



## PRIME RETAIL SPACE IN EAST IRVING PARK

### PROPERTY INFORMATION

- Brand new construction building; move-in ready.
- Street front visibility on a major corridor.
- 2,000 SF ground level retail with open plan in pristine condition.
- Flexible space usage; good for boutique retail (apparel, specialty goods), café/quick service (no hood), salon/spa, wellness, light showroom.
- Space includes ADA compliant bathrooms and ample closet storage.
- High ceilings, ample natural light.
- Two (2) interior parking spaces available (to be negotiated separately.)

### ZONED

C2-3

### ALDERMAN/WARD

Rossana Rodriguez Sanchez/33

### AREA INFORMATION

- Situated in the vibrant Irving Park / California Park corridor of Chicago.
- Irving Park Road is well travelled, providing strong visibility and customer awareness.
- The parcel is positioned for ease of access by both vehicular and public transportation, offering potential for high foot- and drive-by traffic.
- Area tenants include Smoque BBQ, Portillos, Iced; Immediate area tenants include Chess Club Coffee, Cafe Beograd, Raisu, Fuller's Pub.

**RATE UPON REQUEST**

### JAMES SCULLY

847.910.9246

jameswscully@atproperties.com

### MICHAEL WEBER

312.953.2193

mweber@atproperties.com

### IAN FEINERMAN

773.802.2543

ianfeinerman@atproperties.com



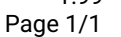
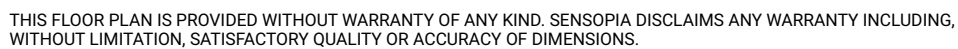






**TOTAL AREA:** 1994.97 sq ft • **LIVING AREA:** 1994.97 sq ft • **FLOORS:** 1 • **ROOMS:** 5

**TOTAL AREA:** 1994.97 sq ft • **LIVING AREA:** 1994.97 sq ft • **ROOMS:** 5







## Irving Park

As the saying goes, “If you want something done right, do it yourself.” Irving Park has a long history of doing just that.

Residents started their own park district and amateur baseball team and struck a deal with the railroad to build a station. The park district ultimately merged with the city and the Irving Park White Sox are no longer there. The station still stands today.

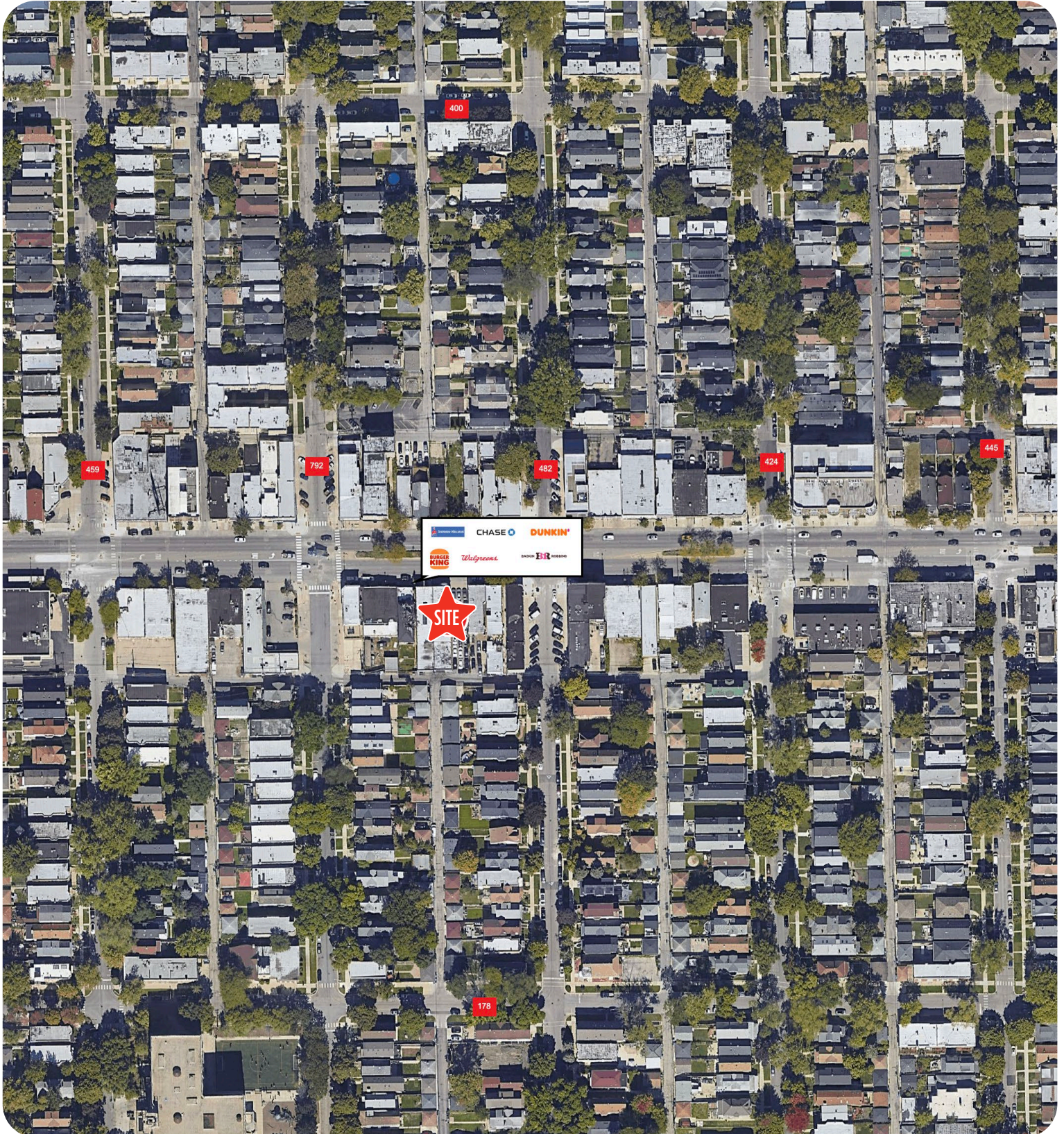
Irving Park’s rich history is evident in its parks, manicured neighborhoods, and historic homes. Independence Park is one of the neighborhood’s first and one of the city’s finest parks, and is home to parades, sports events, and concerts.

There are beautifully-restored homes and others waiting to be renovated to their previous grandeur. The majority are single-family homes, some converted to duplexes, and apartments, providing plenty of options to fit different lifestyles and budgets.

An active historical society has preserved the neighborhood’s history and architecture, with some homes dating back as early as the 1870s, including old Victorian mansions and classic Chicago-style two-flats. The Villa District, a pocket of the neighborhood, is on the National Register of Historic Places.

Several restaurants offer a variety of cuisines and opportunities for a night out. There are a handful of theaters and live music lounges, but make no mistake, the neighborhood is not just a happening scene, it’s home.







## AREA DEMOGRAPHICS

### POPULATION ESTIMATE

1 MILE

53,304

3 MILE

547,222

5 MILE

1,192,304

### ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$145,574

3 MILE

\$149,124

5 MILE

\$144,826