

Mayfair

W LAWRENCE AVE, CHICAGO, ILLINOIS

METRO
COMMERCIAL REAL ESTATE

FOR LEASE // 1,576 SF & 1,270 SF OFFICE/MEDICAL/RETAIL SPACE



Mayfair

PROPERTY HIGHLIGHTS

- Modern mixed-use building situated on the bustling Lawrence Ave
- Conveniently close to multiple CTA stops and just a few blocks from Hwy 90/94
- Features twelve attractive residential rental units on the upper floors
- Includes parking space for both employees and customers
- New pylon sign installed to enhance visibility on Lawrence Ave

DEMOGRAPHICS

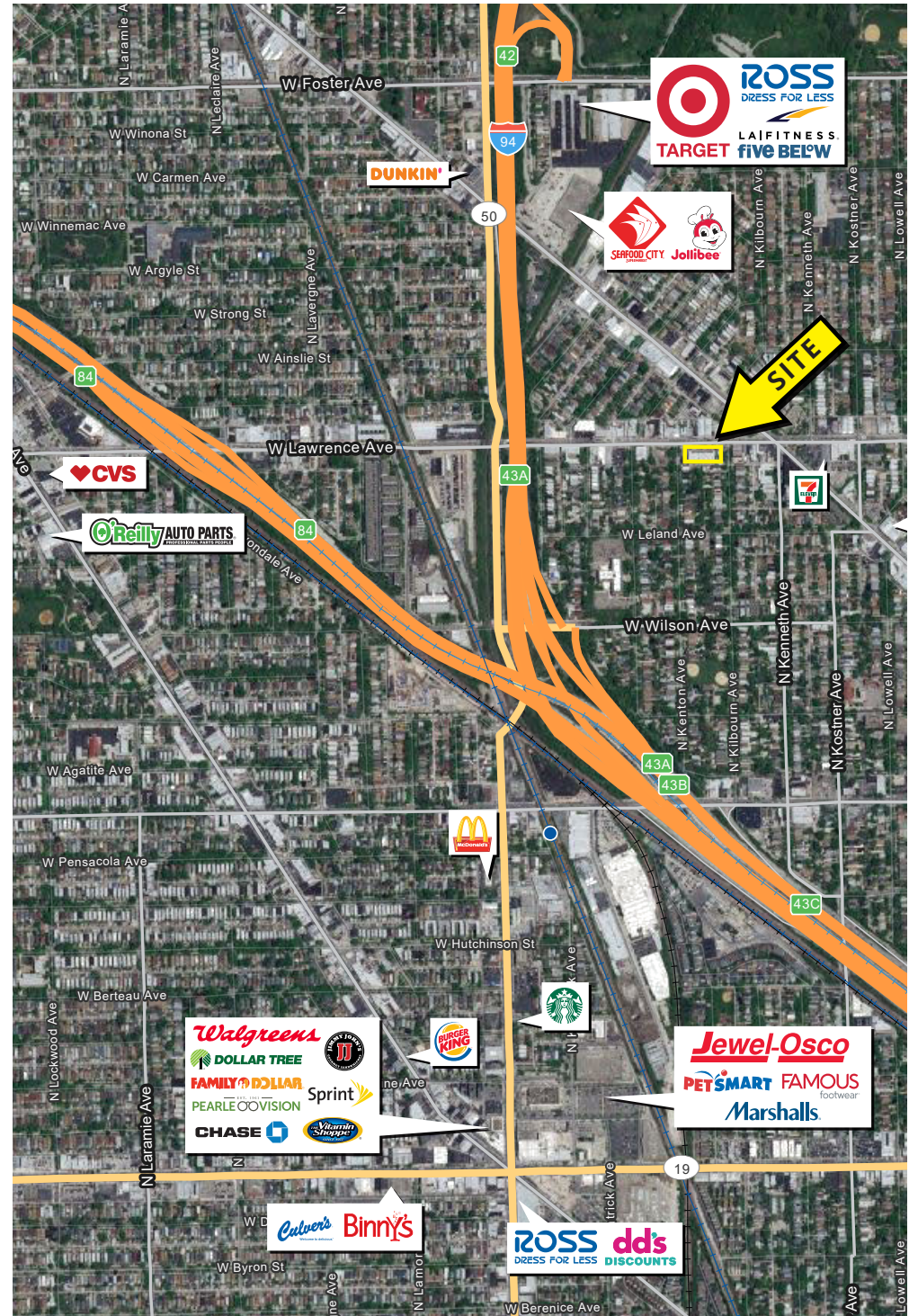
	½ MILE	1 MILE	2 MILES
TOTAL POPULATION	9,324	37,489	172,391
DAYTIME POPULATION	4,733	19,697	84,421
HOUSEHOLDS	3,554	14,764	67,749
AVG HH INCOME	\$137,123	\$118,517	\$112,945

TRAFFIC COUNTS

W LAWRENCE AVE	11,667 VPD
N ELSTON AVE	8,589 VPD

WALK SCORE®

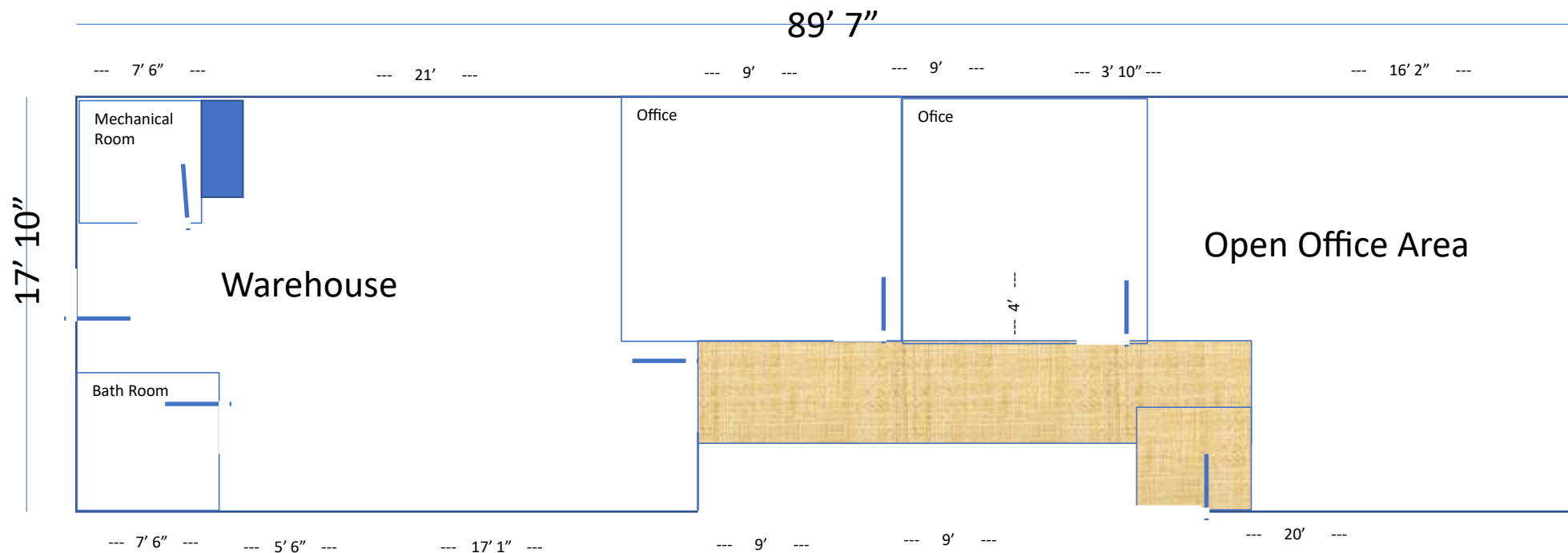
WALK SCORE	83	very walkable > most errands can be accomplished on foot
TRANSIT SCORE	65	good transit > many nearby public transportation options
BIKE SCORE	78	very bikeable > biking is convenient for most trips



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4521 W LAWRENCE AVE, CHICAGO, ILLINOIS



CLICK **HERE**
OR SCAN FOR
VIRTUAL TOUR
1,576 SF



FOR MORE INFORMATION, CONTACT:

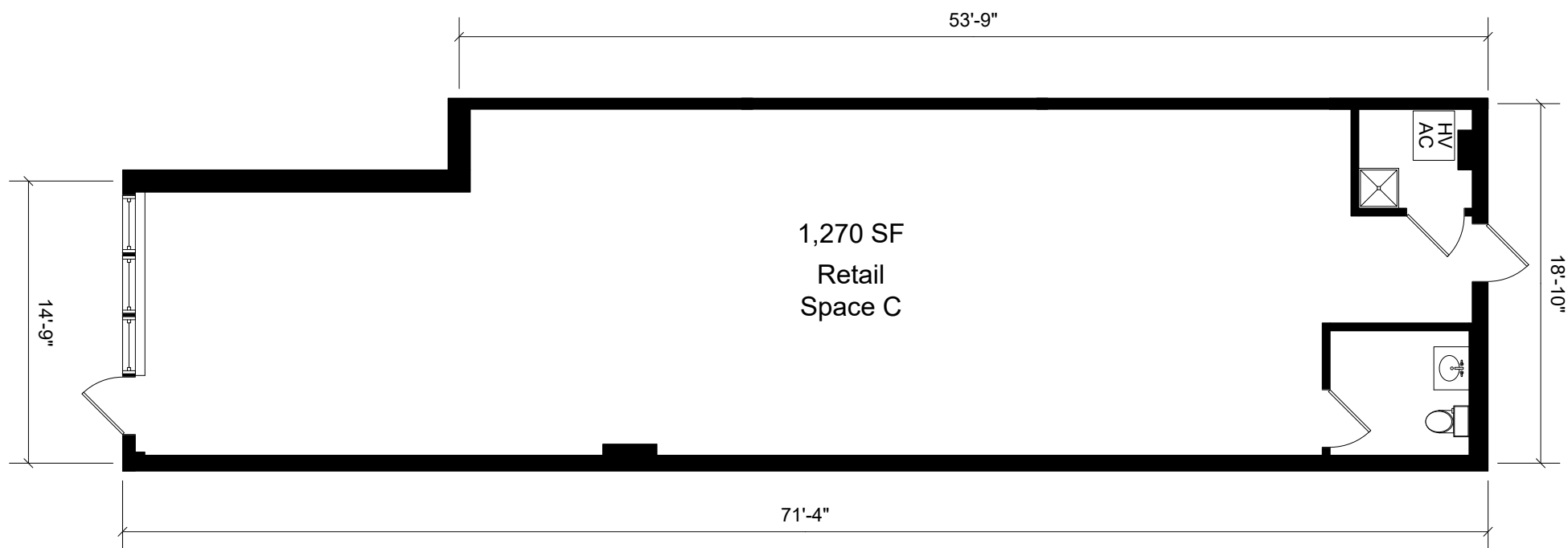
CHELSEA HENDERSON

chenderson@metrocre.com 847.337.5287



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4507 W LAWRENCE AVE, CHICAGO, ILLINOIS



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Leasing Contact

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847.337.5287



WWW.METROCRE.COM

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