



FOR LEASE

1968 W Montrose Avenue

1968 WEST MONTROSE AVENUE

Chicago, IL 60613

PRESENTED BY:

MARCUS SULLIVAN

O: 312.756.7357

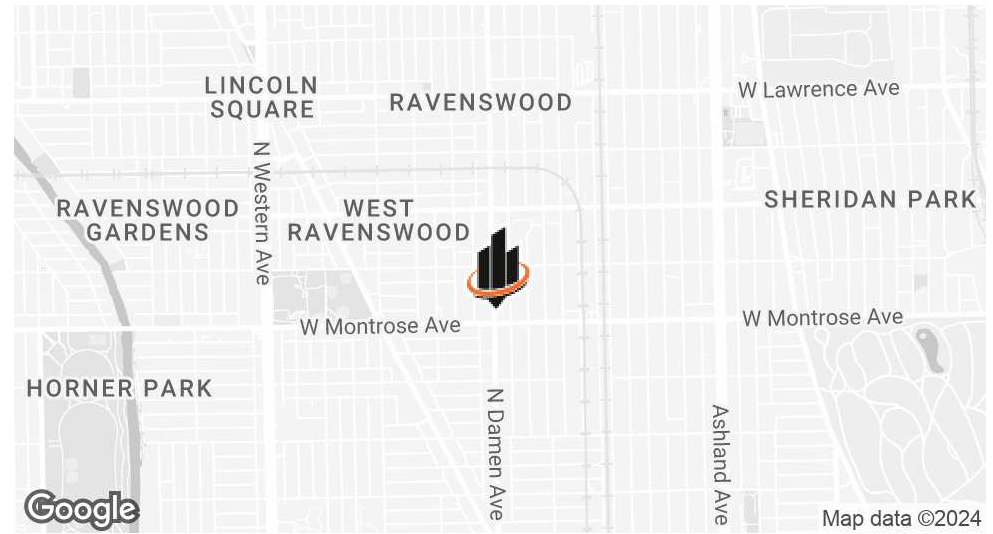
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EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$26.00 PSF NET
NET CHARGES:	\$7.03 PSF
AVAILABLE SF:	624
LOT SIZE:	3,125 Acres
USE:	Office/Retail
ZONING:	B3-1
MARKET:	Chicago
SUBMARKET:	Ravenswood

PROPERTY OVERVIEW

This charming retail space in the heart of Ravenswood offers the perfect blend of character and functionality. Featuring exposed brick walls, beautiful hardwood floors, and an abundance of natural light, the space creates a warm and inviting atmosphere that is perfect for a variety of businesses. Located in one of Chicago's most desirable neighborhoods, the area boasts excellent demographics, with a thriving mix of residents and visitors who enjoy the neighborhood's unique blend of residential tranquility and local commerce. Positioned just steps from public transportation, this space provides unparalleled convenience for customers and employees alike. The area is known for its exceptional co-tenancy, with a wide range of boutique shops, cafes, and services that attract foot traffic throughout the day. Whether you're looking to open a new retail venture or expand your business, this space offers an ideal setting in a dynamic and growing community.

PROPERTY HIGHLIGHTS

- Well Positioned Neighborhood Retail Space
- Fully Rehabbed Store
- Favorable Zoning For Commercial Use
- Great Area Co-Tenancy

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ADDITIONAL PHOTOS



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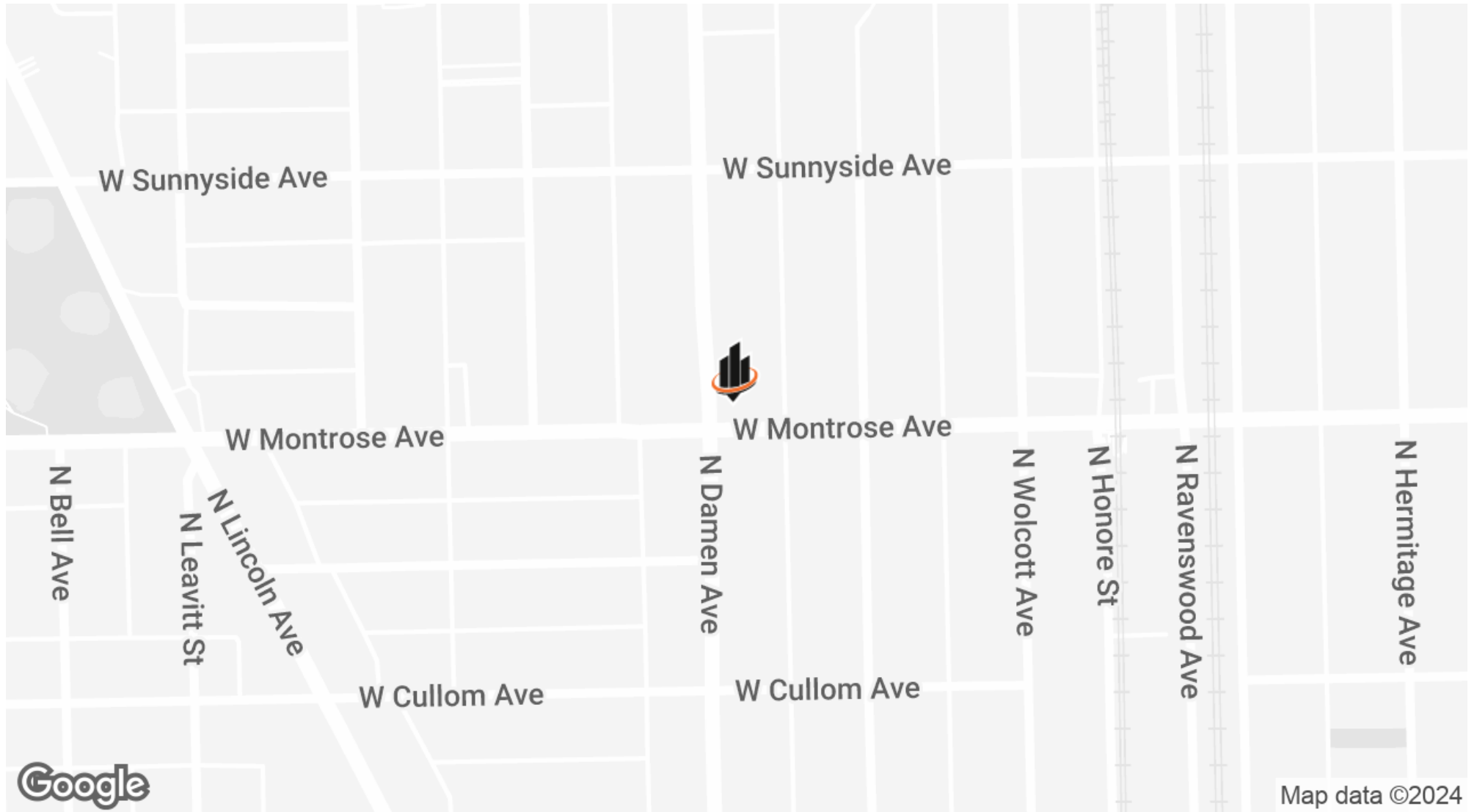
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

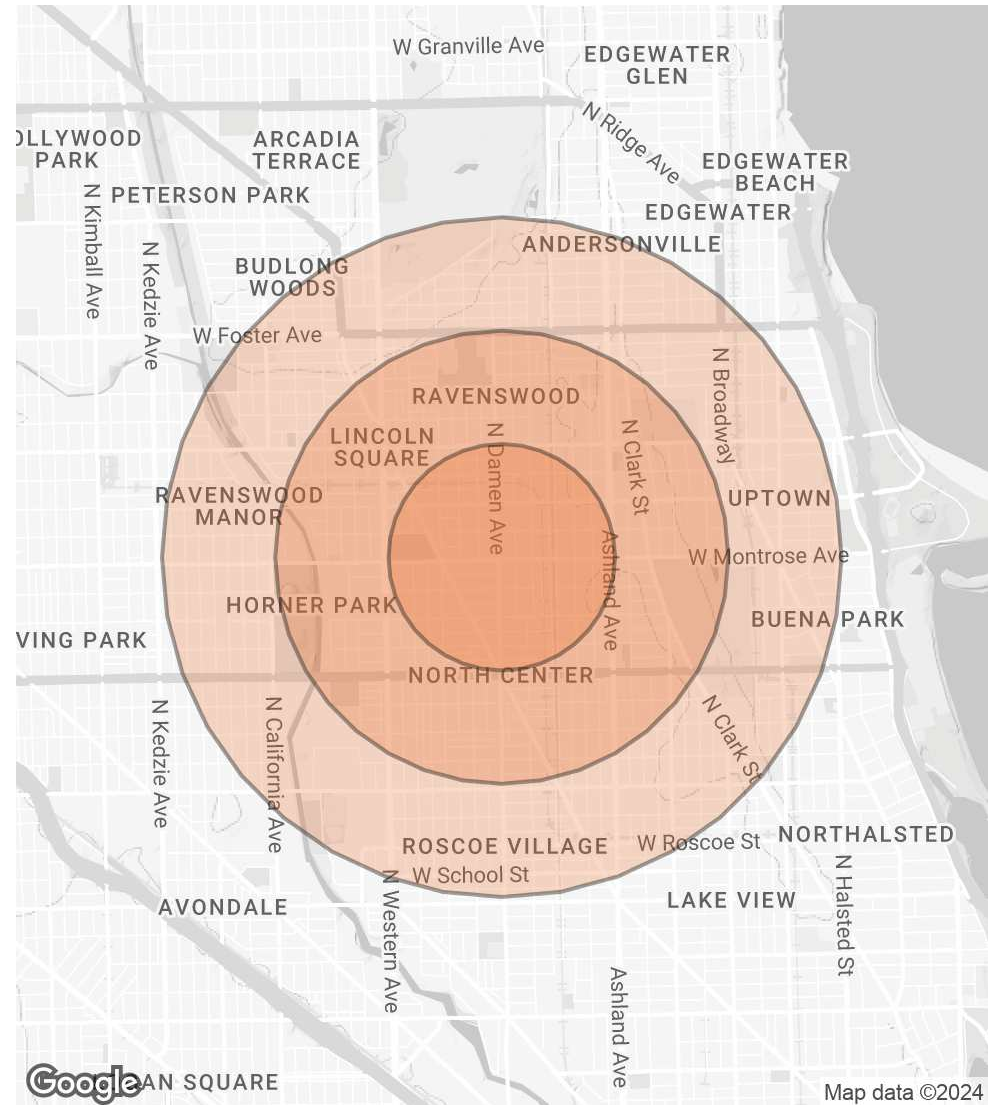
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	13,919	61,644	134,535
AVERAGE AGE	33.2	33.7	33.8
AVERAGE AGE (MALE)	33.1	34.3	34.1
AVERAGE AGE (FEMALE)	33.7	33.8	33.9

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	7,409	30,424	63,394
# OF PERSONS PER HH	1.9	2.0	2.1
AVERAGE HH INCOME	\$83,612	\$89,836	\$91,624
AVERAGE HOUSE VALUE	\$557,908	\$572,203	\$524,372

2020 American Community Survey (ACS)



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