

**FOR LEASE**

## Dollar Tree anchored Center FOR LEASE

**4910-26 N PULASKI ROAD**

Chicago, IL 60630

**PRESENTED BY:**

**ADAM NAPP, CCIM**

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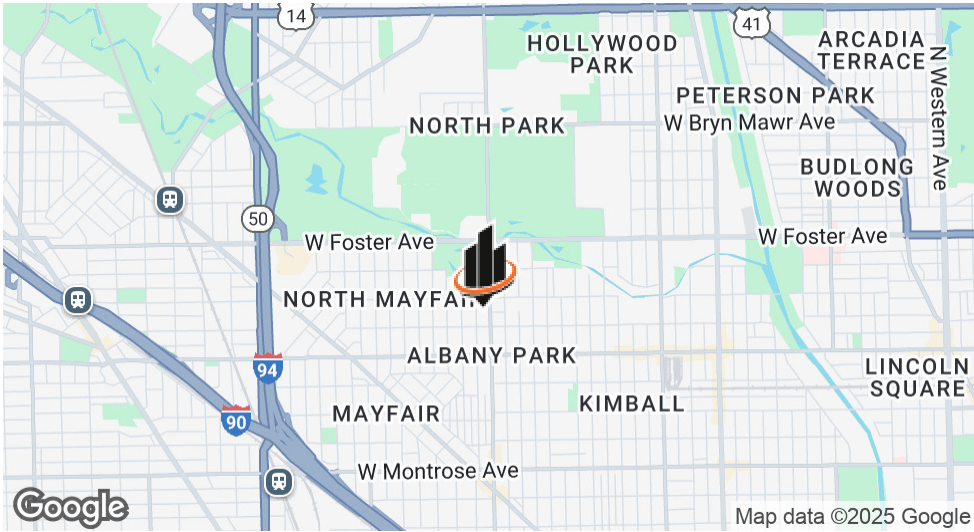
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$23/PSF NNN
AVAILABLE SF:	1,428 SF
PARKING:	17 Spaces
ZONING:	B3-2
PYLON SIGNAGE:	Yes

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to offer 4922 N. Pulaski Road for LEASE. Located on the Northwest side of Chicago in the North Mayfair neighborhood, a subsection of the Albany Park community, the subject building is a neighborhood center anchored by Dollar Tree. It is well-positioned on Pulaski Road just north of Lawrence Avenue, both highly trafficked streets. The space is approximately 1,428 SF and is the perfect small shop space with no columns, high ceilings, shallow depth, and great frontage. The building has a 17-car parking lot. Building and pylon signage is available. The property is zoned B3-2, which is ideal for many uses. Please call advisor for additional information.

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# COMPLETE HIGHLIGHTS

## LOCATION INFORMATION

STREET ADDRESS	4910-26 N Pulaski Road
CITY, STATE, ZIP	Chicago, IL 60630
COUNTY	Cook
MARKET	Chicago
SUB-MARKET	North Mayfair
CROSS-STREETS	Pulaski & Ainslie

## PROPERTY HIGHLIGHTS

- Approximately 1,428 SF For LEASE
- Dollar Tree Anchored Neighborhood Center
- Column-Free, High Ceilings
- Parking Lot (17 Spaces)
- Building and Pylon Signage
- High Traffic Pulaski Road, Near Lawrence Avenue
- Densely Populated North Mayfair Neighborhood



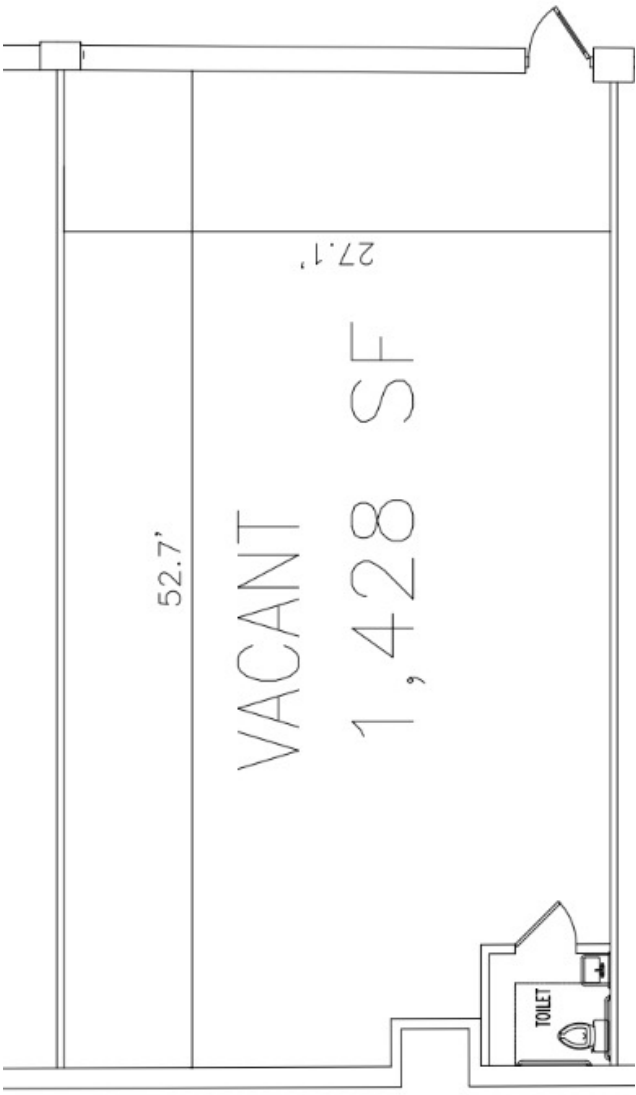
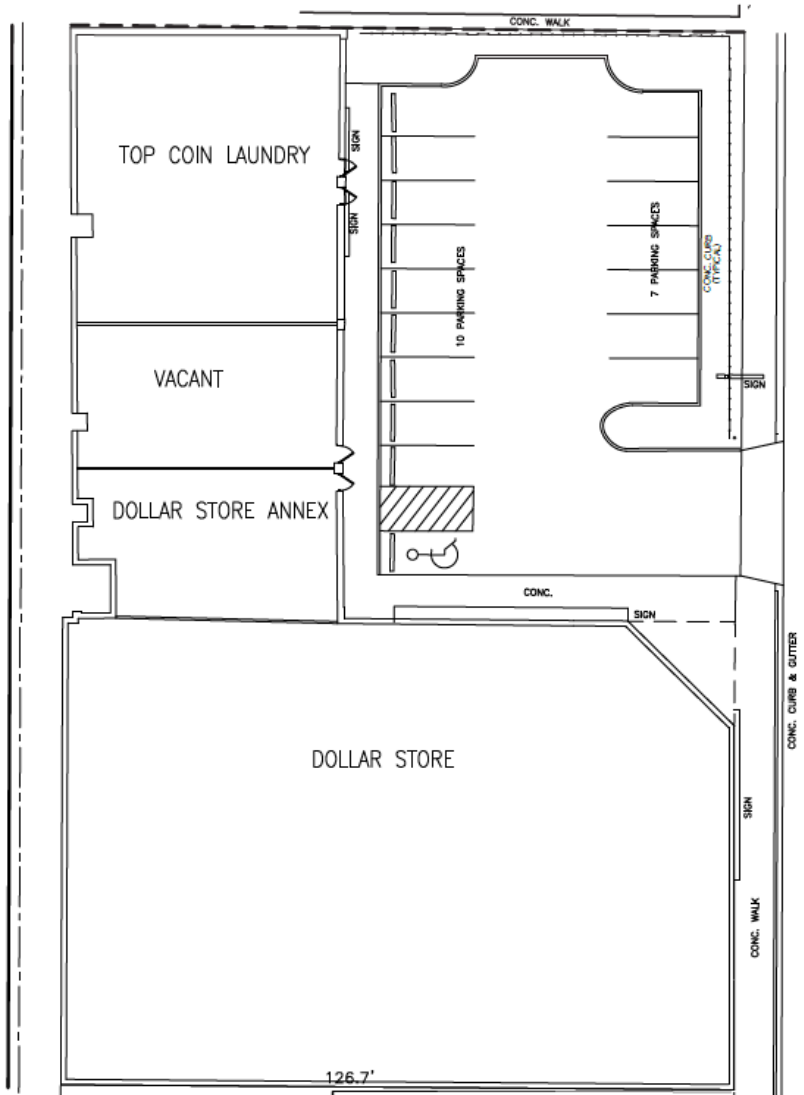
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SITE PLAN AND FLOOR PLAN



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## INTERIOR AND PYLON SIGN PHOTOS



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# RETAIL AERIAL MAP



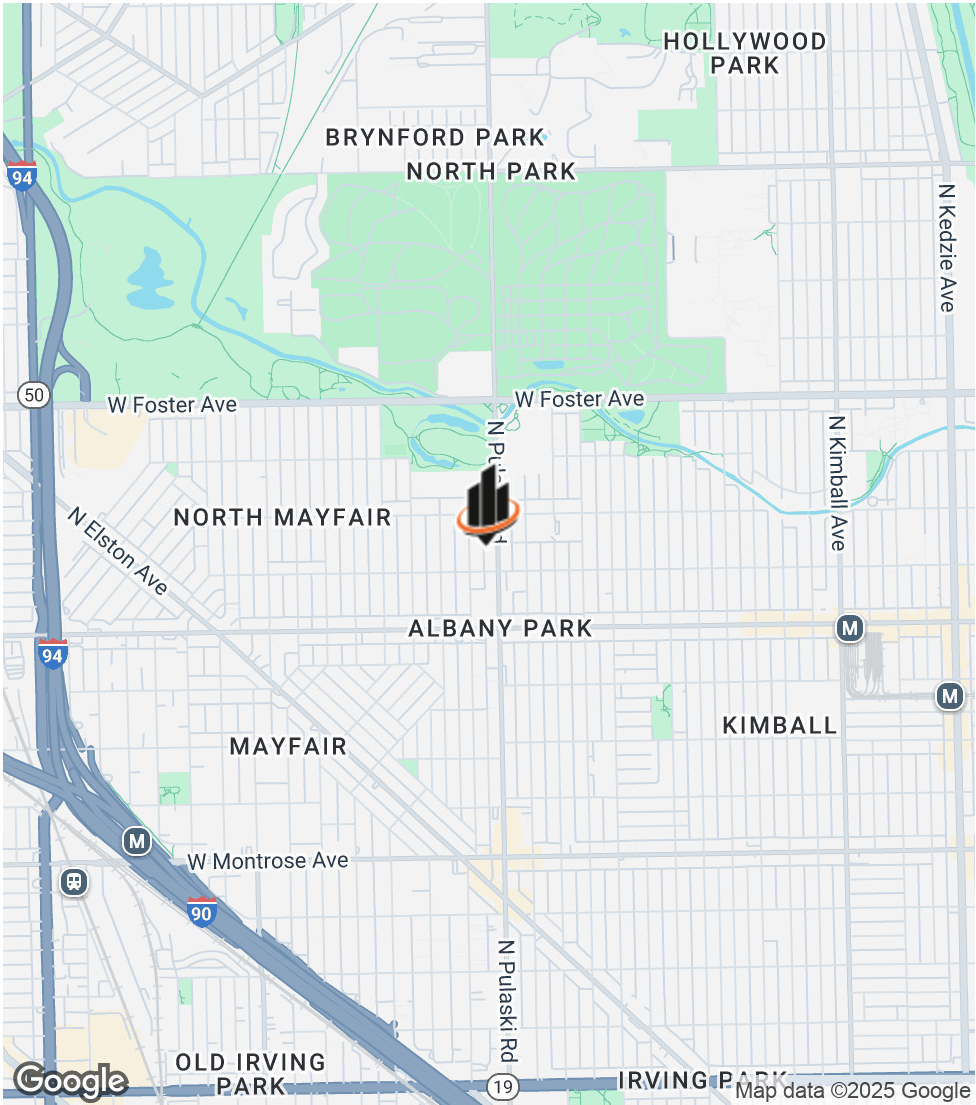
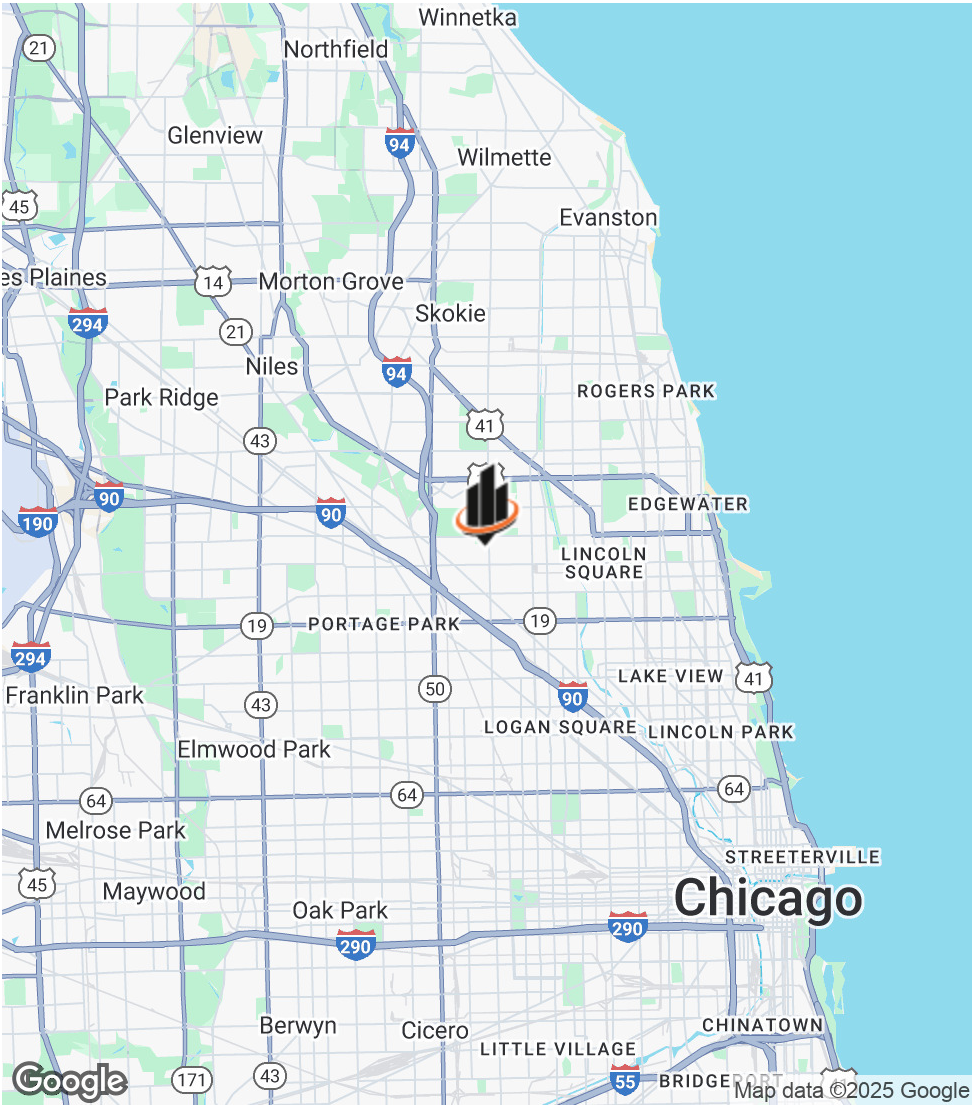
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LOCATION MAPS



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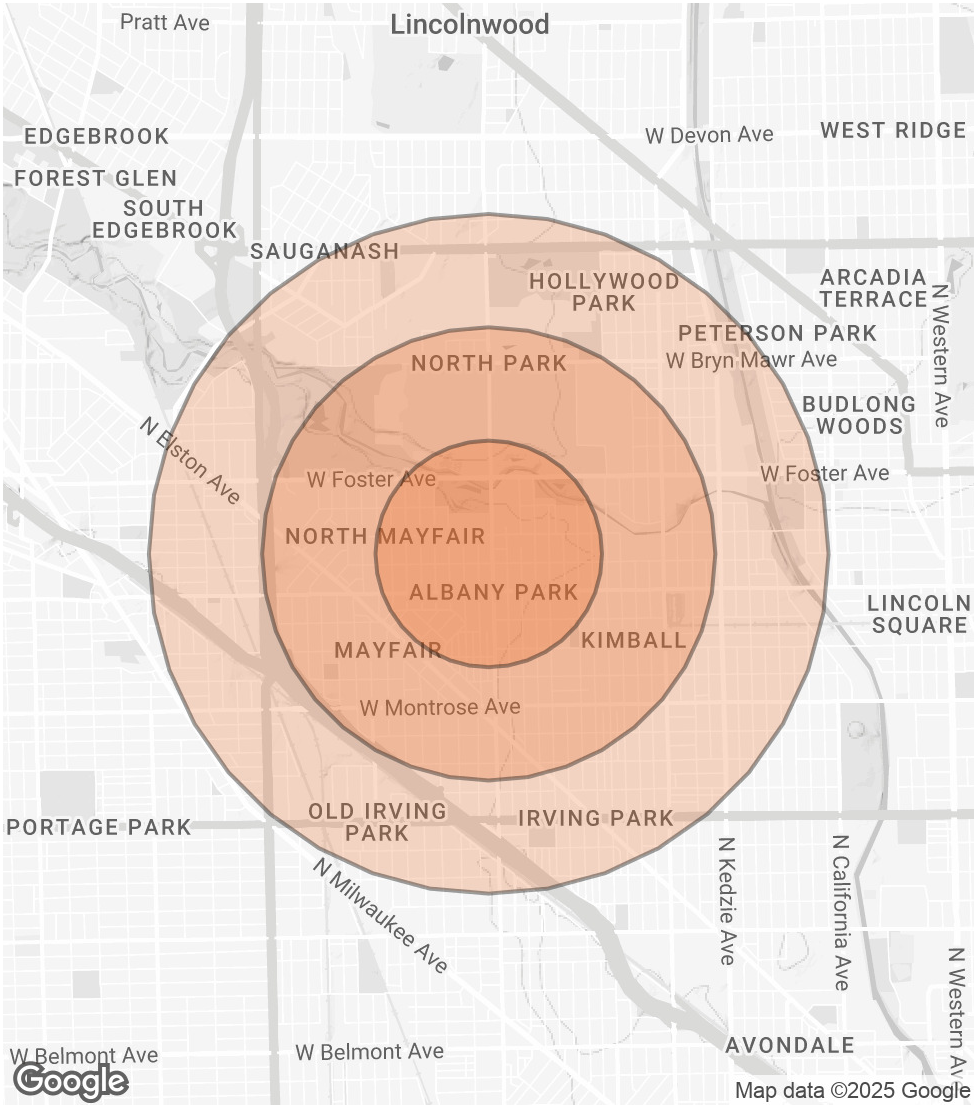


DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	14,737	50,457	97,478
AVERAGE AGE	39	39	39
AVERAGE AGE (MALE)	39	38	39
AVERAGE AGE (FEMALE)	40	39	40

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	5,043	18,783	37,572
# OF PERSONS PER HH	2.9	2.7	2.6
AVERAGE HH INCOME	\$107,555	\$105,128	\$113,997
AVERAGE HOUSE VALUE	\$444,705	\$430,086	\$466,006

Demographics data derived from AlphaMap



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