

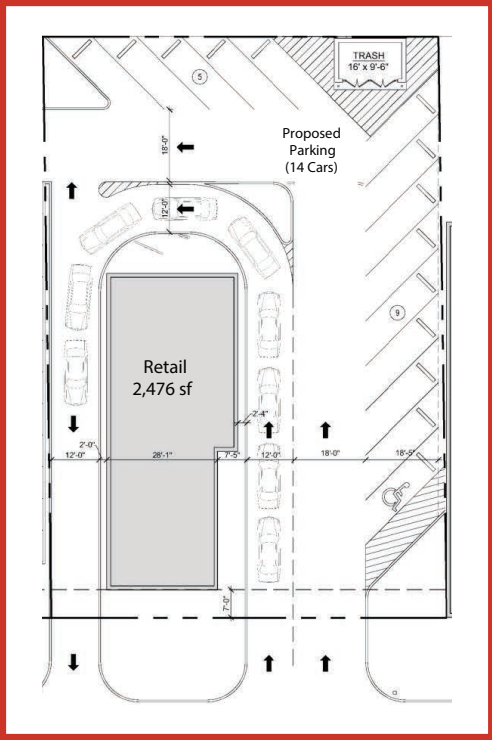
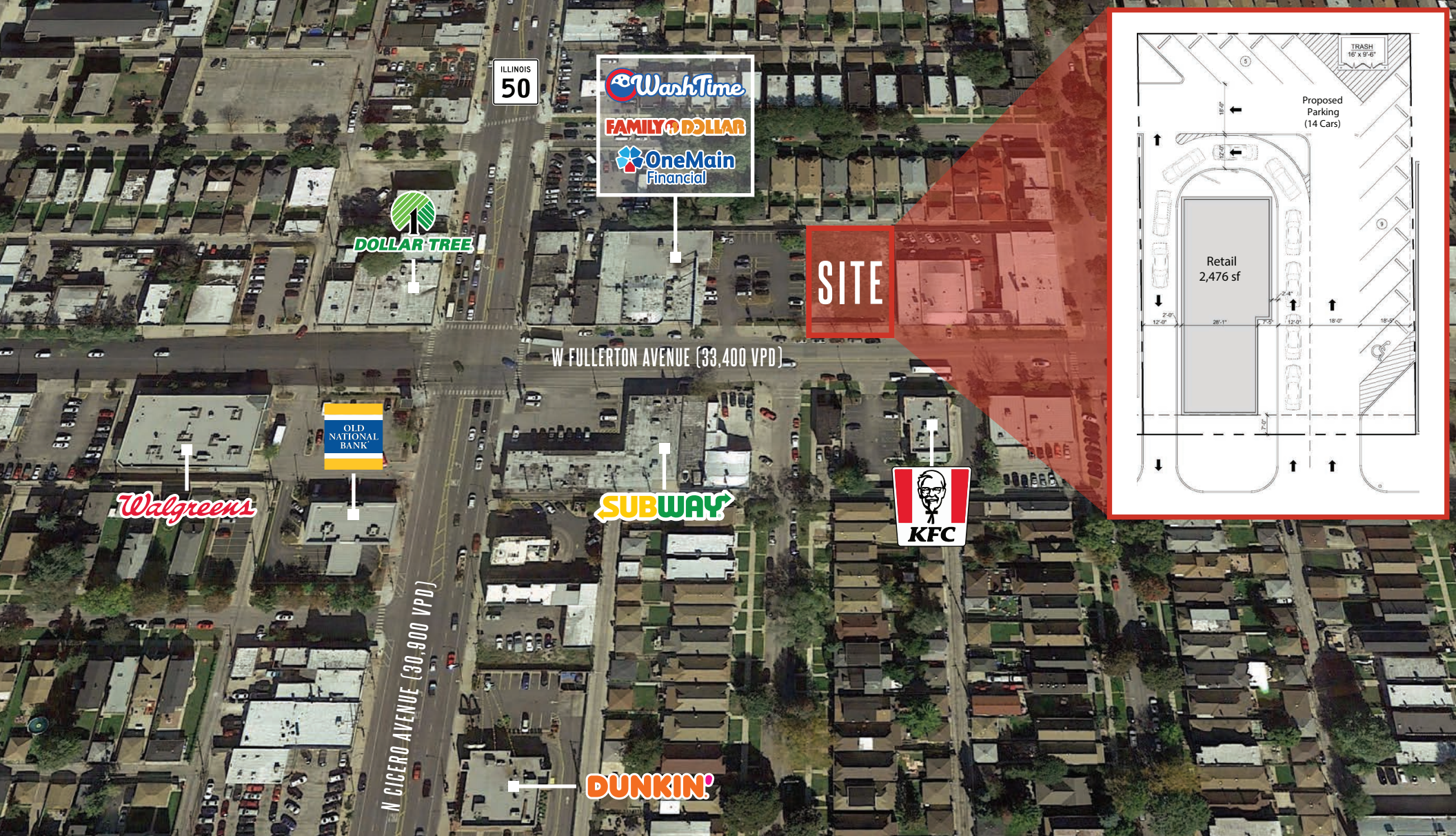
FREESTANDING DRIVE-THRU AVAILABLE 4722 WEST FULLERTON AVENUE

hermosa / chicago, il



MID-AMERICA® URBAN

AVAILABLE NOW



4722 WEST FULLERTON AVENUE

hermosa / chicago, il

SPACE DETAILS

ADDRESS

4722-4748 West Fullerton Avenue

East of Northeast Corner of North Cicero and West Fullerton Avenues

NEIGHBORING RETAILERS



AVAILABILITY

Option A – New construction single or multi-tenant retail up to 8,526 SF with parking

Option B – 2,545 SF freestanding drive-thru with parking

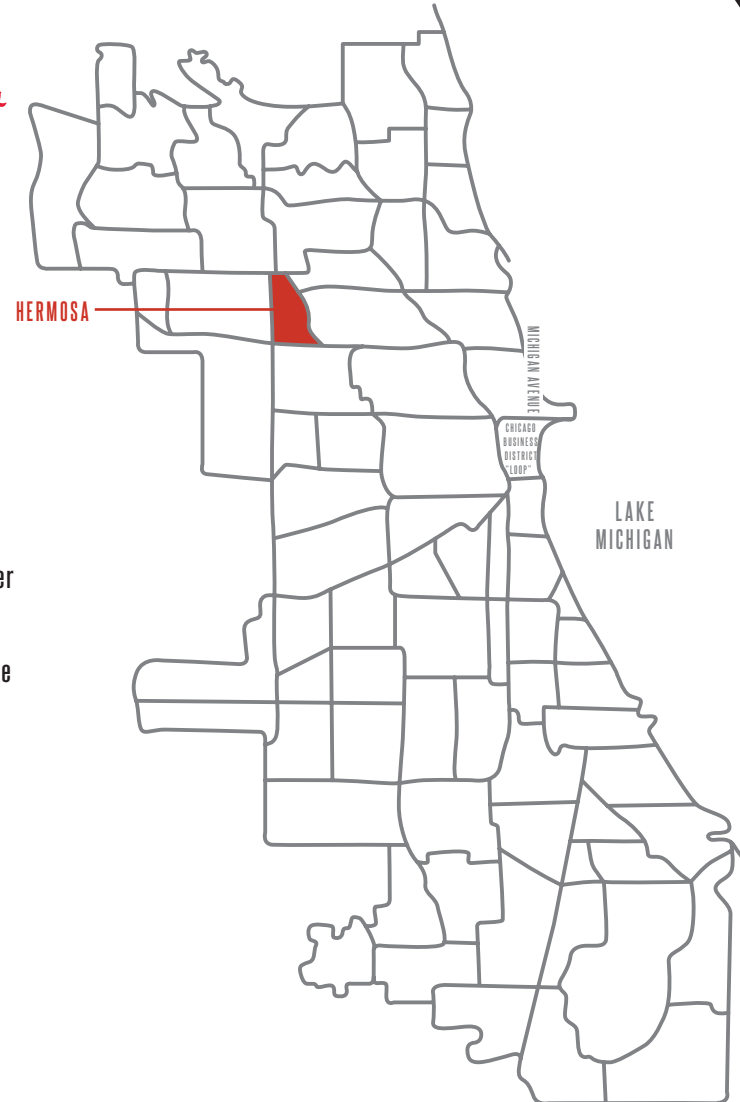
FEATURES

±15,000 SF development site

Build-to-suit or ground lease opportunity adjacent to a fully leased retail center along heavily trafficked Fullerton Avenue (33,000+ VPD) just east of Cicero Avenue (30,000+ VPD)

B1-Zoning, Drive-Thru possible, cross-access to existing center

Site serves surrounding Craigin, Hermosa, and Kelvyn Park neighborhoods with tremendous density in northwest side trade area with 63,751 people in one mile and 146,063 people in 1.5 miles with great ethnic diversity



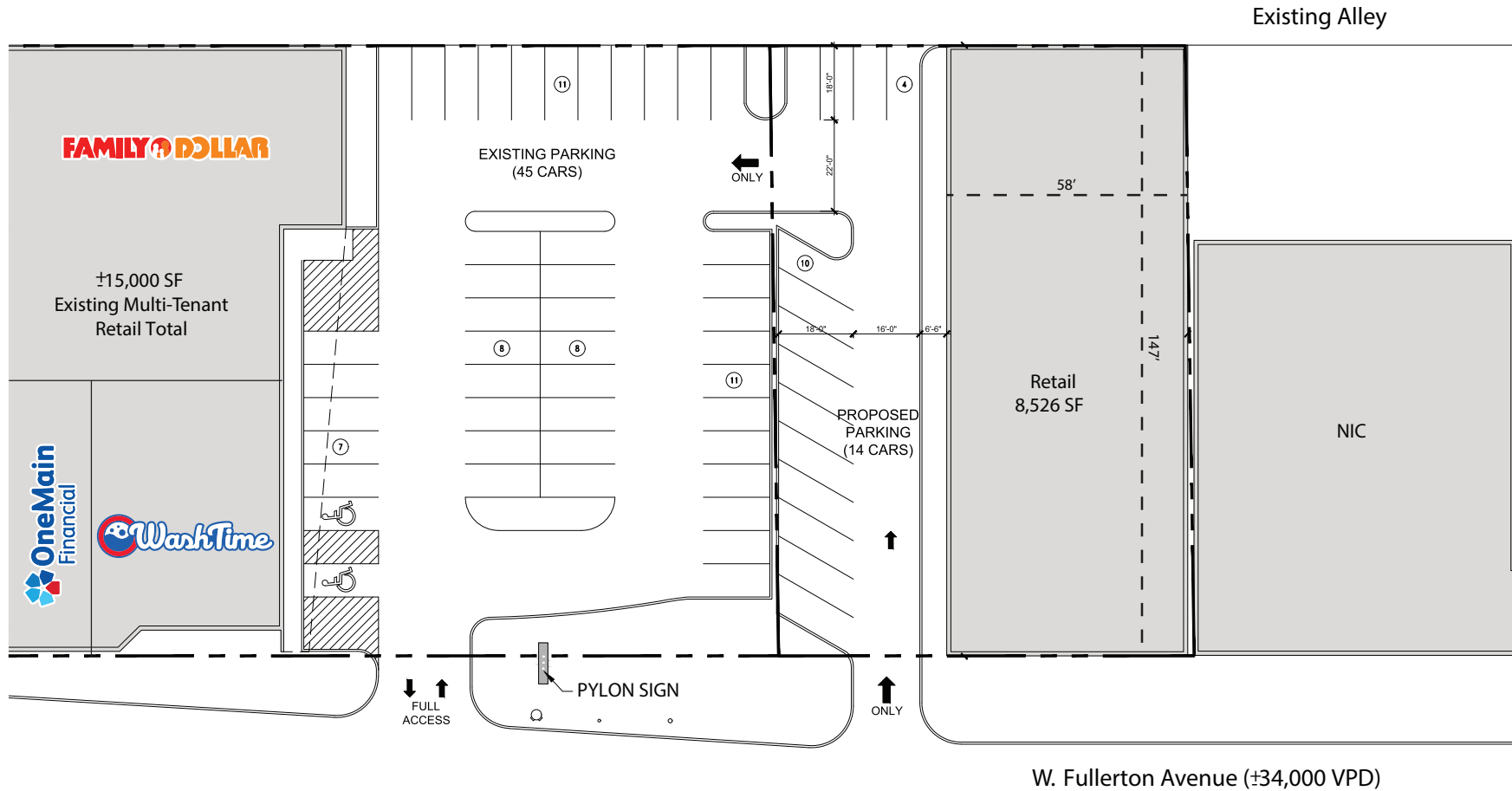
DEMOGRAPHICS

	.5M	1M	1.5M
AVG HOUSEHOLD INCOME	\$56,186	\$57,550	\$58,958
POPULATION	16,711	63,751	146,063
DAYTIME POPULATION	12,024	47,748	106,042

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OPTION A FLOOR PLAN



SPACE DETAILS

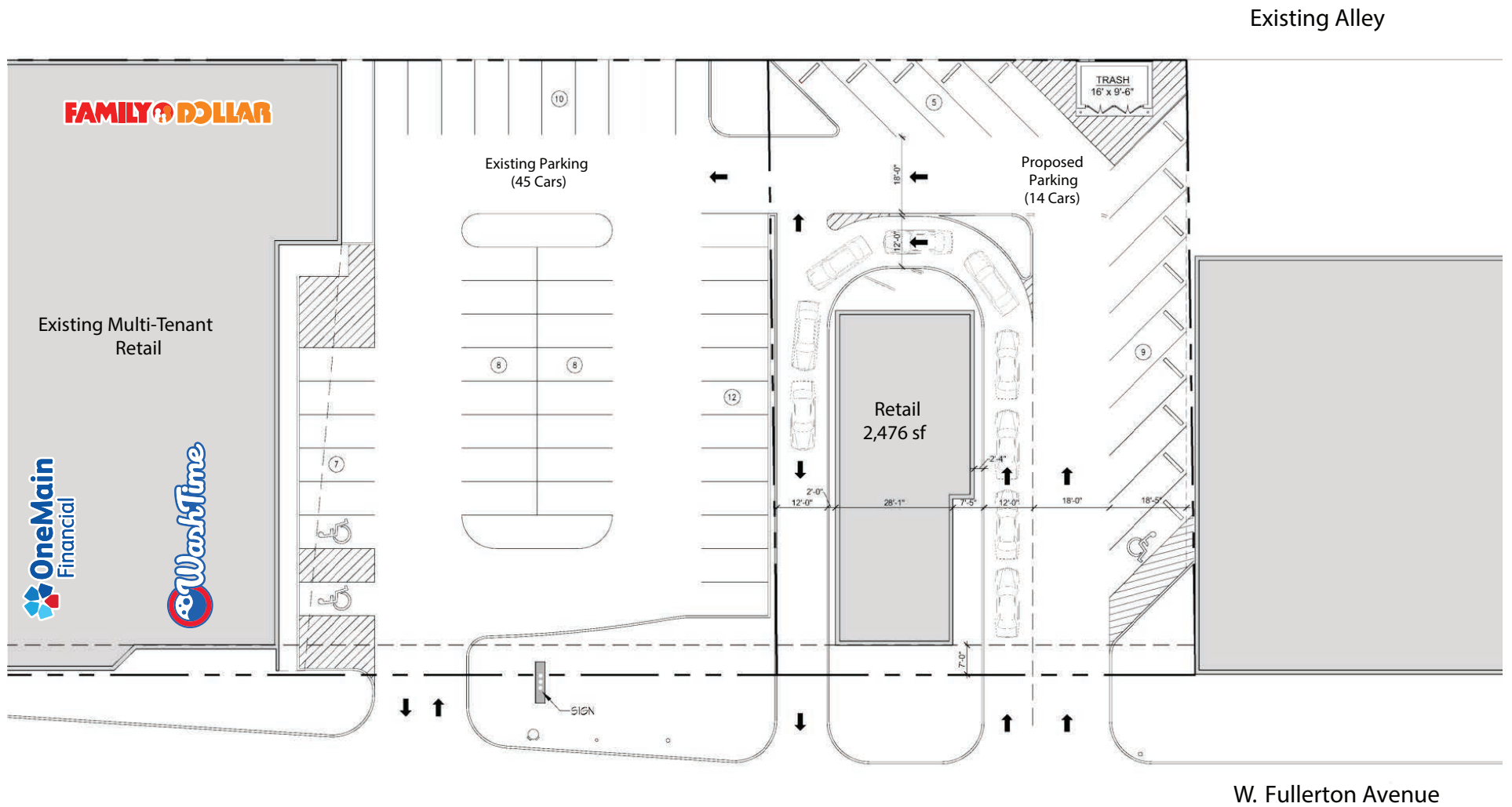
8,526 SF



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OPTION B (WITH DRIVE-THRU) FLOOR PLAN



SPACE DETAILS

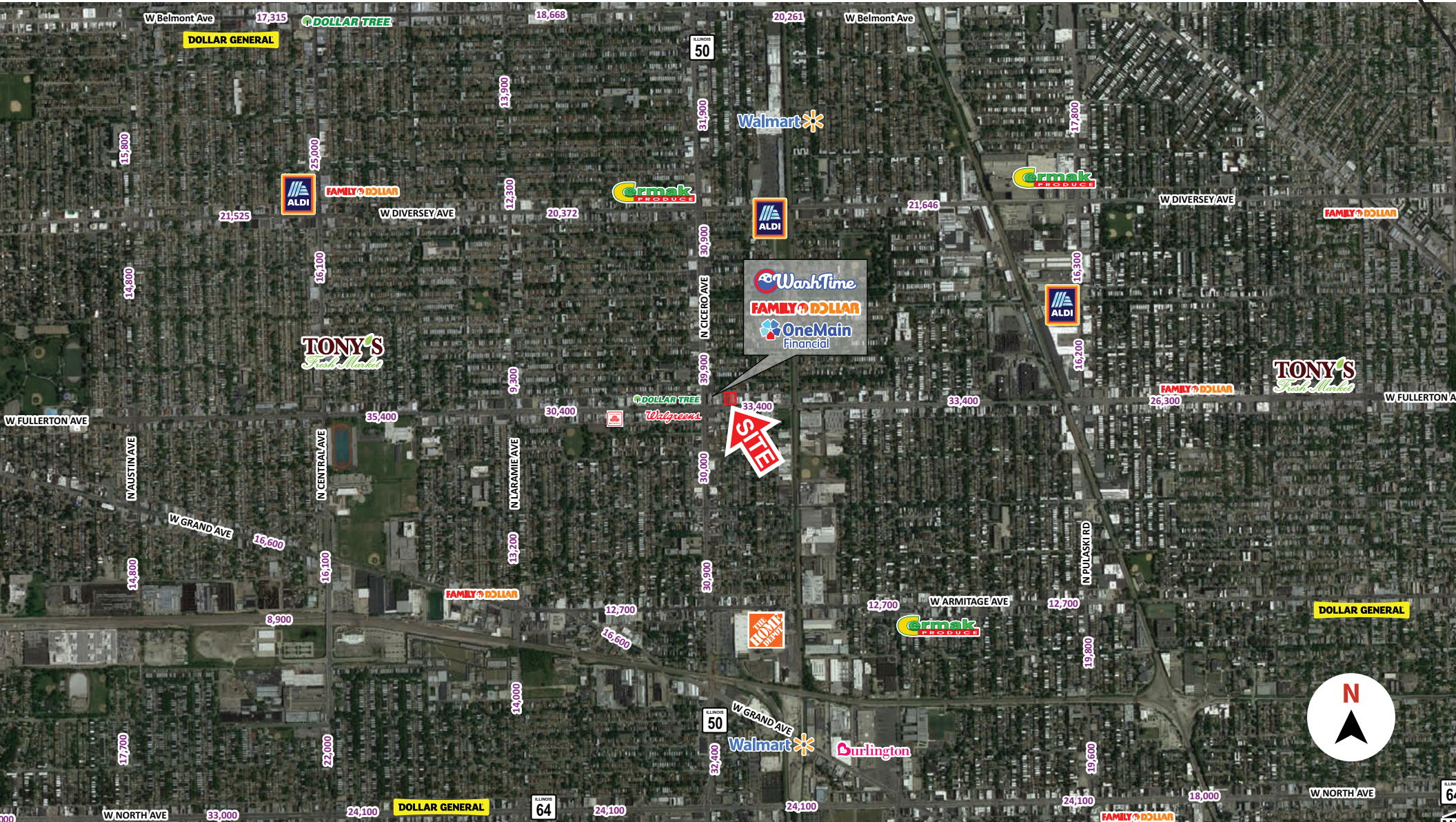
2,476 SF



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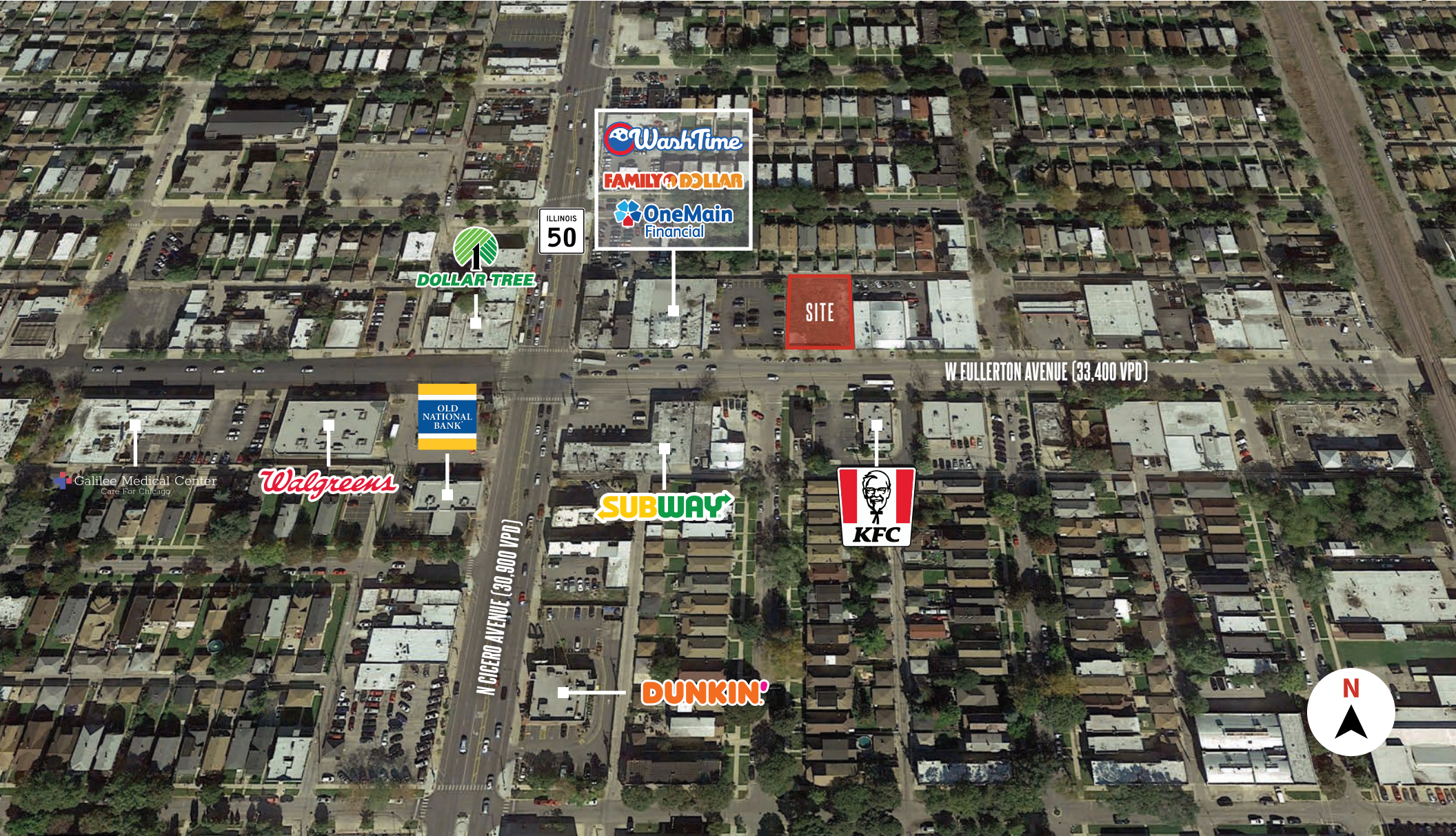
AREA RETAIL AERIAL



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ZOOMED IN AREA RETAIL AERIAL



WashTime
FAMILY DOLLAR
OneMain
Financial

ILLINOIS
50

DOLLAR TREE

SITE

W FULLERTON AVENUE (33,400 VPD)

Galilee Medical Center
Care For Chicago

Walgreens

OLD
NATIONAL
BANK

SUBWAY

KFC

N CICERO AVENUE (30,900 VPD)

DUNKIN'





let's talk. **BIG IDEAS?**

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