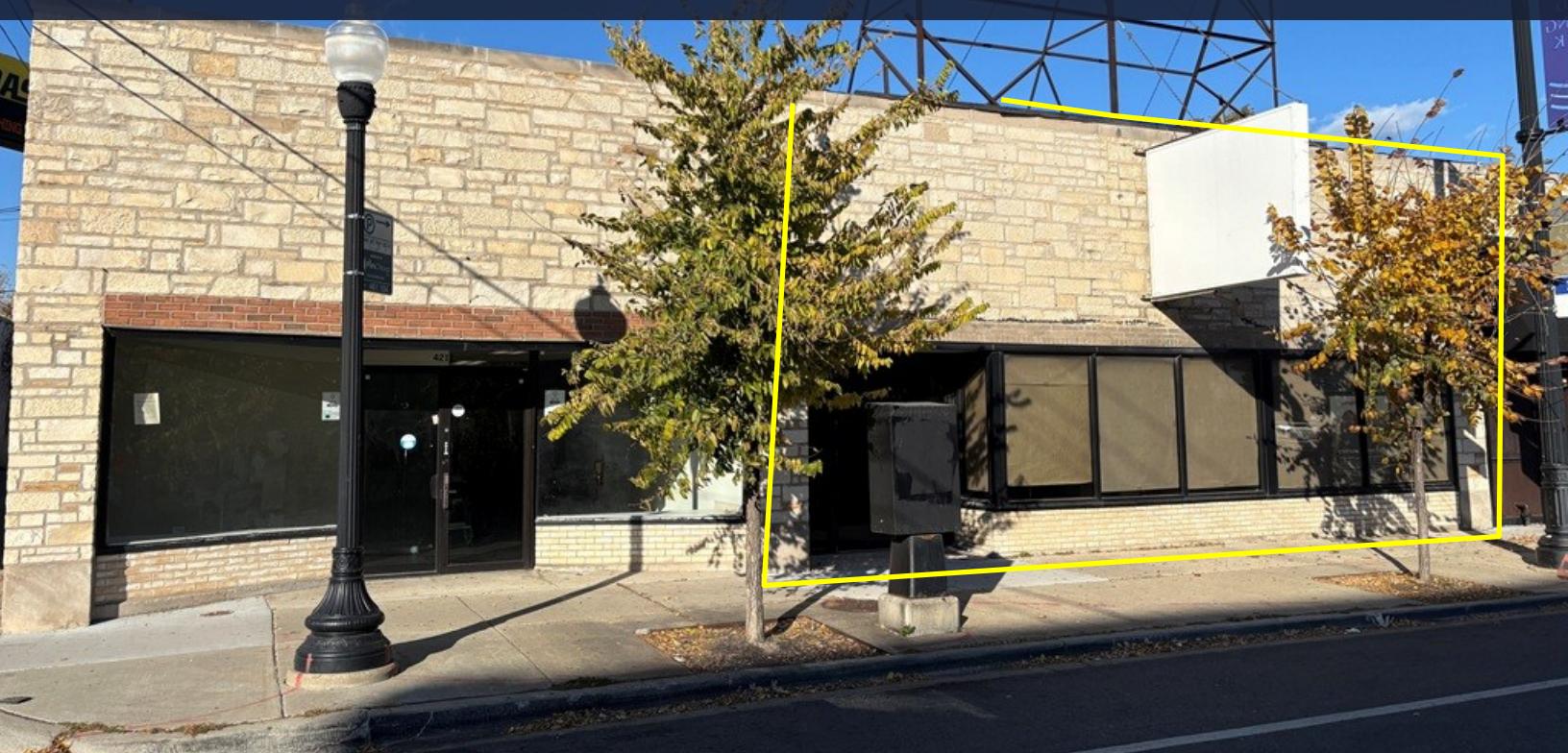


For Lease OFFICE STOREFRONT IN OLD IRVING PARK

4210 W. Irving Park Rd.
Chicago, IL 60641



PROPERTY HIGHLIGHTS

- Existing office space for lease with great window frontage and signage opportunity in Old Irving Park area. Flexible zoning allows for many uses.
- Includes very large open area, fireplace, hardwood floors, 3 spacious private offices, conference room and kitchen.
- Basement area for storage.
- 3 parking spaces in rear.
- Excellent accessibility; 1 block to I-94 walk to Metra, Blue Line and bus stop.

LEASE PRICE: \$3,875
Monthly

LEASE TYPE: Gross

SIZE: 3,000 SF

PARKING: 3 Spaces

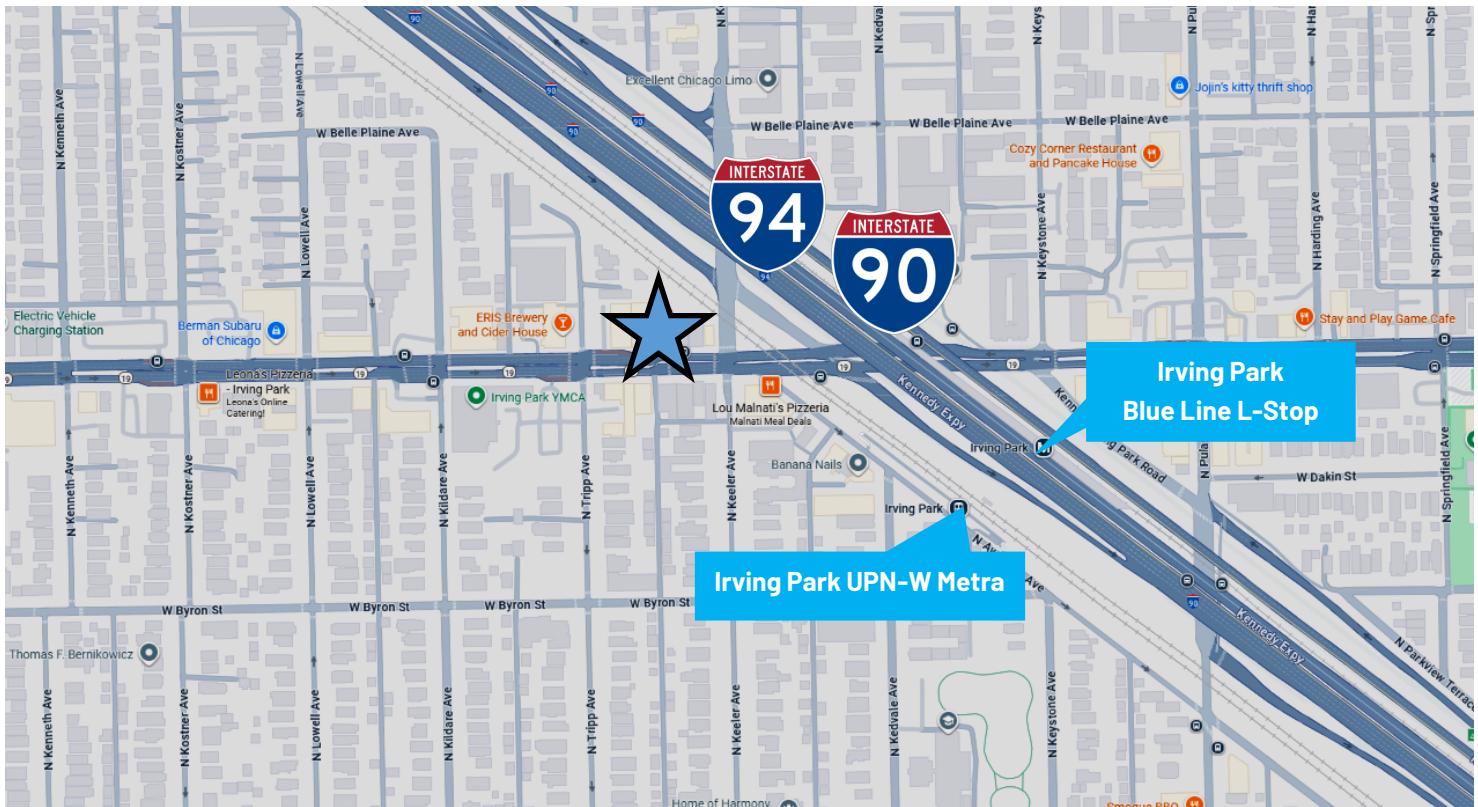
BASEMENT: Yes

ZONING: B3-1

CONTACT Patrick Duffy
773 736 3600 Office
duffy@straussrealty.com

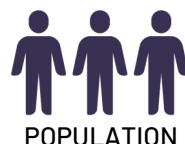
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LOCATION



- Immediate access to I90/94, Metra and EL.
- Bustling commercial district in Old Irving Park.
- Highly visible location on Irving Park Road. Traffic Count: 19,700 vehicles per day.
- Nearby businesses include; Eris Brewery, Irving Park YMCA, Midas Auto Repair, Potbelly, Kumon Math & Learning, Lola's Diner, Lou Malnati, Backlot, Leona's Pizzeria and more.

DEMOGRAPHICS (2024)



POPULATION	1 Mile:	42,235
	2 Mile:	182,236
	3 Miles:	400,931



HOUSEHOLDS	1 Mile:	17,000
	2 Mile:	68,285
	3 Miles:	151,463



AVG HH INCOME	1 Mile:	\$103,488
	2 Miles:	\$98,045
	3 Miles:	\$104,489

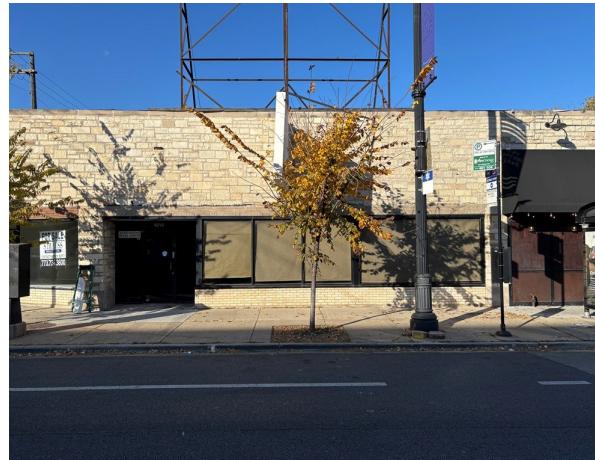
CONTACT

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STRAUSS
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4210 W. Irving Park Rd. Chicago, IL

INTERIOR



CONTACT

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