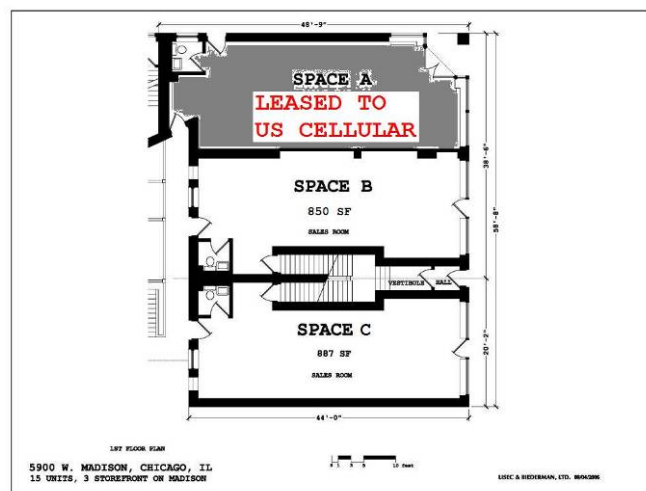


# FOR LEASE PRIME CORNER RETAIL STOREFRONT 5900-5904 W MADISON (AUSTIN)



**Location:**

This site is located at the northwest corner of Madison and Mayfield, 2 blocks east of Austin Blvd and Oak Park. It is less than .75 mile to the Eisenhower Expressway and 1 block to Columbus Park.

**Traffic Counts, Demographics:**

- 14,700 vehicles per day on Madison

**Demographics**

	<u>1.0 mile</u>	<u>3.0 mile</u>
Population	51,294	378,778
Households	18,741	125,743
Median Household Income	\$42,406	\$44,608

**Commercial Space:**

The commercial space is on the street level of this newly rehabbed 3-story brick building with condos above. These spaces would be suitable for a professional office, small showroom, or specialty retailer and includes the following features:

- Approx. ~~2,650~~ 1,800 rentable sq ft on the 1<sup>st</sup> floor in 3 2 contiguous 850-900 sq ft spaces that could be combined into 1 unit. (corner unit has been leased)
- Over 100' of frontage with corner exposure and large front windows
- Full basement under each unit, usable for storage or expansion.
- Individually-controlled HVAC systems and 200 amp electric service
- B3 zoning

**Delivery Condition:**

This space will be delivered as a “vanilla box”, with new ceiling lighting and concrete floors ready for Tenant’s final flooring choice. Tenant-specific build-out could be amortized into the lease rate by the landlord based on tenant credit and lease term.

**Lease Rate:**

\$1,200 - \$1,300 per month (\$16 - \$18 per rentable square foot), triple net for each space

**Taxes, Insurance and CAM:**

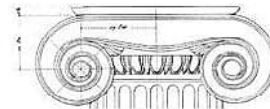
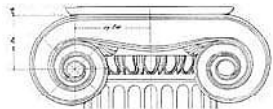
Taxes are currently estimated at approx. \$0.65 per sq ft, insurance and CAM are estimated at approx. \$1.50 per sq ft (approx. \$150 per month).

**Availability:**

15-30 days (more time may be necessary for specific tenant build-out requirements)

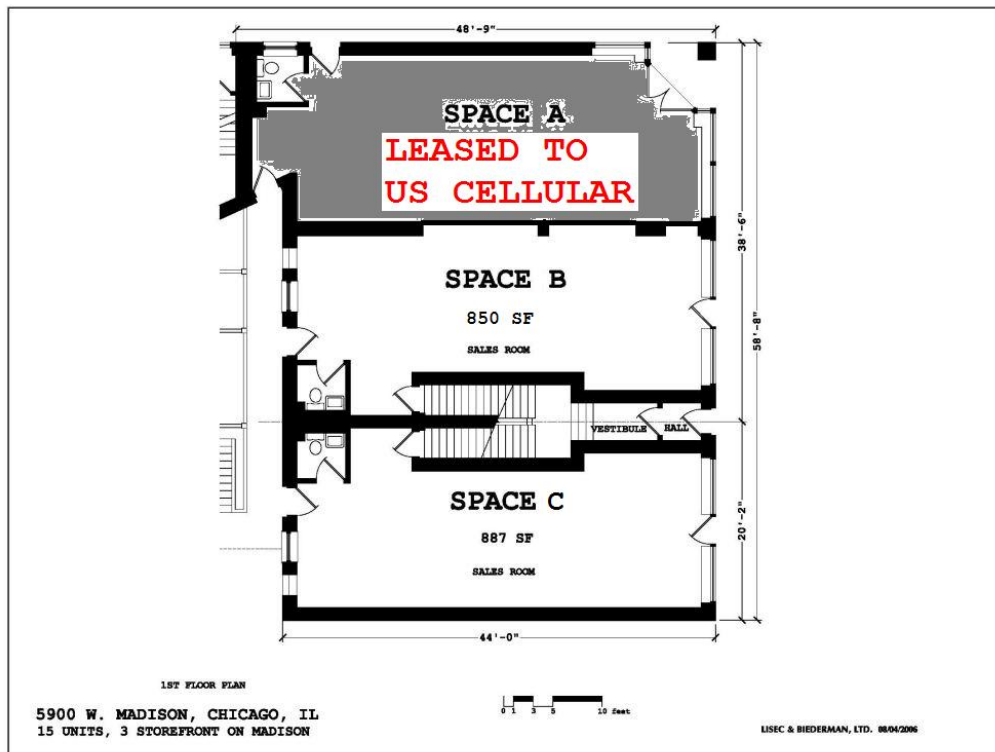
For further information, please contact:

**Scott Fithian**  
(773) 404-4314 (direct)  
[ScottF@lordcompanies.com](mailto:ScottF@lordcompanies.com)

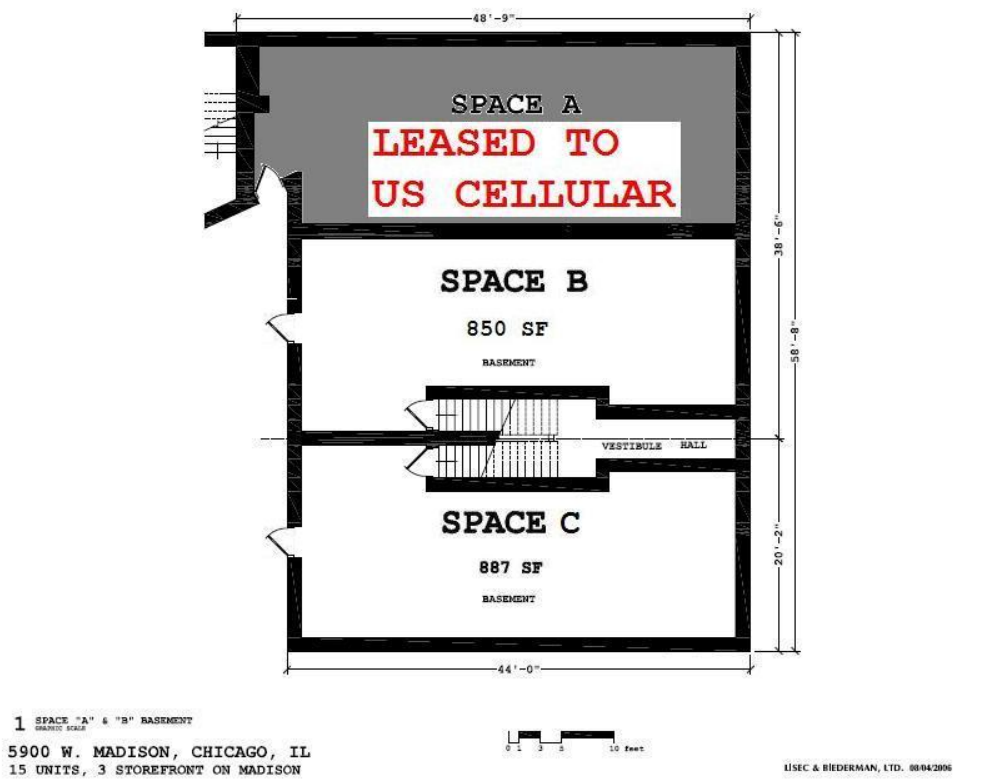


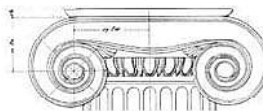
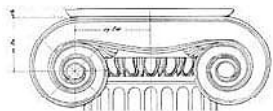
### 5900-5904 W Madison

### 1st Floor Plan



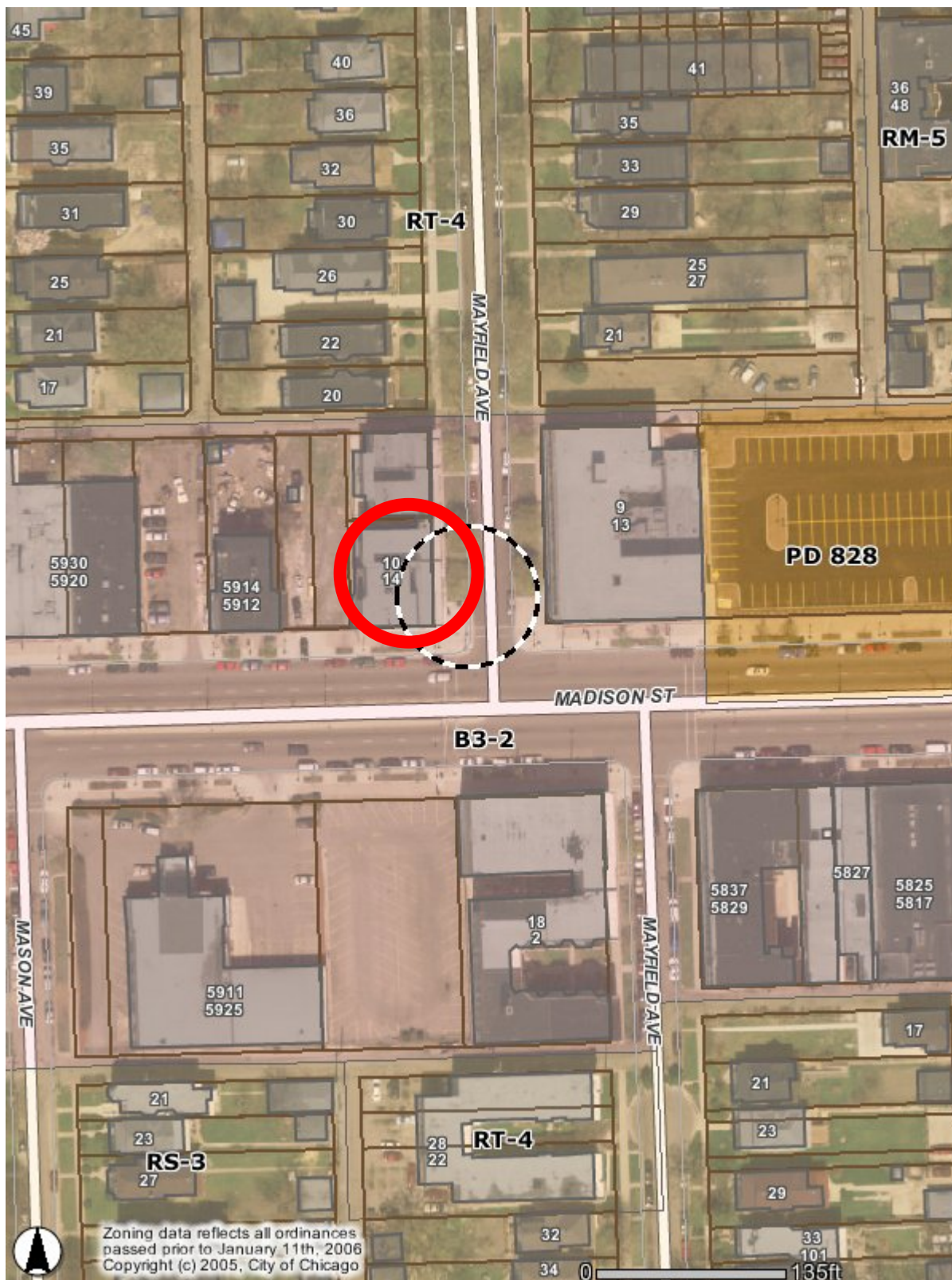
### Basement Plan

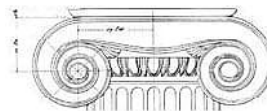
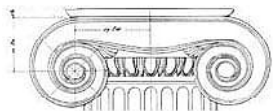




5900 – 5904 W Madison

Aerial Zoning Map





**5900 – 5904 W Madison**

**Additional Pictures**

