

FOR LEASE

PORTAGE SQUARE



4901 W. IRVING PARK ROAD

CHICAGO, IL 60641

PROPERTY FEATURES:

- Multiple 2nd floor spaces available just off Portage Park's 6 corner intersection
- Highly visible 2nd floor space with large window line facing Irving Park Road
- Fully built out Fitness Center (Retro Fitness) space available - 18,000 SF on 2 floors
- Retro Fitness space anchored by Binny's Beverage Depot
- Large private parking lot behind the building
- Site is within 1 mile of I-90 expressway, CTA Blue Line & 2 Metra Train Lines
- Area Co-tenants include Jewel, Marshalls, Pet Smart
- Two major Developments coming soon to Milwaukee/Cicero/Irving Park corner: The Pointe at Six Corners, and the redevelopment of the former Sears Property

The information provided herein along with any attachment(s) was obtained from sources believed to be reliable, however, Friedman Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy of such information and legal counsel is advised. All information provided is subject to verification and no liability for reliance on such information or errors or omissions is assumed. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2023 Friedman Real Estate. All rights reserved.

FOR MORE INFORMATION PLEASE CONTACT:



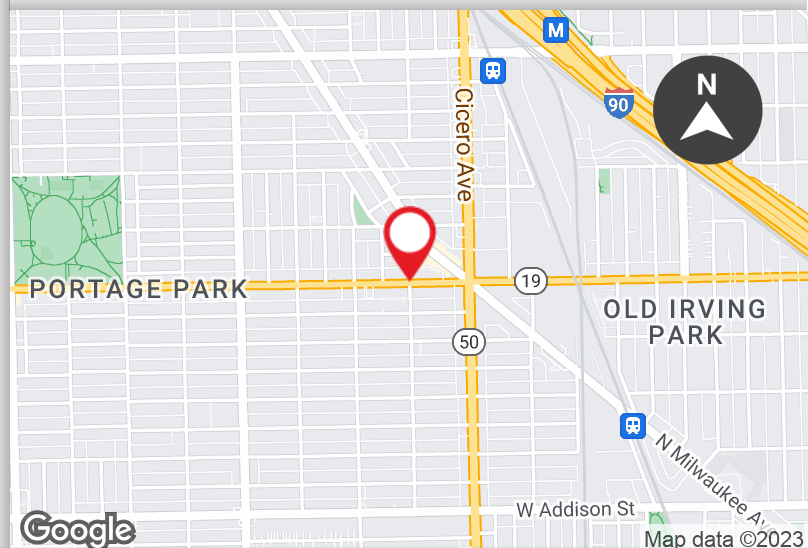
KELLEN DUGGAN
kellen.duggan@freg.com



VICTOR LEWIS
torrey.lewis@freg.com

312.728.1700

eCODE 316



PORTAGE SQUARE LOCATION OVERVIEW



TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
W Irving Park Rd & N Laporte Ave E	28,175
N Milwaukee Ave & W Cuyler Ave NW	11,260
W Irving Park Rd & Alley E	29,235
N Cicero Ave & W Cuyler Ave S	32,612

DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Population	12,935	47,573	110,762
Total Households	4,516	17,100	39,565
Average HH Income	\$66,628	\$67,793	\$64,947

PORTAGE SQUARE RETAILER MAP



Map data © 2022 Google Imagery © 2022, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA/FPAC/GEO