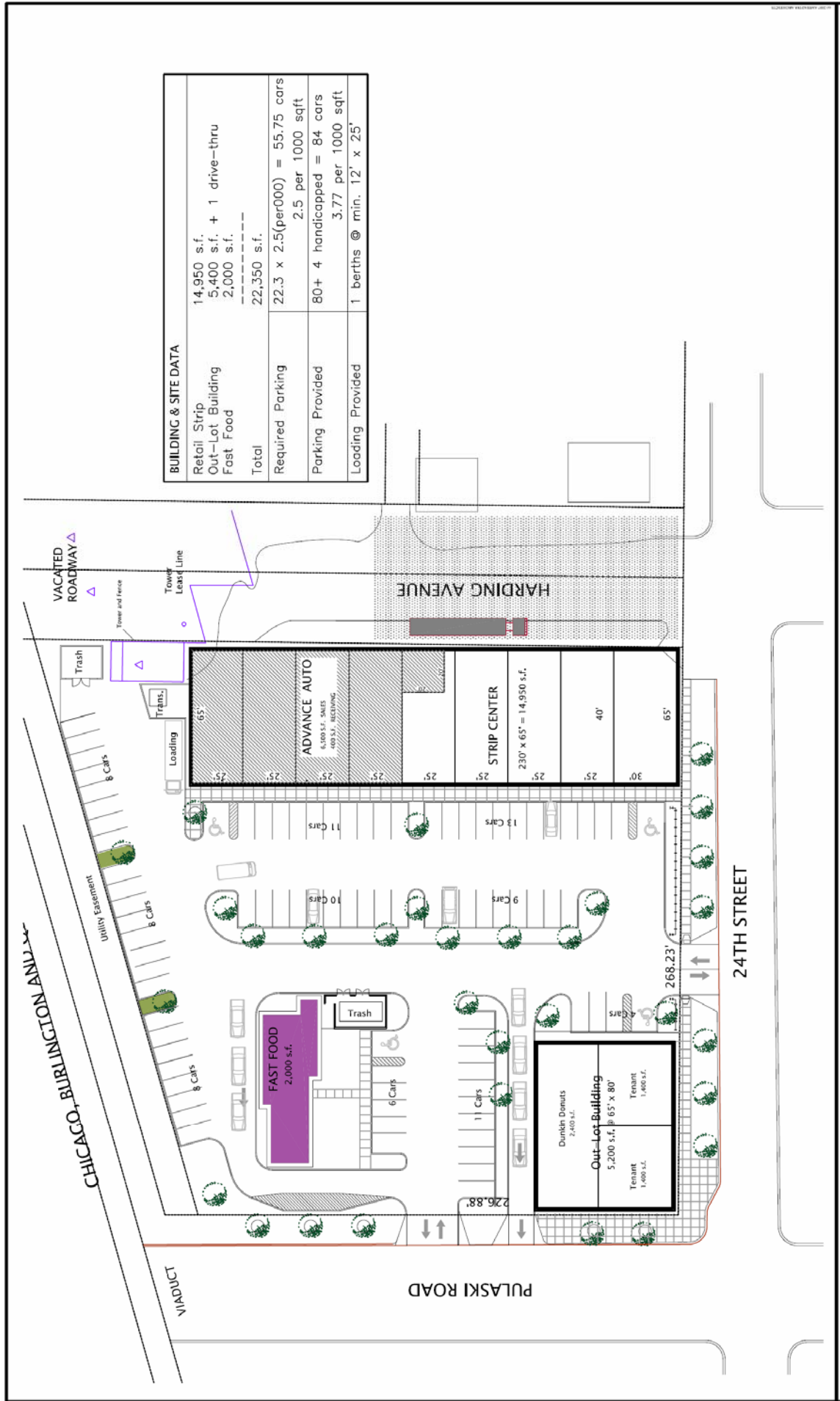
### KB Real Estate, Inc.

790 Frontage Road  
Suite 315  
Northfield, Illinois 60093

[tkahan@kbrealestate.com](mailto:tkahan@kbrealestate.com)  
[rkahan@kbrealestate.com](mailto:rkahan@kbrealestate.com)

Tony Kahan      Rich Kahan  
847.441.4424      847.441.4425



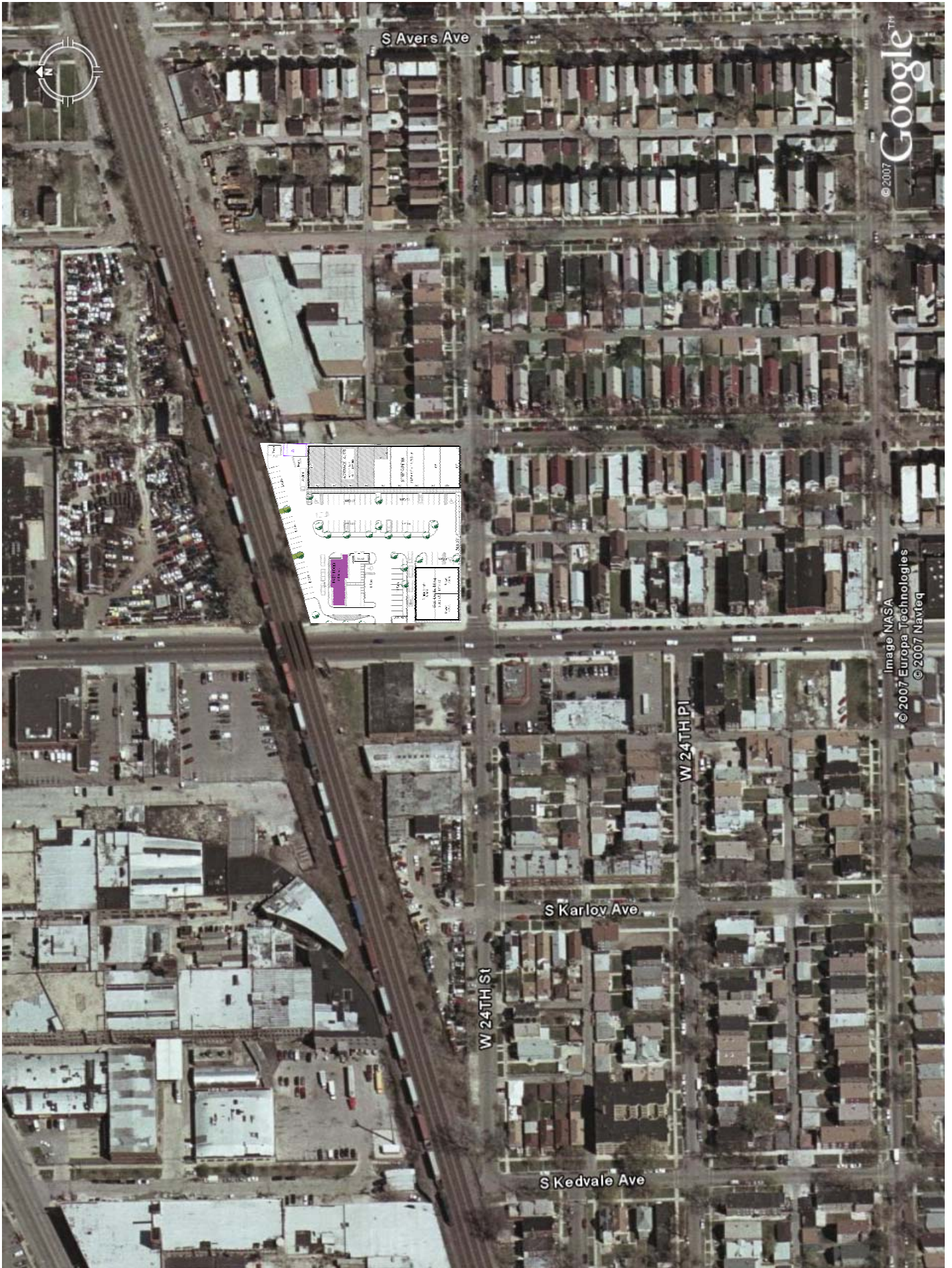


| BUILDING & SITE DATA |                                 |
|----------------------|---------------------------------|
| Retail Strip         | 14,950 s.f.                     |
| Out-Lot Building     | 5,400 s.f. + 1 drive-thru       |
| Fast Food            | 2,000 s.f.                      |
| Total                | 22,350 s.f.                     |
| Required Parking     | 22.3 x 2.5(per000) = 55.75 cars |
| Parking Provided     | 2.5 per 1000 sqft               |
| Loading Provided     | 80+ 4 handicapped = 84 cars     |
|                      | 3.77 per 1000 sqft              |
|                      | 1 berths @ min. 12' x 25'       |

**AMSTADTER ARCHITECTS**  
 360 North Michigan Avenue, Suite 920  
 Chicago, Illinois 60601  
 Tel: 312-642-8800  
 Fax: 312-642-6040

24th and Pulaski Road Chicago, Illinois

June 21, 2007 Scale: 1" = 40'-0"



S Avers Ave

S Karlov Ave

S Kedvale Ave

W 24TH ST

W 24TH PI



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|                                       | 0.5 MI RING |       | 1 MI RING |       | 2 MI RING |       |
|---------------------------------------|-------------|-------|-----------|-------|-----------|-------|
| <b>Total Population</b>               | 26,982      |       | 68,927    |       | 193,049   |       |
| In Households                         | 26,859      | 99.5% | 68,728    | 99.7% | 180,480   | 93.5% |
| In Families                           | 23,048      | 85.4% | 59,375    | 86.1% | 156,072   | 80.8% |
| In Non-families                       | 3,811       | 14.1% | 9,353     | 13.6% | 24,408    | 12.6% |
| In Group Quarters                     | 123         | 0.5%  | 199       | 0.3%  | 12,569    | 6.5%  |
| <b>Population By Race</b>             |             |       |           |       |           |       |
| White                                 | 7,321       | 27.1% | 17,315    | 25.1% | 54,861    | 28.4% |
| Black                                 | 3,256       | 12.1% | 16,069    | 23.3% | 61,903    | 32.1% |
| American Indian                       | 194         | 0.7%  | 396       | 0.6%  | 1,167     | 0.6%  |
| Asian/Pacific Islander                | 125         | 0.5%  | 298       | 0.4%  | 1,309     | 0.7%  |
| Other Race                            | 15,296      | 56.7% | 32,717    | 47.5% | 68,502    | 35.5% |
| Multi-Racial                          | 790         | 2.9%  | 2,132     | 3.1%  | 5,307     | 2.7%  |
| <b>Hispanic Population</b>            | 22,773      | 84.4% | 50,595    | 73.4% | 117,302   | 60.8% |
| <b>Population By Age &amp; Gender</b> |             |       |           |       |           |       |
| < 6 Years                             | 2,865       | 10.6% | 7,444     | 10.8% | 20,467    | 10.6% |
| 6 - 11 Years                          | 2,648       | 9.8%  | 7,126     | 10.3% | 19,709    | 10.2% |
| 12 - 17 Years                         | 2,705       | 10.0% | 7,069     | 10.3% | 19,595    | 10.2% |
| 18 - 24 Years                         | 3,832       | 14.2% | 9,369     | 13.6% | 26,282    | 13.6% |
| 25 - 34 Years                         | 4,707       | 17.4% | 11,306    | 16.4% | 32,001    | 16.6% |
| 35 - 44 Years                         | 3,340       | 12.4% | 8,634     | 12.5% | 25,273    | 13.1% |
| 45 - 54 Years                         | 2,932       | 10.9% | 7,564     | 11.0% | 20,746    | 10.7% |
| 55 - 64 Years                         | 2,017       | 7.5%  | 5,235     | 7.6%  | 14,385    | 7.5%  |
| 65 - 74 Years                         | 1,164       | 4.3%  | 3,095     | 4.5%  | 8,319     | 4.3%  |
| 75 - 84 Years                         | 582         | 2.2%  | 1,583     | 2.3%  | 4,709     | 2.4%  |
| 85+ Years                             | 190         | 0.7%  | 502       | 0.7%  | 1,563     | 0.8%  |
| <b>Median Age</b>                     | 28.0        |       | 28.1      |       | 28.2      |       |
| <b>Males</b>                          | 14,479      | 53.7% | 35,818    | 52.0% | 102,231   | 53.0% |
| < 6 Years                             | 1,489       | 10.3% | 3,875     | 10.8% | 10,755    | 10.5% |
| 6 - 11 Years                          | 1,384       | 9.6%  | 3,666     | 10.2% | 10,139    | 9.9%  |
| 12 - 17 Years                         | 1,462       | 10.1% | 3,706     | 10.3% | 10,366    | 10.1% |
| 18 - 24 Years                         | 2,199       | 15.2% | 5,143     | 14.4% | 15,055    | 14.7% |
| 25 - 34 Years                         | 2,698       | 18.6% | 6,227     | 17.4% | 18,099    | 17.7% |
| 35 - 44 Years                         | 1,841       | 12.7% | 4,572     | 12.8% | 13,855    | 13.6% |
| 45 - 54 Years                         | 1,556       | 10.7% | 3,878     | 10.8% | 10,749    | 10.5% |
| 55 - 64 Years                         | 996         | 6.9%  | 2,502     | 7.0%  | 6,979     | 6.8%  |
| 65 - 74 Years                         | 543         | 3.8%  | 1,414     | 3.9%  | 3,784     | 3.7%  |
| 75 - 84 Years                         | 242         | 1.7%  | 668       | 1.9%  | 1,910     | 1.9%  |
| 85+ Years                             | 69          | 0.5%  | 167       | 0.5%  | 540       | 0.5%  |
| <b>Median Age, Males</b>              | 27.4        |       | 27.4      |       | 27.4      |       |
| <b>Females</b>                        | 12,503      | 46.3% | 33,109    | 48.0% | 90,818    | 47.0% |
| < 6 Years                             | 1,376       | 11.0% | 3,569     | 10.8% | 9,712     | 10.7% |
| 6 - 11 Years                          | 1,264       | 10.1% | 3,460     | 10.5% | 9,570     | 10.5% |
| 12 - 17 Years                         | 1,243       | 9.9%  | 3,363     | 10.2% | 9,229     | 10.2% |
| 18 - 24 Years                         | 1,633       | 13.1% | 4,226     | 12.8% | 11,227    | 12.4% |
| 25 - 34 Years                         | 2,009       | 16.1% | 5,079     | 15.3% | 13,902    | 15.3% |
| 35 - 44 Years                         | 1,499       | 12.0% | 4,062     | 12.3% | 11,418    | 12.6% |
| 45 - 54 Years                         | 1,376       | 11.0% | 3,686     | 11.1% | 9,997     | 11.0% |
| 55 - 64 Years                         | 1,021       | 8.2%  | 2,733     | 8.3%  | 7,406     | 8.2%  |
| 65 - 74 Years                         | 621         | 5.0%  | 1,681     | 5.1%  | 4,535     | 5.0%  |
| 75 - 84 Years                         | 340         | 2.7%  | 915       | 2.8%  | 2,799     | 3.1%  |
| 85+ Years                             | 121         | 1.0%  | 335       | 1.0%  | 1,023     | 1.1%  |
| <b>Median Age, Female</b>             | 28.7        |       | 28.9      |       | 29.2      |       |

|  | 0.5 MI RING |       | 1 MI RING  |       | 2 MI RING  |       |
|--|-------------|-------|------------|-------|------------|-------|
| <b>Total Households</b>                      | 6,385       |       | 17,188     |       | 45,605     |       |
| <b>Total Aggregate Income (\$Mil)</b>        | \$376.94    |       | \$1,008.00 |       | \$2,569.20 |       |
| <b>Total Per Capita Income</b>               | \$13,970    |       | \$14,624   |       | \$13,309   |       |
| <b>Households By Income Level</b>            |             |       |            |       |            |       |
| < \$10,000                                   | 498         | 7.8%  | 1,369      | 8.0%  | 4,385      | 9.6%  |
| \$10,000 - \$14,999                          | 313         | 4.9%  | 917        | 5.3%  | 2,694      | 5.9%  |
| \$15,000 - \$19,999                          | 442         | 6.9%  | 1,304      | 7.6%  | 3,837      | 8.4%  |
| \$20,000 - \$24,999                          | 339         | 5.3%  | 928        | 5.4%  | 2,839      | 6.2%  |
| \$25,000 - \$29,999                          | 376         | 5.9%  | 1,017      | 5.9%  | 2,934      | 6.4%  |
| \$30,000 - \$34,999                          | 396         | 6.2%  | 1,056      | 6.1%  | 2,863      | 6.3%  |
| \$35,000 - \$39,999                          | 394         | 6.2%  | 1,043      | 6.1%  | 2,664      | 5.8%  |
| \$40,000 - \$49,999                          | 700         | 11.0% | 1,989      | 11.6% | 5,001      | 11.0% |
| \$50,000 - \$59,999                          | 798         | 12.5% | 2,138      | 12.4% | 5,034      | 11.0% |
| \$60,000 - \$74,999                          | 747         | 11.7% | 1,686      | 9.8%  | 4,268      | 9.4%  |
| \$75,000 - \$99,999                          | 558         | 8.7%  | 1,551      | 9.0%  | 4,007      | 8.8%  |
| \$100,000 - \$124,999                        | 312         | 4.9%  | 817        | 4.8%  | 2,022      | 4.4%  |
| \$125,000 - \$149,999                        | 178         | 2.8%  | 453        | 2.6%  | 1,039      | 2.3%  |
| \$150,000 - \$199,999                        | 180         | 2.8%  | 470        | 2.7%  | 1,055      | 2.3%  |
| \$200,000 - \$249,999                        | 71          | 1.1%  | 197        | 1.1%  | 426        | 0.9%  |
| \$250,000+                                   | 83          | 1.3%  | 253        | 1.5%  | 525        | 1.2%  |
| <b>Aggregate HH Income (\$Mil)</b>           | \$375.47    |       | \$1,005.69 |       | \$2,466.66 |       |
| <b>Average HH Income</b>                     | \$58,805    |       | \$58,511   |       | \$54,087   |       |
| <b>Median HH Income</b>                      | \$46,047    |       | \$44,526   |       | \$40,672   |       |
| <b>Households By Disposable Income Level</b> |             |       |            |       |            |       |
| < \$10,000                                   | 549         | 8.6%  | 1,517      | 8.8%  | 4,849      | 10.6% |
| \$10,000 - \$14,999                          | 318         | 5.0%  | 932        | 5.4%  | 2,736      | 6.0%  |
| \$15,000 - \$19,999                          | 475         | 7.4%  | 1,381      | 8.0%  | 4,088      | 9.0%  |
| \$20,000 - \$24,999                          | 434         | 6.8%  | 1,187      | 6.9%  | 3,547      | 7.8%  |
| \$25,000 - \$29,999                          | 492         | 7.7%  | 1,328      | 7.7%  | 3,698      | 8.1%  |
| \$30,000 - \$34,999                          | 491         | 7.7%  | 1,302      | 7.6%  | 3,354      | 7.4%  |
| \$35,000 - \$39,999                          | 454         | 7.1%  | 1,276      | 7.4%  | 3,217      | 7.1%  |
| \$40,000 - \$49,999                          | 1,063       | 16.6% | 2,894      | 16.8% | 6,906      | 15.1% |
| \$50,000 - \$59,999                          | 695         | 10.9% | 1,560      | 9.1%  | 3,955      | 8.7%  |
| \$60,000 - \$74,999                          | 554         | 8.7%  | 1,513      | 8.8%  | 3,902      | 8.6%  |
| \$75,000 - \$99,999                          | 387         | 6.1%  | 1,028      | 6.0%  | 2,525      | 5.5%  |
| \$100,000 - \$124,999                        | 203         | 3.2%  | 517        | 3.0%  | 1,173      | 2.6%  |
| \$125,000 - \$149,999                        | 118         | 1.8%  | 310        | 1.8%  | 696        | 1.5%  |
| \$150,000 - \$199,999                        | 97          | 1.5%  | 276        | 1.6%  | 585        | 1.3%  |
| \$200,000 - \$249,999                        | 28          | 0.4%  | 84         | 0.5%  | 175        | 0.4%  |
| \$250,000+                                   | 27          | 0.4%  | 83         | 0.5%  | 187        | 0.4%  |
| <b>Aggr Disposable Income (\$Mil)</b>        | \$310.03    |       | \$831.06   |       | \$2,027.95 |       |
| <b>Average Disposable Income</b>             | \$48,556    |       | \$48,351   |       | \$44,468   |       |
| <b>Median Disposable Income</b>              | \$39,600    |       | \$38,351   |       | \$35,279   |       |
| <b>Aggr Family Income (\$Mil)</b>            | \$339.96    |       | \$900.71   |       | \$2,156.36 |       |
| <b>Average Family Income</b>                 | \$63,049    |       | \$63,145   |       | \$58,726   |       |
| <b>Median Family Income</b>                  | \$49,816    |       | \$48,257   |       | \$44,498   |       |
| <b>Aggr Non-family Income (\$Mil)</b>        | \$35.46     |       | \$104.93   |       | \$308.77   |       |
| <b>Average Non-family Income</b>             | \$35,712    |       | \$35,887   |       | \$34,748   |       |
| <b>Median Non-family Income</b>              | \$27,907    |       | \$29,044   |       | \$27,193   |       |

**Demographic Comparison: 2007**  
**W 25TH ST AT S PULASKI RD: CHICAGO,IL 60623**  
**Site located at 41.8460, 87.7247**

**Scan/US, Inc.**  
**05/17/2007**

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|  | 0.5 MI RING |       | 1 MI RING |       | 2 MI RING |       |
|--|-------------|-------|-----------|-------|-----------|-------|
| <b>Total Households</b>                          | 6,385       |       | 17,188    |       | 45,605    |       |
| Average Household Size                           | 4.2         |       | 4.0       |       | 4.0       |       |
| <b>Total Family Households</b>                   | 5,392       | 84.4% | 14,264    | 83.0% | 36,719    | 80.5% |
| Families With Children                           | 3,814       | 70.7% | 10,182    | 71.4% | 26,558    | 72.3% |
| Average Family Size                              | 4.3         |       | 4.2       |       | 4.3       |       |
| <b>Total Non-family Households</b>               | 993         | 15.6% | 2,924     | 17.0% | 8,886     | 19.5% |
| Non-families With Children                       | 38          | 0.7%  | 96        | 0.7%  | 223       | 0.6%  |
| Average Non-family Size                          | 3.8         |       | 3.2       |       | 2.7       |       |
| <b>Households By Count of Persons</b>            |             |       |           |       |           |       |
| 1 Person   | 703         | 11.0% | 2,179     | 12.7% | 6,946     | 15.2% |
| 2 Persons  | 988         | 15.5% | 2,883     | 16.8% | 7,959     | 17.5% |
| 3-4 Persons                                      | 2,236       | 35.0% | 6,010     | 35.0% | 15,590    | 34.2% |
| 5+ Persons                                       | 2,458       | 38.5% | 6,116     | 35.6% | 15,110    | 33.1% |
| <b>Total Vehicles Available</b>                  | 7,391       |       | 19,466    |       | 50,300    |       |
| <b>Households By Count of Vehicles Available</b> |             |       |           |       |           |       |
| 0 Vehicles                                       | 1,675       | 26.2% | 4,673     | 27.2% | 12,929    | 28.3% |
| 1 Vehicle  | 2,748       | 43.0% | 7,381     | 42.9% | 19,546    | 42.9% |
| 2 Vehicles                                       | 1,506       | 23.6% | 4,020     | 23.4% | 10,087    | 22.1% |
| 3+ Vehicles                                      | 453         | 7.1%  | 1,111     | 6.5%  | 2,956     | 6.5%  |
| <b>Average Vehicles Per HH</b>                   | 1.2         |       | 1.1       |       | 1.1       |       |
| <b>Total Housing Units</b>                       | 6,963       |       | 18,970    |       | 50,783    |       |
| Owner-Occupied                                   | 2,674       | 38.4% | 7,089     | 37.4% | 17,746    | 34.9% |
| Renter-Occupied                                  | 3,711       | 53.3% | 10,099    | 53.2% | 27,859    | 54.9% |
| Vacant   | 578         | 8.3%  | 1,782     | 9.4%  | 5,178     | 10.2% |