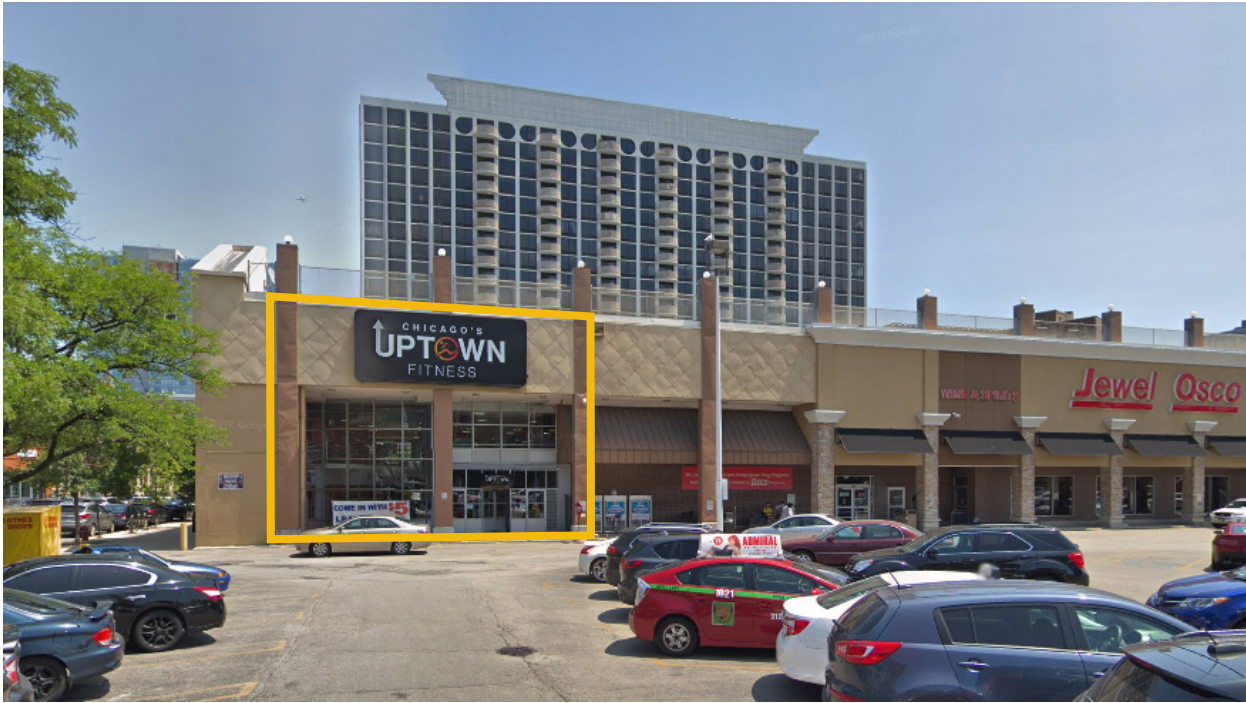


THE MONTROSE - SEC OF MONTROSE & BROADWAY



High Visibility Corner of Grocery Anchored Shopping Center



22K

TWO LEVEL
Square feet available



287

Apartments



215'

Montrose Avenue
frontage



PROPERTY DESCRIPTION

Prime corner location in newly renovated 287 unit Uptown apartment building, The Montrose. Floor-to-ceiling windows creates an open and modern feel to this high-visibility corner. Adjacent to Jewel-Osco and surrounded by residential.

AVAILABLE SPACE

First Floor:
11,425 sf (Divisible)

Second Floor:
11,166 sf

DEMOGRAPHICS

	1/2 MILE	1 MILE	2 MILE
POPULATION	24,407	72,916	217,034
AVERAGE HH INCOME	\$81,700	\$94,439	\$115,243
DAYTIME POPULATION	21,377	62,658	196,486



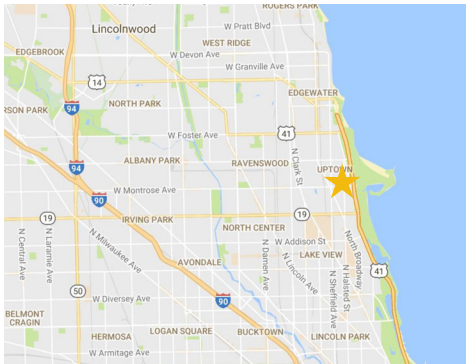
\$94K

Household income in a
one-mile radius



62K

Daytime population in a
one-mile radius



AREA RETAILERS



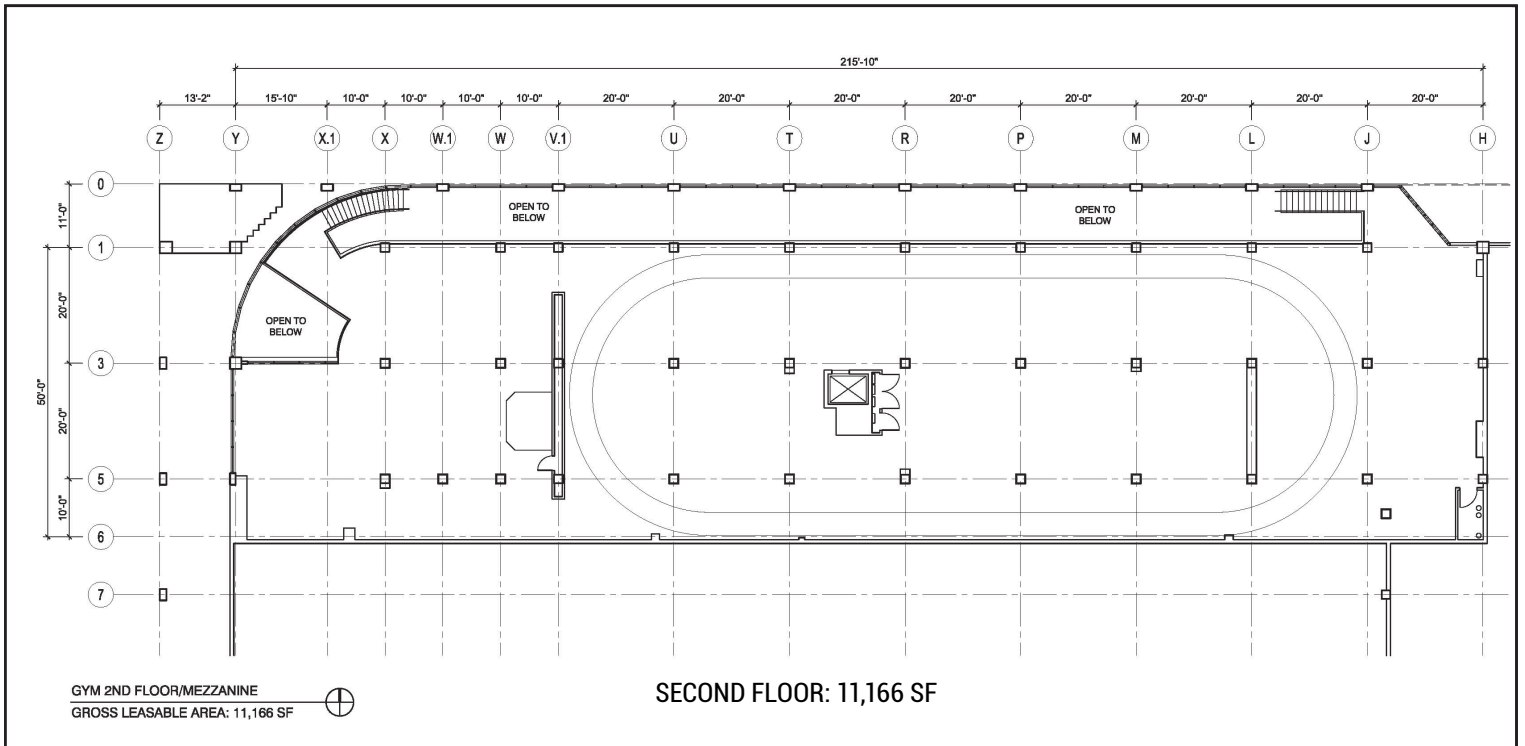
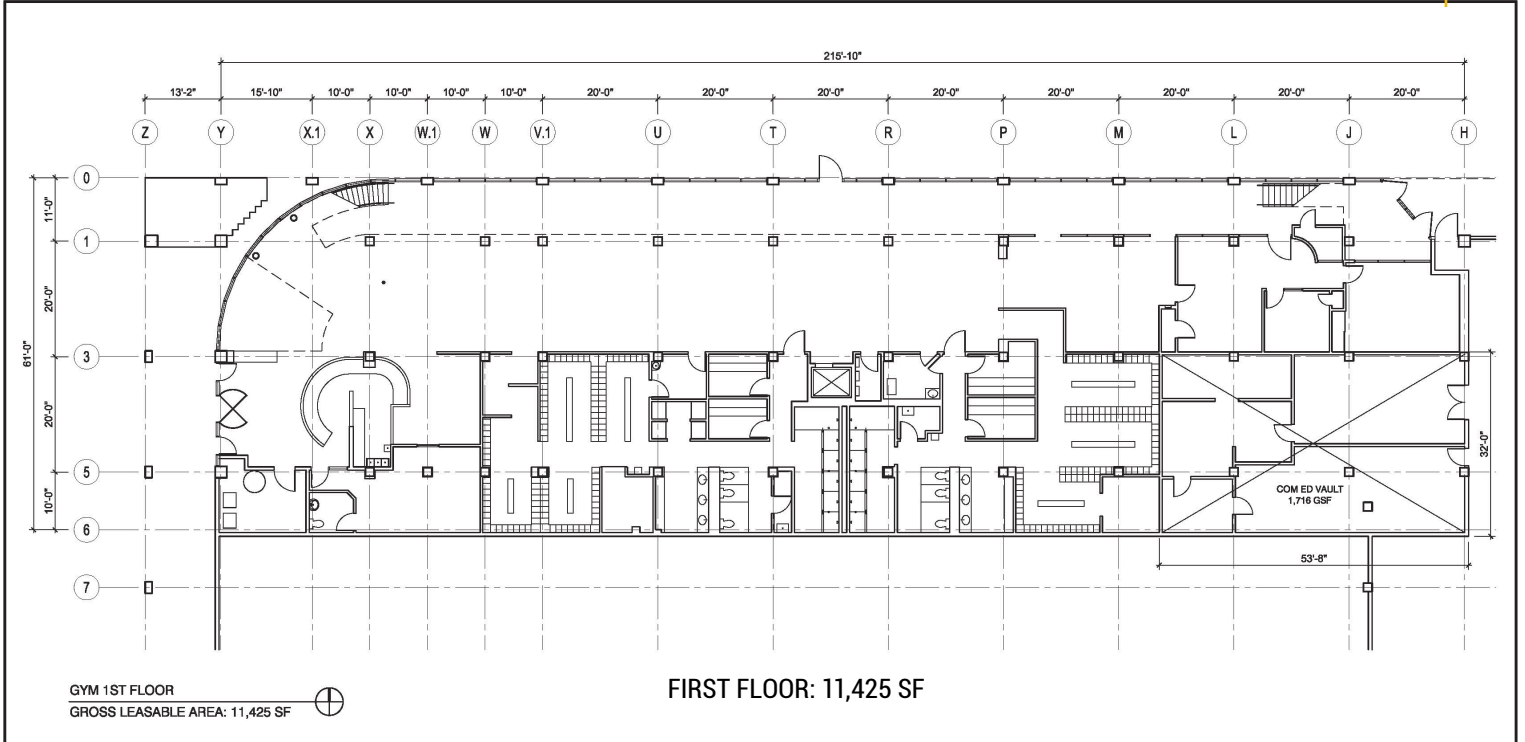
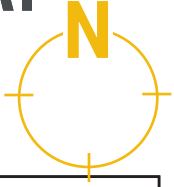
24.7K

VPD combined on
Montrose & Broadway

EXCLUSIVE AGENTS

Jason Gustavson 312/372-2688
jason@stonerealestate.com

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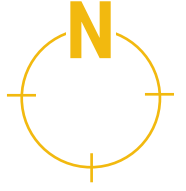
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