



1ST FLOOR RETAIL SPACE IN BELMONT CRAGIN

PROPERTY INFORMATION

- 1,000 SF ground level space with front and rear rooms.
- New all-glass facade.
- On busy Fullerton Avenue.
- Multiple rooms are excellent for retail or office.
- New vinyl/wood floors create attractive aesthetic.
- Direct proximity to bus station and ample street parking.

ZONED

B3-1

ALDERMAN / WARD

Villegas, Gilbert / 36th

RATE UPON REQUEST

JAMES SCULLY

847.910.9246

jameswscully@atproperties.com

MICHAEL WEBER

312.953.2193

mweber@atproperties.com

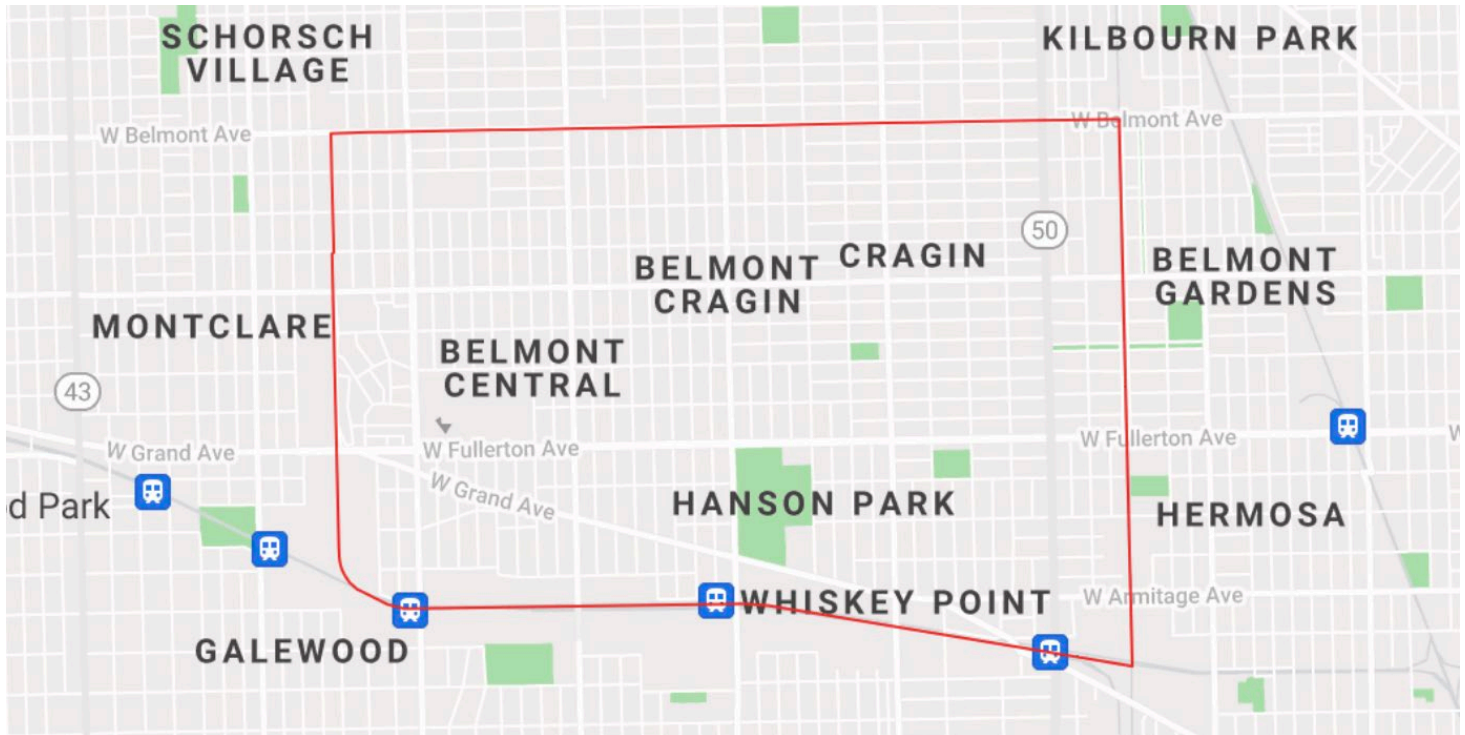
IAN FEINERMAN

773.802.2543

ianfeinerman@atproperties.com







Belmont Cragin

Belmont Cragin is part of the Chicago North Side. Chicago North encompasses numerous affluent and up-and-coming neighborhoods located north of the Loop.

Housing styles in Chicago North include a diverse mix of affordable single-family homes, apartment buildings, town homes, condominiums, contemporary high rises and multi-million dollar homes within walking distance to the lake.

The Chicago Public School District offers students a number of highly regarded public schools, including the award-winning Walter Payton College Prep School. The area is easily accessible by car thanks to the Kennedy Expressway and Lake Shore Drive. There are also dozens of CTA Lines and Metra railways, including the Union Pacific North Line and the Union Pacific Northwest Line, providing transportation to and from downtown Chicago and the north and northwest suburbs.

Residents within the Chicago North area enjoy quick access to several lakefront parks and beaches, including Oak Street Beach and North Avenue Beach. In addition to world-renowned shopping along the Magnificent Mile, Chicago North features vibrant nightlife and acclaimed restaurants throughout many of its communities. Chicago North is also home to Wrigley Field, one of the oldest major league ballparks in the country.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

59,987

3 MILE

416,671

5 MILE

970,474

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

970,474

3 MILE

\$96,014

5 MILE

\$109,942