

4210 West Irving Park Road • Chicago, IL 60641



FOR SALE

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PROPERTY DESCRIPTION

Newly gut rehabbed office space consisting of 5 offices, large open area, fire place, refinished hard wood floors & new kitchen. Basement area for storage with separate back entrance. Space comes with 3 parking spaces. Highly sought after location with walking distance to metra train and bus stop. Easy access off 94. Lots of window frontage.

LOCATION DESCRIPTION

Retail location directly off Irving Park Rd. 2 blocks West Pulaski within minutes of interstate 90/94.

SUMMARY

- Available SF: 3000 sqft.
- Building SF: 3,000 sqft.
- Cross Streets: N Keeler Ave.
- Lease Rate: \$3,950.00
- Lease Term: Monthly
- Lot Size: 12,870 SF
- Occupancy: Vacant
- Parking: Outside Parking
- Signage: Yes
- Year Built: 1925



FOR LEASE

4210 WEST IRVING PARK ROAD



OFFERING SUMMARY

LEASE PRICE:	\$ 3,950
BUILDING SF:	3,000
PRICE / SF:	\$ 15.80
LOT SIZE:	12,870 SF
OCCUPANCY:	VACANT
PARKING:	Outside Parking
YEAR BUILT:	1925

PROPERTY OVERVIEW

Newly gut rehabbed office space consisting of 5 offices, large open area, fire place, refinished hard wood floors & new kitchen. Basement area for storage with separate back entrance. Space comes with 3 parking spaces. Highly sought after location with walking distance to metra train and bus stop. Easy access off 94. Lots of window frontage.

PROPERTY PHOTOS
4210 WEST IRVING PARK ROAD

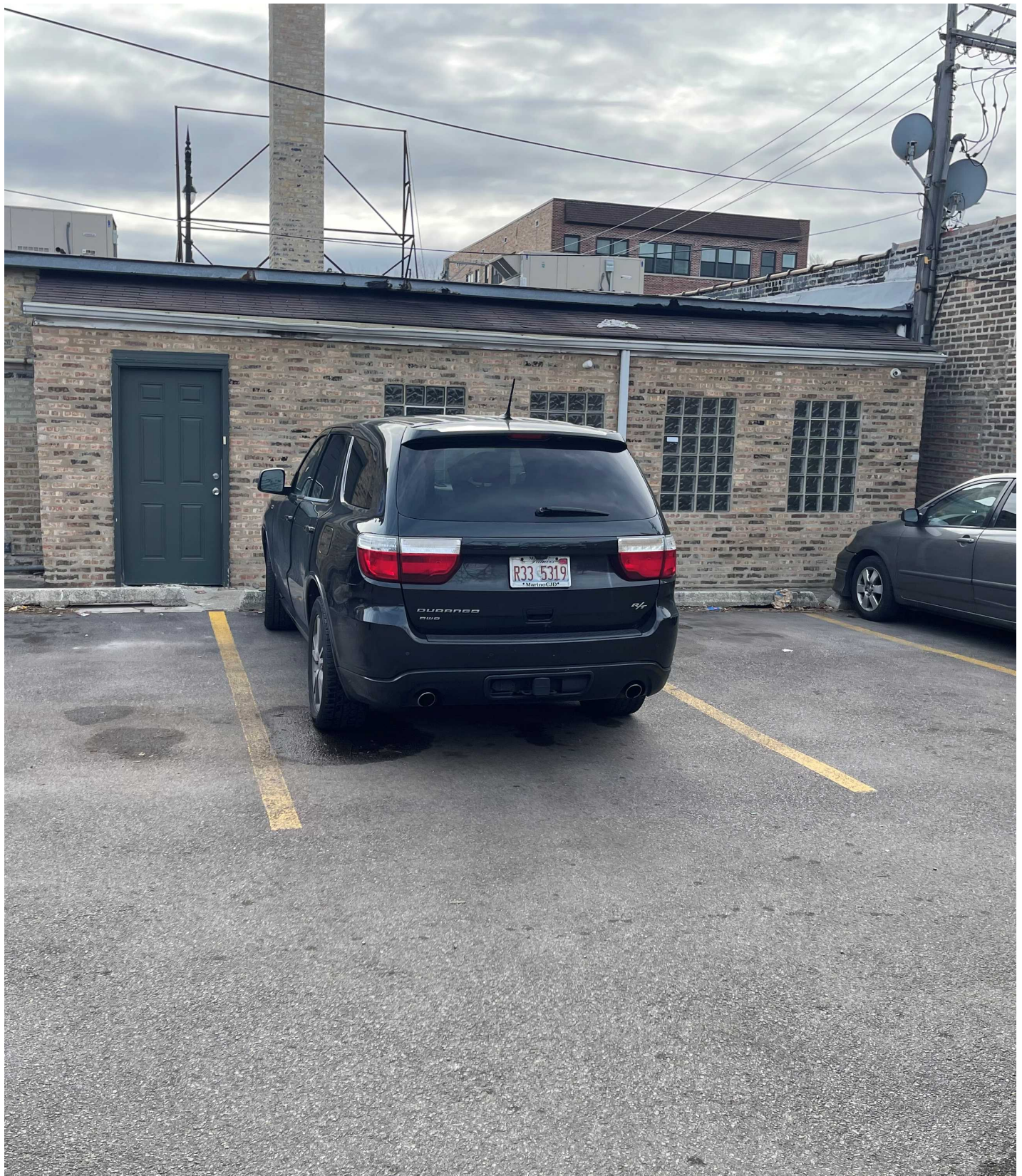


PROPERTY PHOTOS
4210 WEST IRVING PARK ROAD



PARKING PHOTO

4210 WEST IRVING PARK ROAD



BUILDING PHOTO

4210 WEST IRVING PARK ROAD



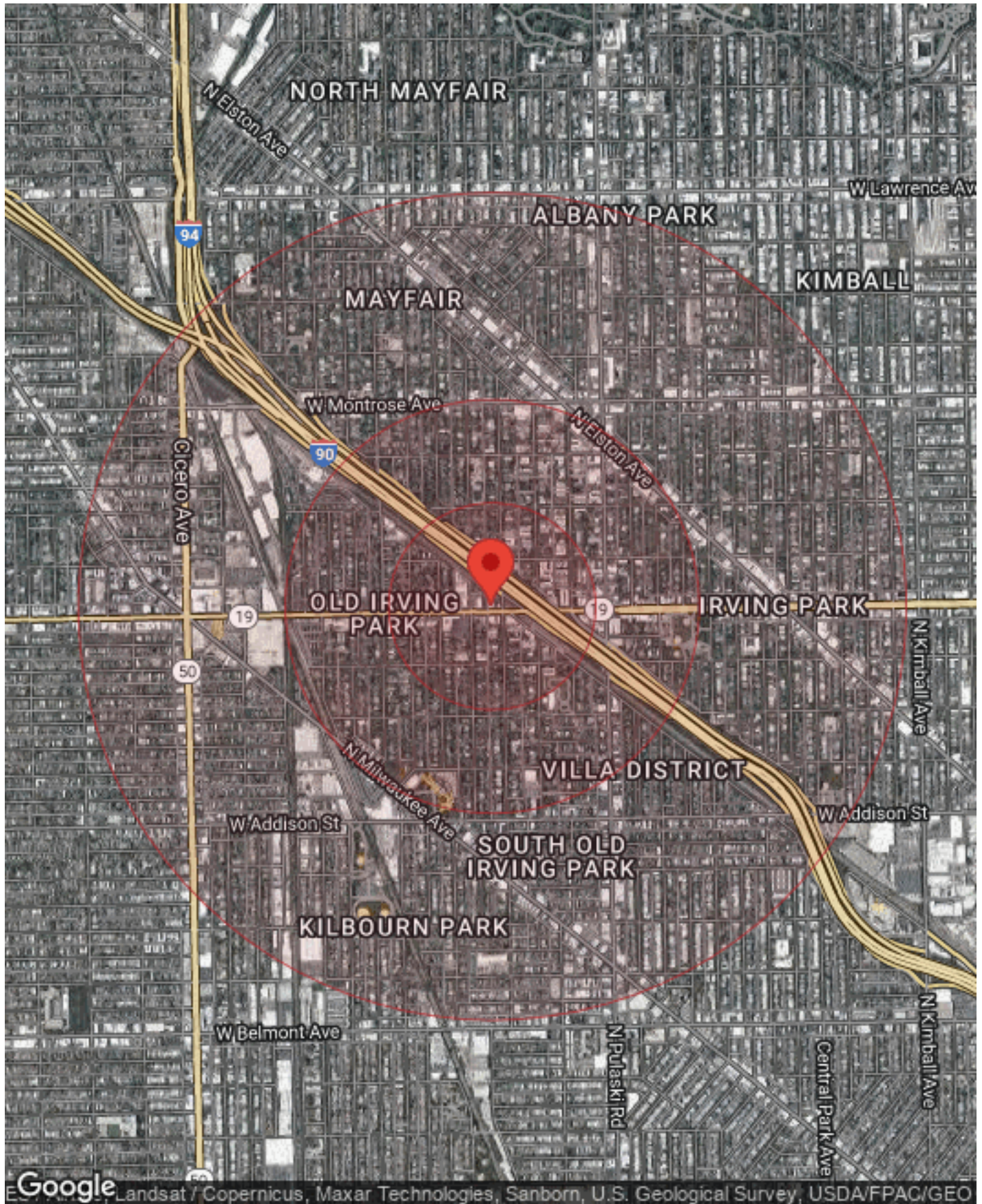
PLAT MAP

4210 WEST IRVING PARK ROAD



BUSINESS MAP

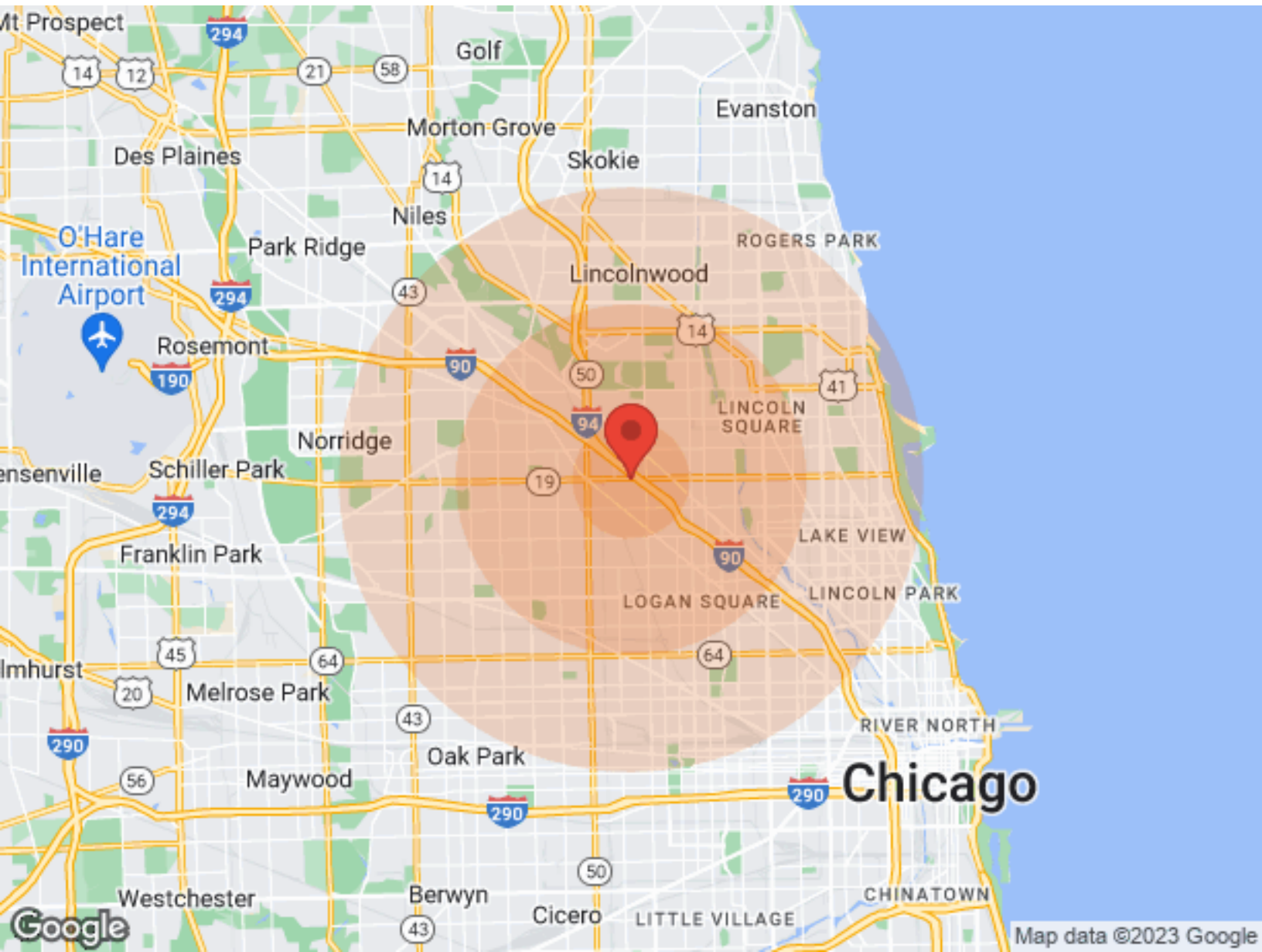
4210 WEST IRVING PARK ROAD



Google Landsat / Copernicus, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA/FPAC/GEO

DEMOGRAPHICS

4210 WEST IRVING PARK ROAD



Population	1 Mile	3 Miles	5 Miles
Male	27,134	248,551	615,494
Female	26,592	244,041	619,075
Total Population	53,726	492,592	1,234,569

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	11,104	103,560	232,056
Ages 15-24	6,498	60,324	137,213
Ages 55-64	6,369	54,805	141,843
Ages 65+	5,883	54,367	150,071

Race	1 Mile	3 Miles	5 Miles
White	34,769	309,264	782,326
Black	1,174	10,852	142,285
Am In/AK Nat	113	792	1,516
Hawaiian	6	23	42
Hispanic	28,114	264,827	422,844
Multi-Racial	29,612	293,460	470,868

Income	1 Mile	3 Miles	5 Miles
Median	\$50,985	\$51,317	\$53,506
< \$15,000	2,135	20,039	67,410
\$15,000-\$24,999	1,922	20,899	53,503
\$25,000-\$34,999	2,180	18,520	46,669
\$35,000-\$49,999	3,201	25,602	65,706
\$50,000-\$74,999	4,078	33,501	86,871
\$75,000-\$99,999	2,306	21,479	58,331
\$10,000-\$149,999	2,519	21,383	62,565
\$150,000-\$199,999	774	6,607	22,911
> \$200,000	704	5,700	25,720

Housing	1 Mile	3 Miles	5 Miles
Total Units	23,031	198,386	562,292
Occupied	20,789	180,369	509,347
Owner Occupied	9,277	82,897	232,233
Renter Occupied	11,512	97,472	277,114
Vacant	2,242	18,017	52,945