

Retail Property For Lease

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SAKO'S BARBER SHOP  
BARBER SHOP

STREET CLEANING  
NO PARKING  
TAM-8AM  
TUESDAYS  
APRIL 1 - OCT 31  
TOW ZONE

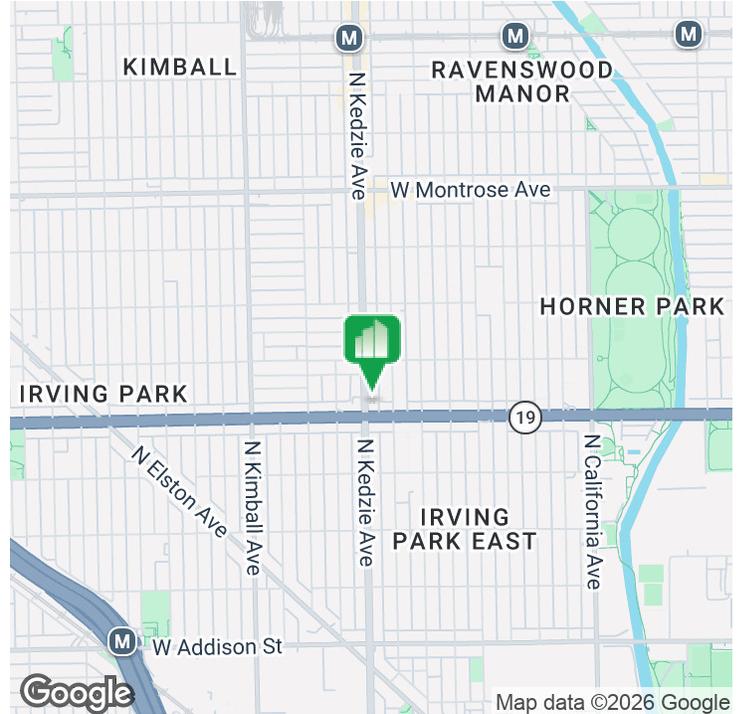
NO PARKING  
TOW ZONE  
2-2  
3-2  
4-2

# IRVING PARK RETAIL STOREFRONT FOR LEASE

3152 W IRVING PARK RD., UNIT #4007, CHICAGO, IL 60618

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## OFFERING SUMMARY

Available SF:	865 SF
Lease Rate:	\$19.00 SF/yr (NNN) \$8.29 PSF Pass-Thru
Lot Size:	0.21 Acres
Year Built:	1918
Building Size:	6,200 SF
Zoning:	B3-1

## PROPERTY OVERVIEW

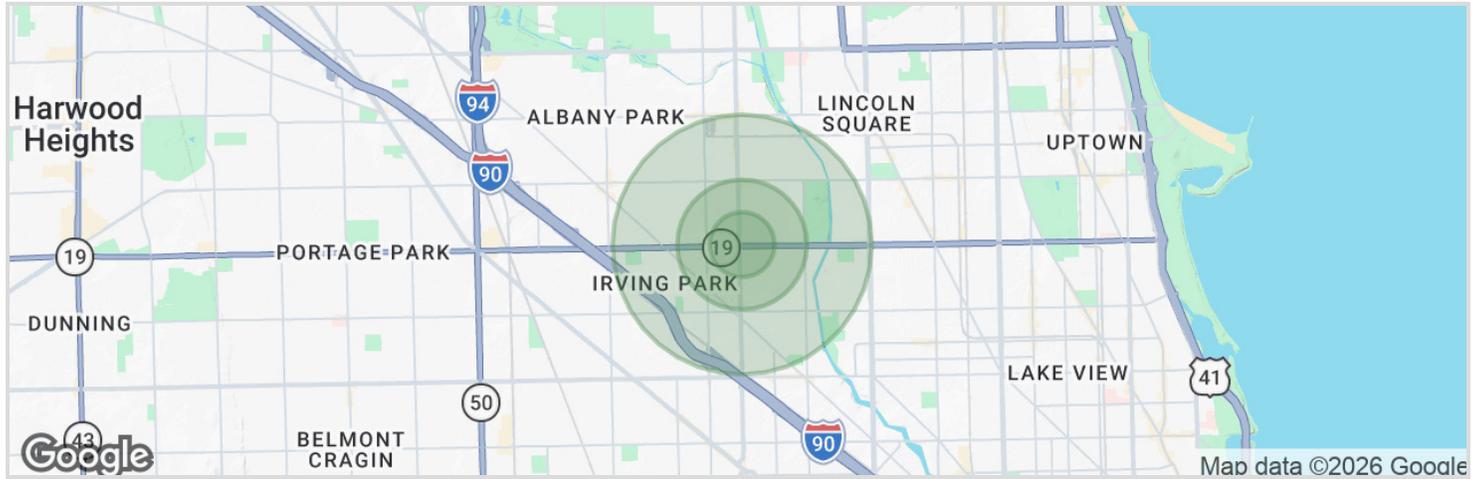
- Retail space for lease near Kedzie Avenue and Irving Park Road signaled intersection in Chicago's Irving Park neighborhood.
- The storefront has visibility to over 45,000 vehicles per day and is located one mile east of the Kennedy Expressway.
- Nearby retailers include Tony's Fresh Market, Jewel Osco, Walgreens, The Home Depot, LA Fitness, Target, and others.

## LOCATION OVERVIEW

Irving Park is a charming Northwest Side community in Chicago that perfectly balances historic character with a welcoming, residential feel. Renowned for its diverse architectural heritage, particularly in Old Irving Park and the landmarked Villa District, the neighborhood features a stunning mix of Victorian homes and Prairie-style bungalows.

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## 1 mile



\$107,109

Median Household Income



5,671

Population



2,077

Households



32.5

Median Age



\$77,926

Median Disposable Income

## 3 miles



\$110,709

Median Household Income



18,836

Population



7,568

Households



35.7

Median Age



\$78,527

Median Disposable Income

## 5 miles



\$122,726

Median Household Income



59,321

Population



24,083

Households



36.3

Median Age



\$72,799

Median Disposable Income