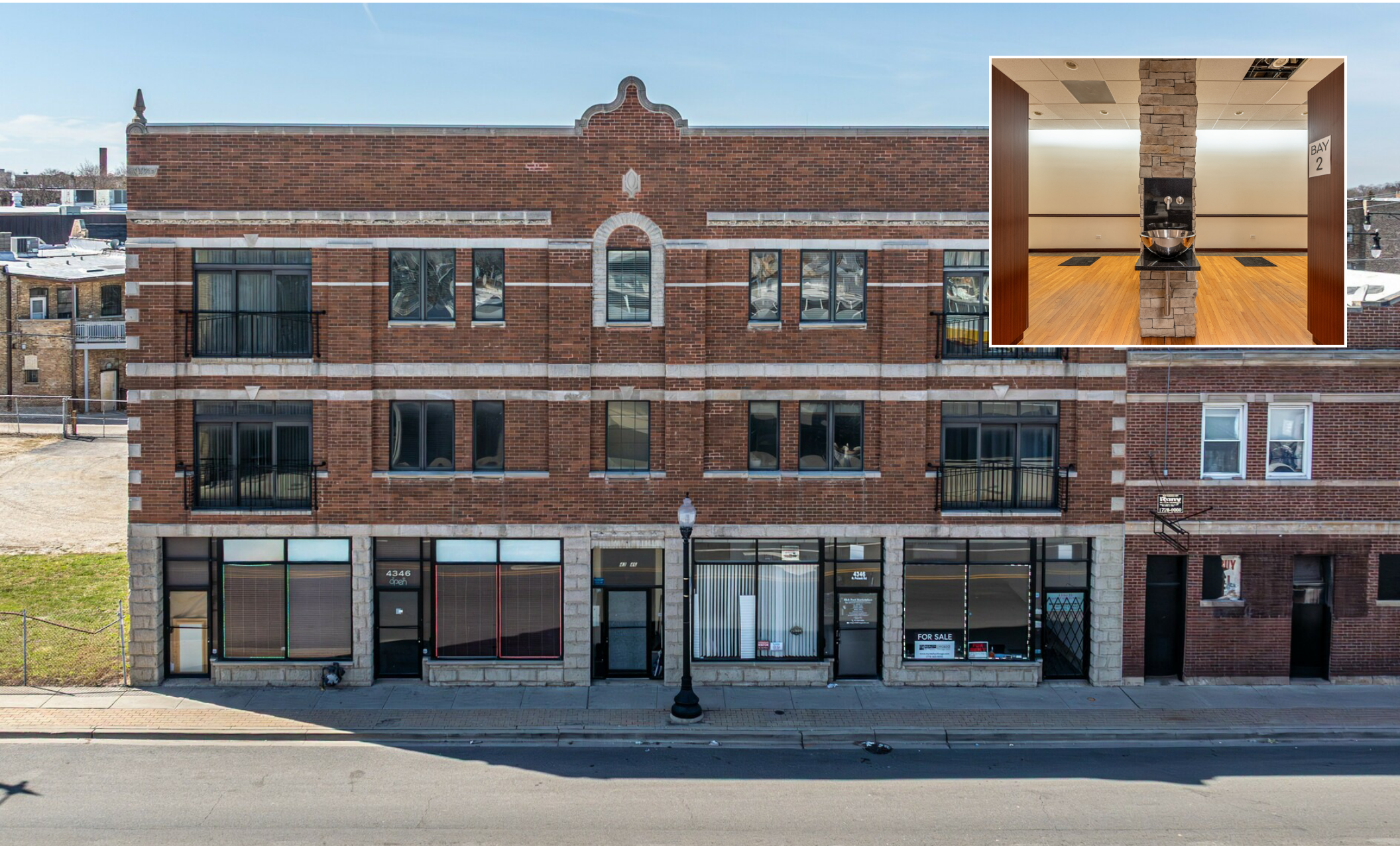


4346 North Pulaski Road
Chicago, IL 60641

DENTAL SPACE FOR LEASE



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4346 North Pulaski Road

Dental Space

Property Summary



PROPERTY DESCRIPTION

Position your practice for success in this 2nd generation dental office at 4346 North Pulaski Road in Chicago. Featuring an existing dental layout with operatories and plumbing infrastructure in place, this space allows for a streamlined buildout and faster path to opening.

Located along the highly trafficked Pulaski Road corridor, the property offers strong visibility, signage opportunity, and convenient access for a dense surrounding population.

An ideal opportunity for dentists looking to efficiently establish or expand their presence in a proven location.

OFFERING SUMMARY

LEASE SUMMARY
\$28 SF/YR (NNN)

AVAILABLE SF
2,000 SF



BUILDING SIZE
11,392 SF

CAM
\$5.60



RET
\$5.50

4346 North Pulaski Road

Dental Spaces

Demographics



4,246

TOTAL POPULATION

0.25 MILES

15,358	58,868
0.5 MILES	1 MILE



38.4

AVERAGE AGE

0.25 MILES

37.8	37.8
0.5 MILES	1 MILE



2.3

OF PERSONS PER HH

0.25 MILES

2.3	2.6
0.5 MILES	1 MILE



\$105,797

AVERAGE HH INCOME

0.25 MILES

\$104,173	\$114,537
0.5 MILES	1 MILE



\$454,685

AVERAGE HOUSE VALUE

0.25 MILES

\$478,656	\$451,651
0.5 MILES	1 MILE

** Demographic data derived from 2020 ACS - US Census*

PROPERTY HIGHLIGHTS

- High-visibility frontage on Pulaski Road
- Strong daily traffic counts
- Prominent signage potential
- Easy access for patients and staff
- Located in a dense residential area
- Convenient neighborhood location
- Established commercial corridor
- Street presence with strong exposure
- Surrounded by complementary businesses



4346 North Pulaski Road

Dental Spaces

Additional Photos



4346 North Pulaski Road

Dental Spaces

Meet The Team



Sam Tamimi

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