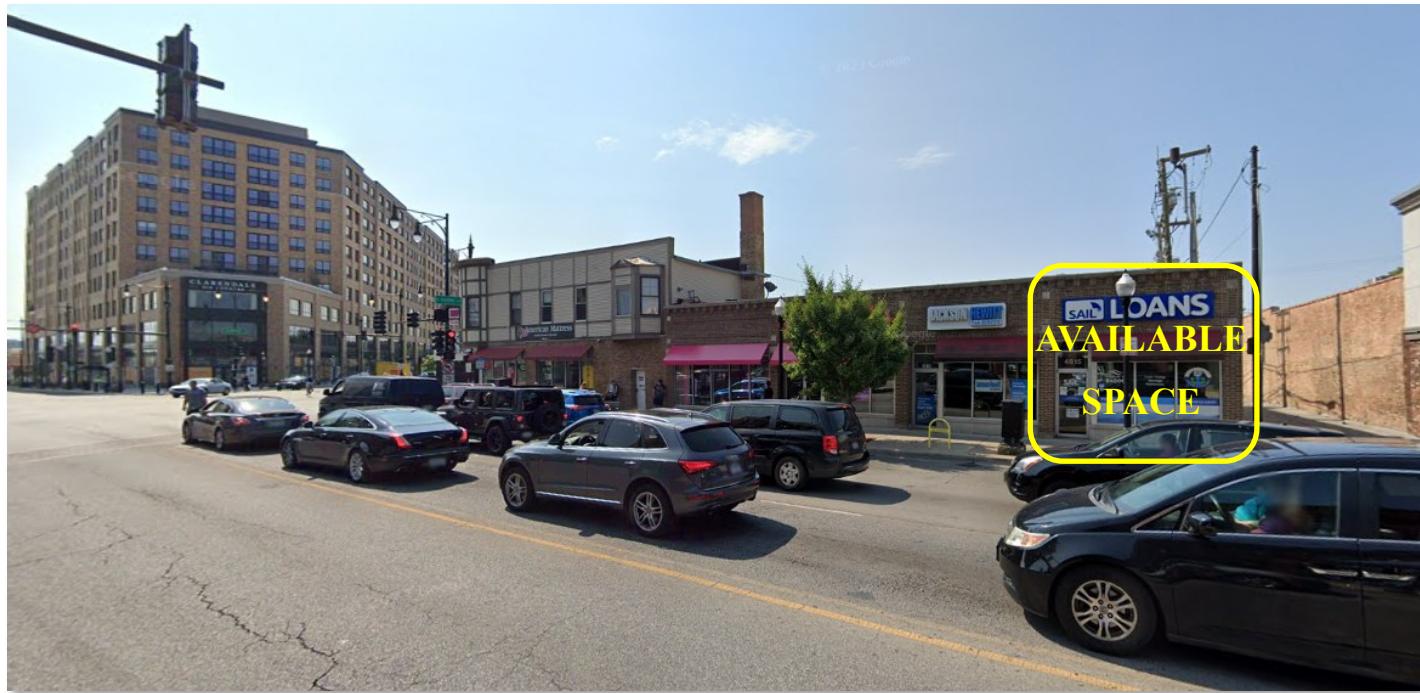


SIX-CORNERS RETAIL SPACE FOR LEASE INTERSECTION OF IRVING PARK/CICERO/MILWAUKEE



Six Corners retail space located by the well-traveled intersection of Irving Park/Cicero/Milwaukee. This is an amazing opportunity to lease a space in a high traffic location with new high rise mixed-use developments revitalizing the area.

SPACE SIZE: ±1,791 SF

LEASE PRICE: \$18 PSF

LEASE TYPE: NNN

ZONING: B1-3

CO-TENANTS: T-Mobile

Jackson Hewitt Tax Services

American Mattress

TRAFFIC COUNTS:

30,000+ VPD—Irving Park Road
27,000+ VPD—Cicero Avenue
11,000+ VPD—Milwaukee Ave



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4350 N. MILWAUKEE AVE.
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

MAP



DEMOGRAPHICS

2023 Estimates via Costar Research

| | 1 mile | 2 miles | 3 miles |
|---------------------------------|-----------|----------|----------|
| Population | 40,735 | 192,588 | 396,993 |
| Households | 14,492 | 62,958 | 130,768 |
| Average Household Size | 2.7 | 2.9 | 2.9 |
| Median Age | 39.1 | 38.1 | 37.8 |
| Average Household Income | \$105,439 | \$95,258 | \$95,538 |



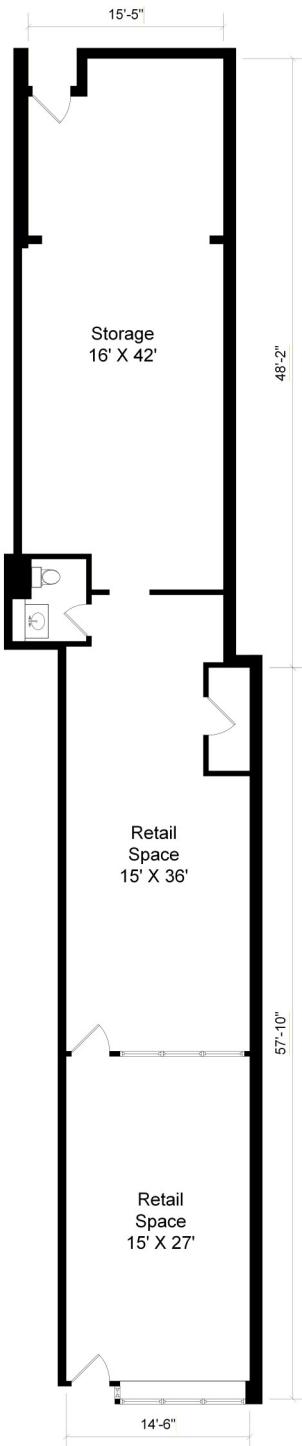
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FLOOR PLAN



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