



For Lease

1,440-4,688 SF Retail

6516-6532 W. North Avenue, Chicago, IL 60707

**\$22.00 SF/yr (NNN)**

For Lease: 1,440 SF Former Sarpino's Pizza Restaurant Space & 1,800 SF Beauty Salon/Spa Available. Recently occupied retail and available for a new concept. Join long-term tenants Taco Burrito King, Companion Animal Hospital & Doggie Spa, and more! Located just East of North and Harlem in the Austin/Galewood neighborhoods.

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## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	13,778 SF
Available SF:	1,440 - 4,688 SF
Lot Size:	1.52 Acres
Number of Units:	3
Year Built:	2005
Zoning:	C3-1
Market:	Chicago
Submarket:	North Chicago
Traffic Count:	31,267

## PROPERTY OVERVIEW

For Lease: 1,440sf 2nd Gen. Restaurant and 1,800 SF former salon space available in the Austin neighborhood of Chicago just East of Harlem on well-traveled North Ave. Recently occupied, space ready for re-use and new concept. Great visibility and frontage on North Ave.

## PROPERTY HIGHLIGHTS

- 1,440 SF former Sarpino's Pizza
- 1,800 SF former Luxe Salon/Spa
- Fully built-out retail space
- Ready for upgrades or redesign
- Ample signage opportunity
- Surrounded by national and local retailers

## Brad Belden

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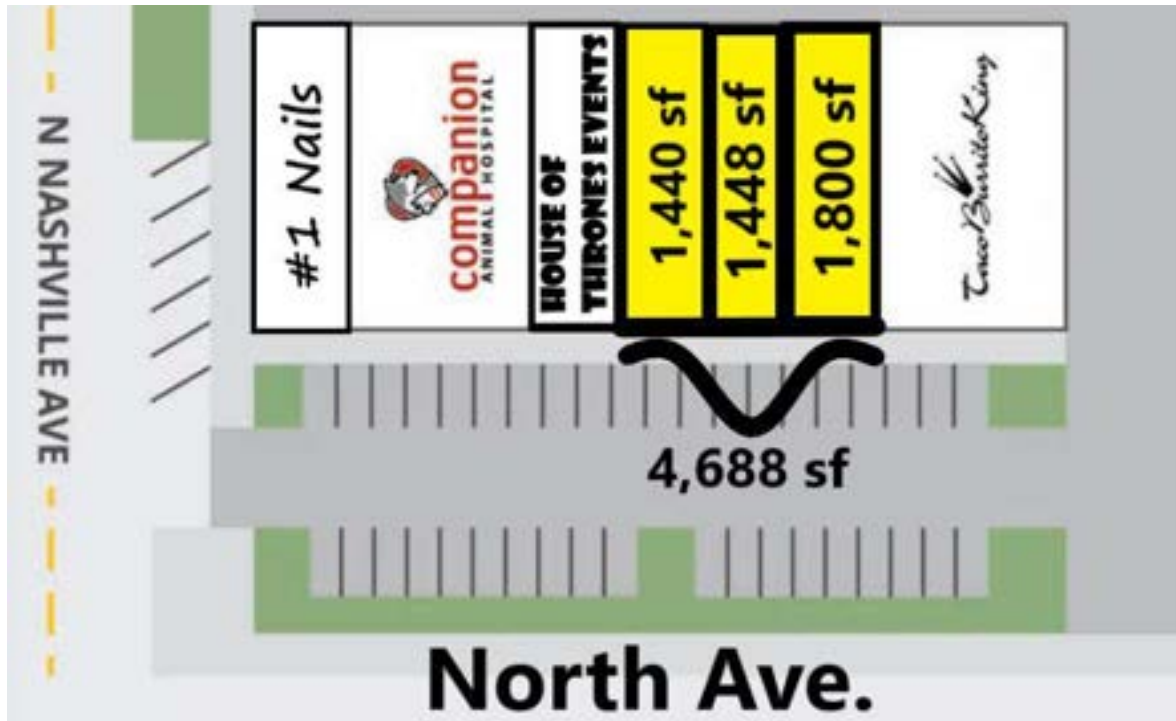
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SITE PLAN/RETAIL MAP



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## SALON PHOTOS



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RESTAURANT PHOTOS

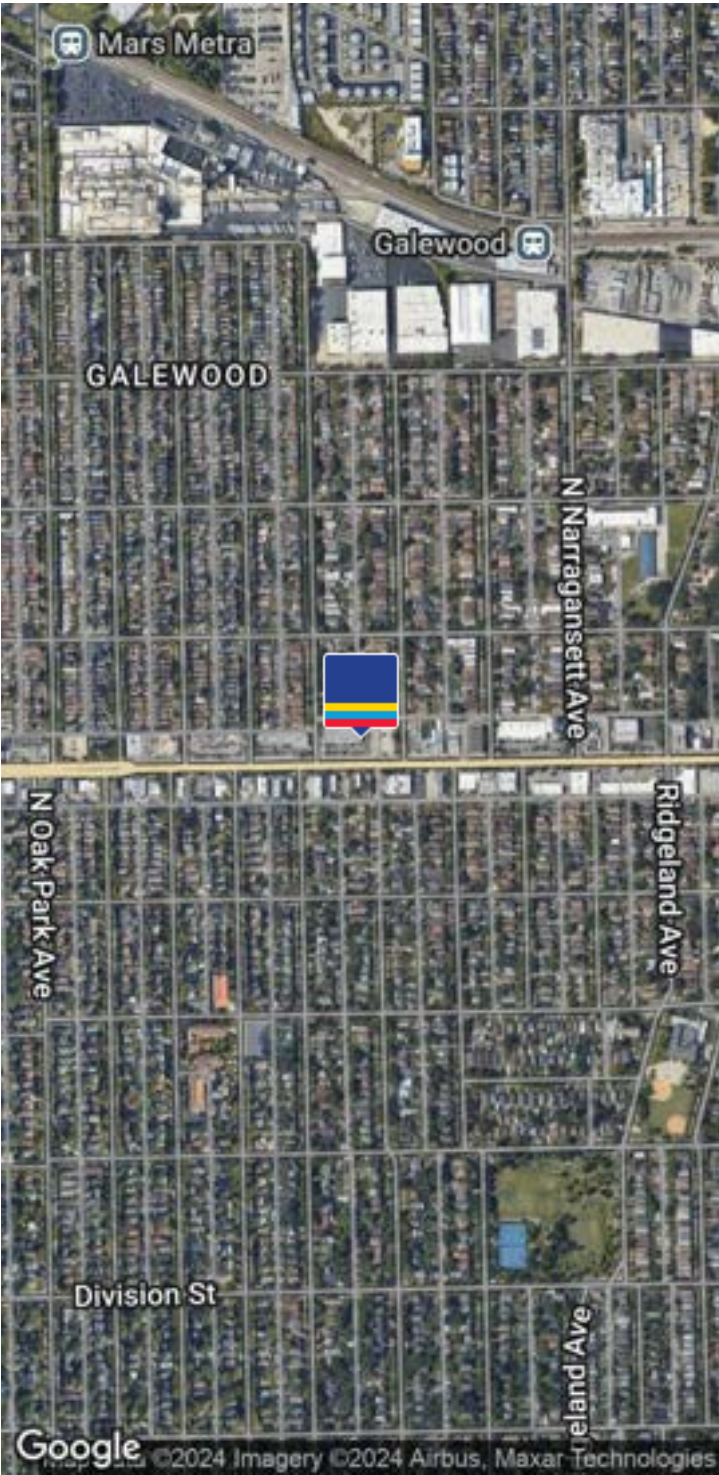


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LOCATION MAP



DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total population	6,847	30,592	81,726
Median age	42	41	40
Median age (Male)	41	39	39
Median age (Female)	44	42	42
Total households	2,462	11,090	30,566
Total persons per HH	2.8	2.8	2.7
Average HH income	\$156,584	\$137,124	\$121,255
Average house value	\$496,108	\$445,030	\$424,684

LOCATION OVERVIEW

Discover an exciting investment opportunity on the bustling stretch of 6516-6532 W. North Avenue, Chicago IL. This prime location offers a vibrant retail environment with a mix of national retailers, local businesses, and high foot traffic. Situated in a densely populated area, the property benefits from a strong consumer base and excellent visibility. Nearby

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