



### Offering Summary

Lease Rate:	\$22.50/SF NNN
NNN's:	Approx. \$10.00
Building Size:	10,880 SF
Lot Size:	0.72 Acres
Year Built:	2003
Zoning:	B3-2, Cook County
Submarket:	Portage Park
Cross Streets:	Lawrence Ave & Milwaukee Ave
Traffic Count:	~23,000 VPD

### Property Overview

10,880 SF freestanding building with drive-thru for lease at the SE corner of the signalized intersection at Lawrence Avenue & Milwaukee Avenue on Chicago's northwest side. Located within Chicago's Portage Park neighborhood, the former CVS Pharmacy provides an opportunity to lease a freestanding building featuring a spacious interior, 18-foot ceiling heights, pylon signage at the signalized intersection (~23,000 VPD), and a 38 space parking lot. The building is conveniently located approximately two (2) blocks west of the Kennedy Expressway (I-90/I-94) and within Portage Park's primary commercial corridor, surrounded by a variety of retail, service oriented businesses, and directly across the street from Copernicus Center, which host local events throughout the year. Additionally, the building is located just blocks from the Jefferson Park Metra Station, which provides direct access to downtown Chicago and O'Hare International Airport. Neighboring retailers include Jewel Osco, Target, Mariano's, Marshalls, Ross Dress For less, PetSmart, Starbucks, Dollar Tree, North Shore Immediate Care, Chipotle, McDonald's, Popeye's among several others.

### Property Highlights

- Rare opportunity to lease a freestanding building with drive-thru in Chicago's Portage Park neighborhood
- Located at the SEC of the signalized intersection of Lawrence Avenue and Milwaukee Avenue, featuring exposure to approximately ~23,000 VPD
- The building features 18-foot ceiling heights, an existing drive-thru lane, a parking lot totaling 38-surface level spaces and a spacious interior flexible for Tenant build-outs

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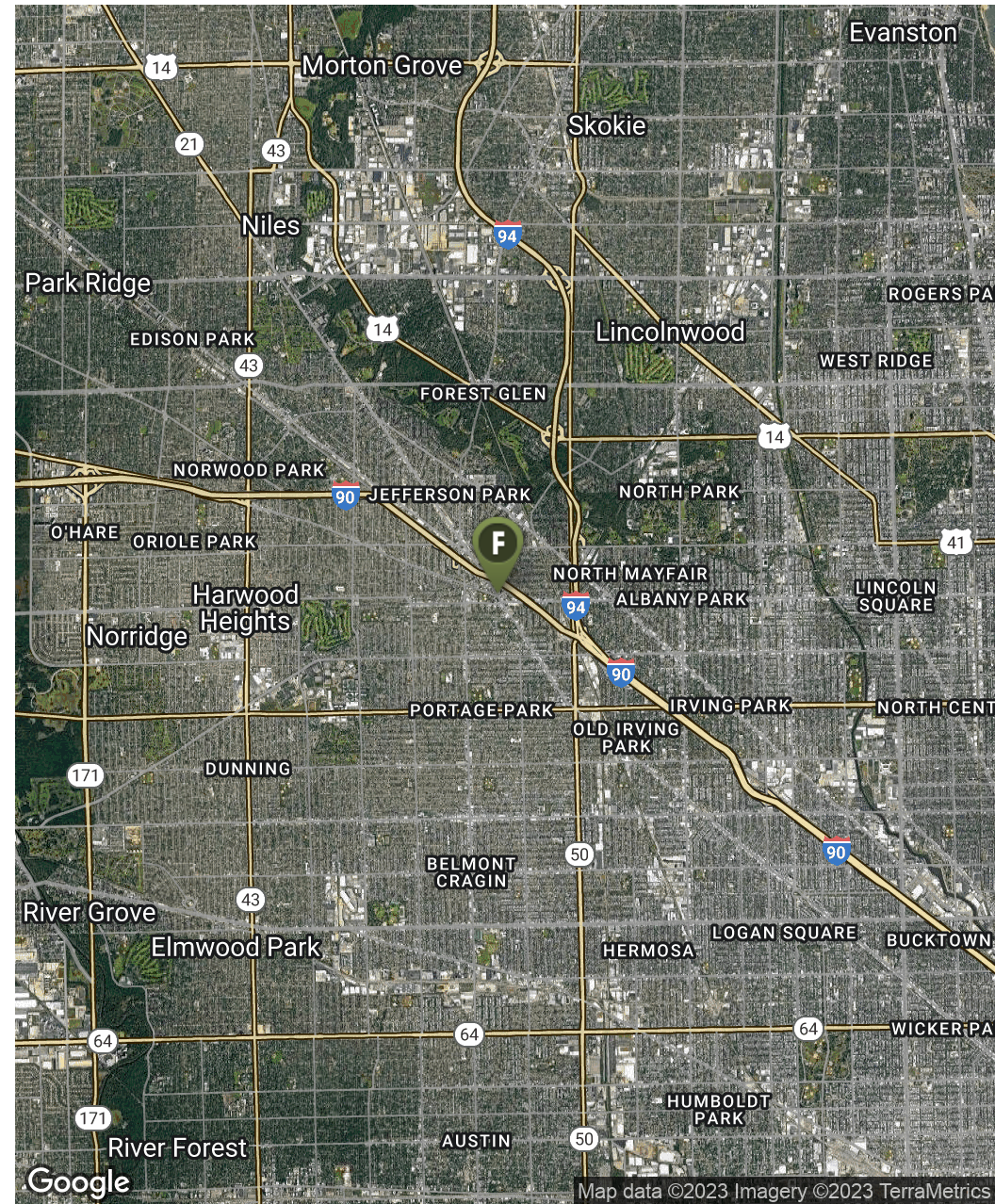
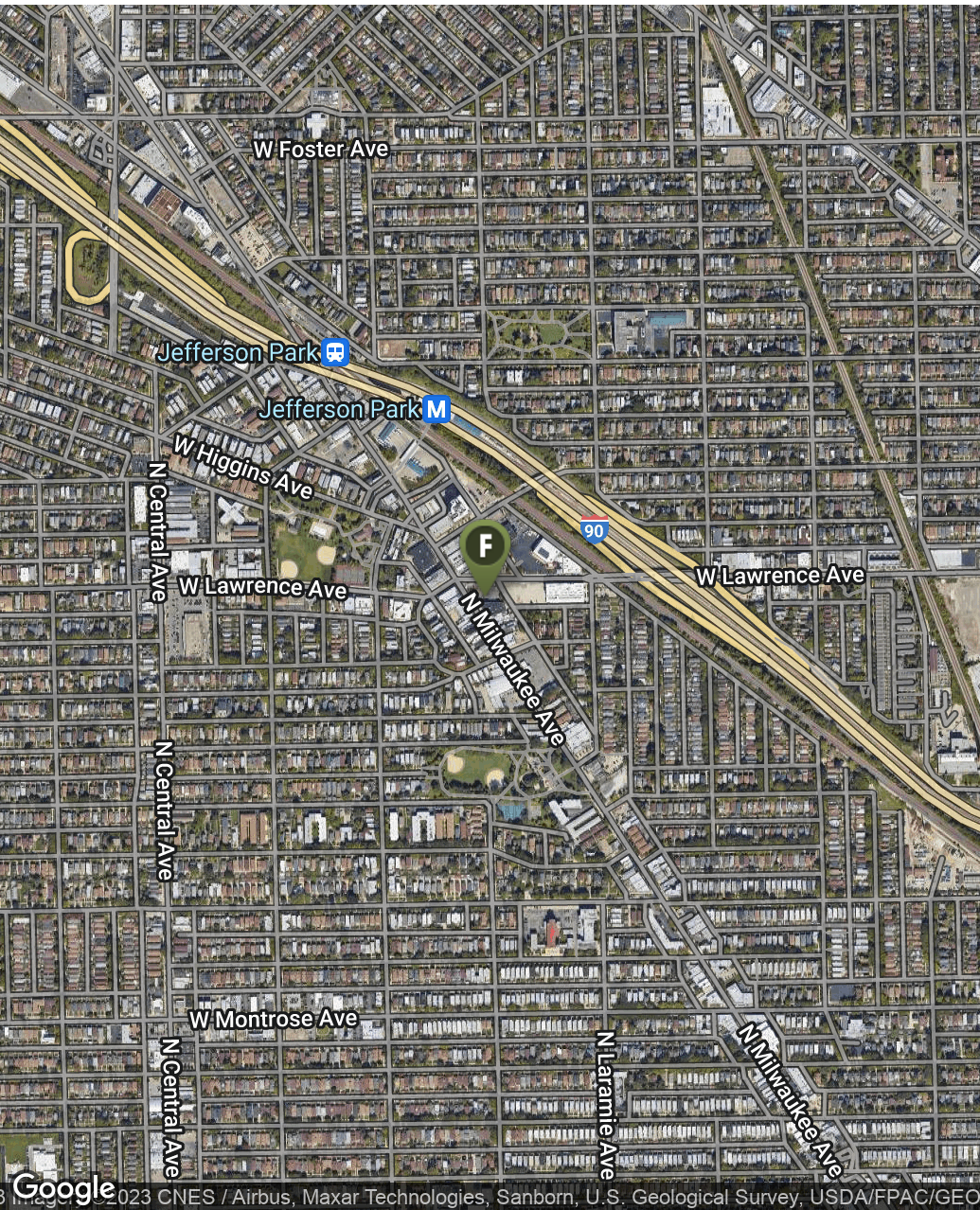
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Population	1 Mile	3 Miles	5 Miles
Total Population	42,579	363,264	977,188
Average Age	40.2	38.4	37.7
Average Age (Male)	39.0	37.6	37.1
Average Age (Female)	41.2	39.4	38.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	17,569	139,136	387,875
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$86,858	\$88,116	\$92,882
Average House Value	\$316,414	\$329,934	\$342,799

\* Demographic data derived from 2020 ACS - US Census



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