

DESIRABLE SOUTHPORT CORRIDOR LOCATION RARELY AVAILABLE SPACE 3827 NORTH SOUTHPORT



SPECIFICATIONS:

Available Space: ± 2,627 SF
 Net Rent: \$4,950 ~~\$5,500~~ / monthly

DEMOGRAPHICS:

| | <u>0.25 Mile</u> | <u>0.50 Miles</u> | <u>1.00 Miles</u> |
|--------------------|------------------|-------------------|-------------------|
| Total Population | 5,636 | 60,245 | 162,437 |
| Avg. HH Income | \$153,319 | \$141,752 | \$146,022 |
| Daytime Population | 14,639 | 62,688 | 192,791 |

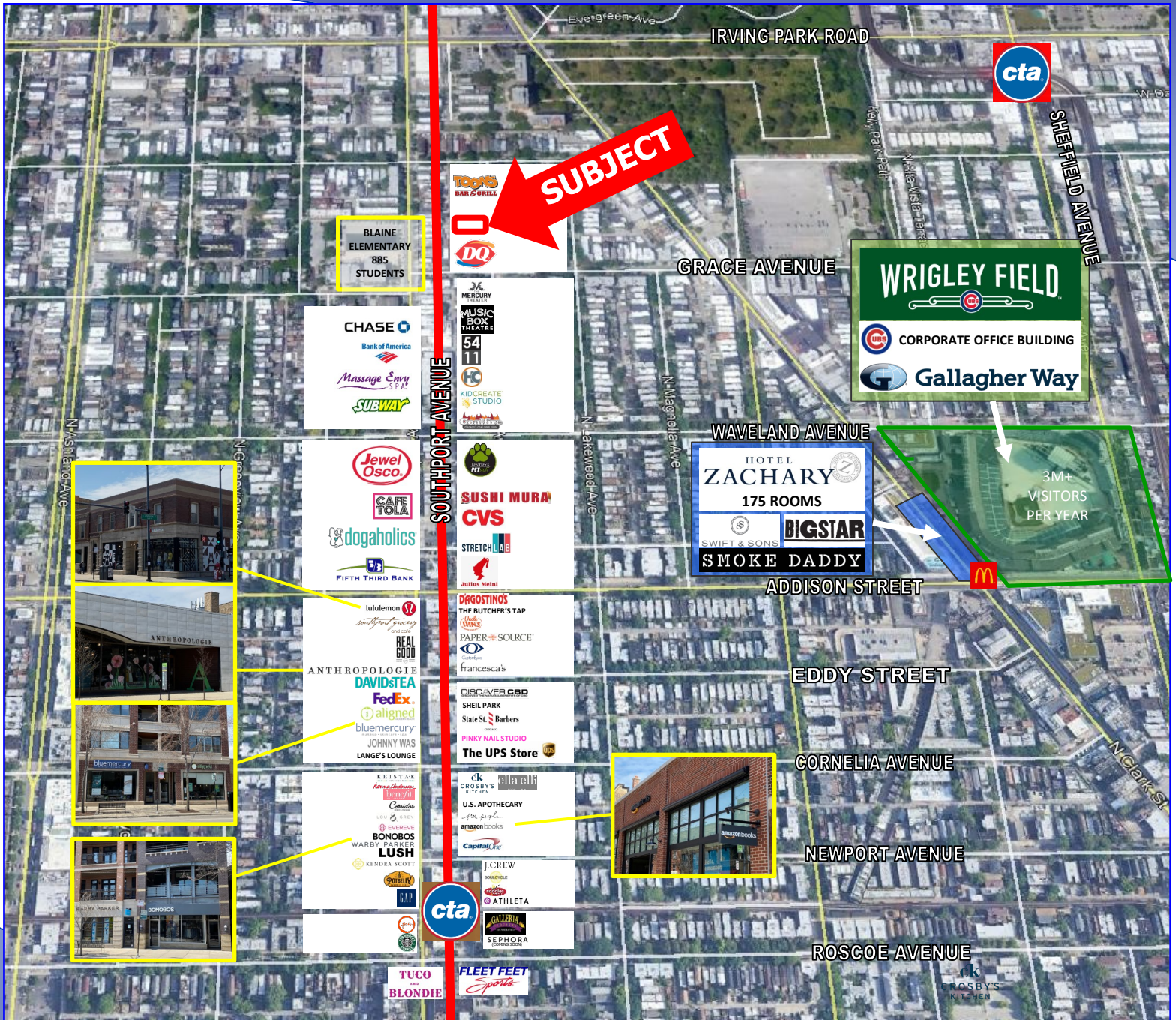
ATTRIBUTES:

- Highly sought after Southport Corridor location
- Ideal uses include medical office, education, kid friendly businesses, or professional office
- Recently remodeled - move in ready
- Surrounded by exceptional demographics - over \$150K avg HH income within 0.25 miles
- Well positioned directly across the street from Blaine Elementary
- Split level floor plan (first and lower) with elevator
- Southport is filled with local charm and provides a strong "neighborhood feel"
- Easily accessible with ample street parking and close proximity to Brown and Red Lines.



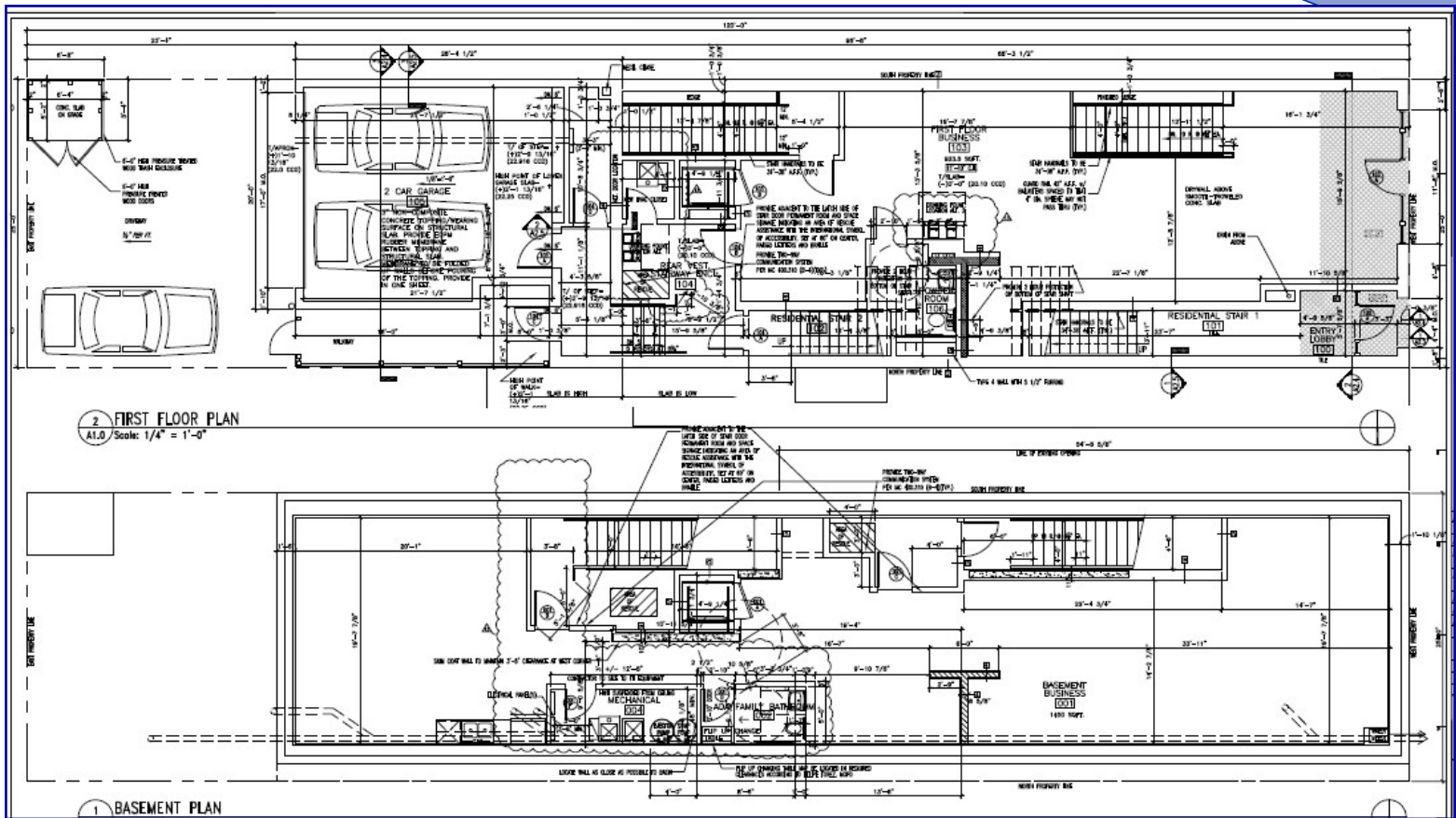
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MARKET AERIAL 3827 NORTH SOUTHPORT



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FLOOR PLAN 3827 NORTH SOUTHPORT



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