



FOR LEASE

1,195sf Available Roscoe Village-North Center

3621-3651 N Western Ave
Chicago, IL 60618

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Executive Summary

Lease Rate:	Negotiable
Taxes:	\$12.28 SF
CAM:	\$5.31 SF
INS:	\$1.30 SF
Available SF	1,195 SF
Year Built	2018
Zoning:	C3 Business/Commercial
Traffic Count:	Western & Addison 59K +

Co-Tenants

- Dave's Hot Chicken
- QDOBA'
- Tropical Smoothie Cafe
- Potbelly
- Jersey Mike's
- Popeye's Chicken
- Dunkin
- Wendy's
- Starbucks

Property Description

For Lease: 1,195 SF retail space available on Western Avenue located in the Roscoe Village/North Center area. Join new tenant Qdoba! Other co-tenant's include Dave's Hot Chicken, Tropical Smoothie Cafe, Northwestern Medicine, ATI Physical Therapy, and more. Located across from Lane Tech High School, enjoy a mix from dailey commuters, local residents, and 5,000+ students with open campus. Promising opportunities for potential new tenants!

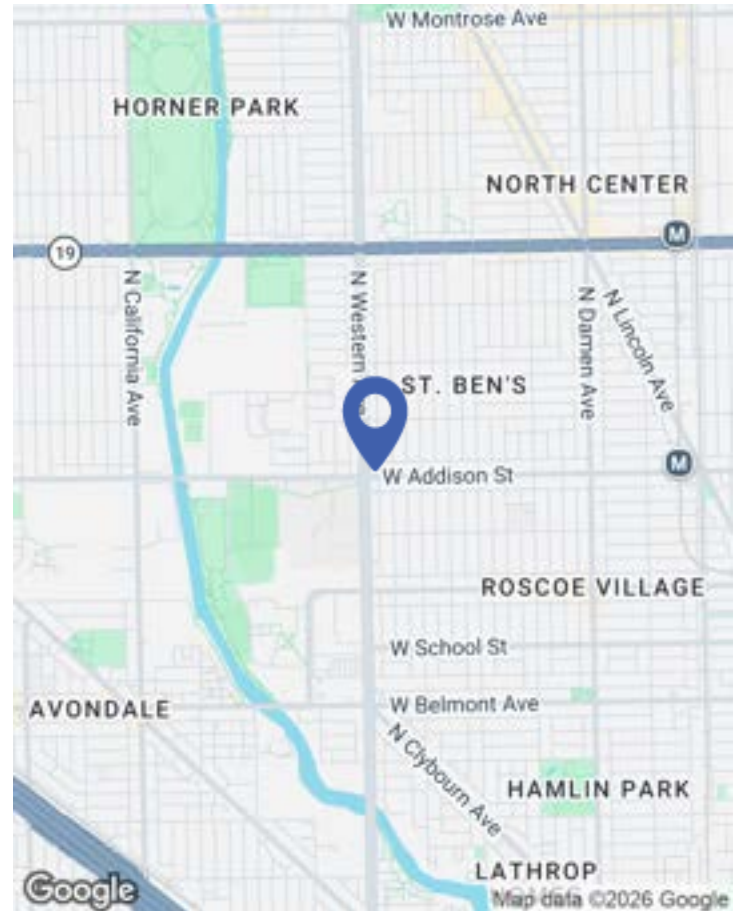
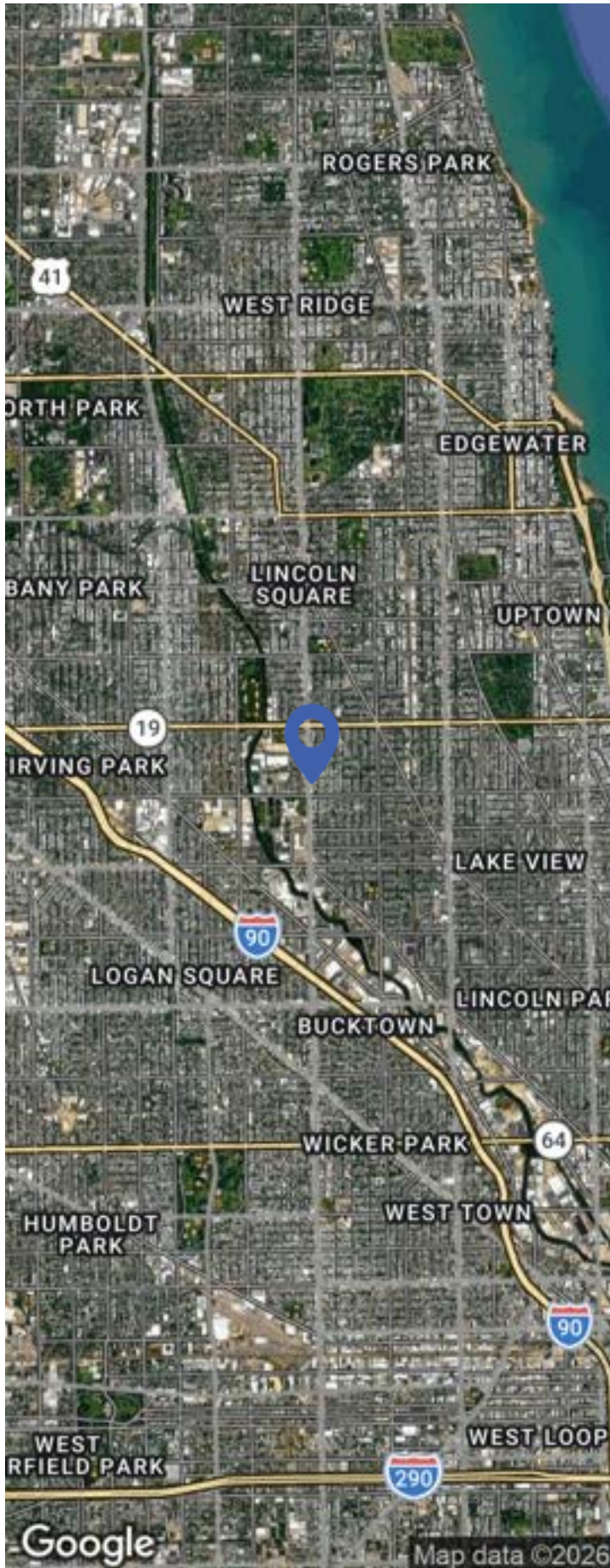
Property Highlights

- Join New Tenant Qdoba'
- 1,195 sf Available
- Heavy Foot Traffic
- Across from Lane Tech High School
- Excellent Visibility on Western Ave
- Monument and Facade Signage
- 59K VPD at Addison & Waveland



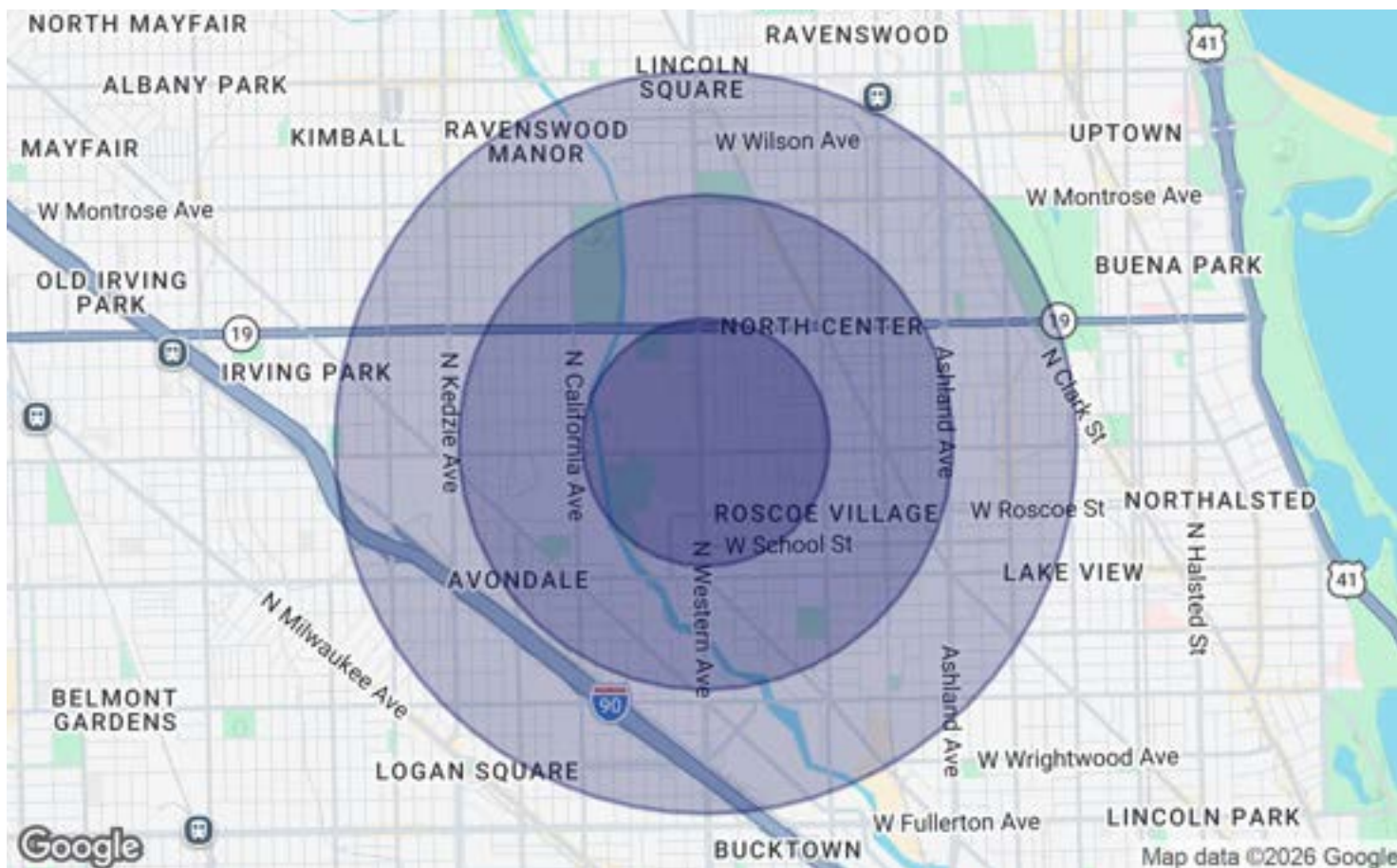






Location Overview

Discover the vibrant neighborhood surrounding the property at 3621-3651 N. Western Ave, Chicago, IL. Positioned in the heart of the bustling Roscoe Village/North Center neighborhoods, this location boasts prime retail potential. Enjoy proximity to well-loved local hotspots like the bustling Lincoln Square, the iconic Music Box Theatre, and the charming Welles Park. With a strong community presence and a diverse range of dining, shopping, and entertainment options, the area offers an enticing opportunity for retailers seeking to establish themselves in this thriving Chicago market.



Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	10,616	52,428	129,226
Average Age	35.4	36.2	35.0
Average Age (Male)	34.5	35.9	35.1
Average Age (Female)	36.2	37.0	35.2
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	4,160	22,300	56,561
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$231,895	\$191,627	\$176,425
Average House Value	\$1,024,515	\$733,689	\$688,143

2023 American Community Survey (ACS)