

RETAIL/OFFICE SPACE FOR LEASE



The Depot

120-158 E. Irving Park Road
Wood Dale IL 60191

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HIGHLIGHTS

- Accessible from heavily traveled Irving Park Rd
- Located next to the Wood Dale Metra Station
- 123 parking spaces
- Traffic count = 23,000 VPD
- Affordable lease rates
- Strong mix of tenants



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
130		1	1,000	\$13.00	NNN	Former All State office. Large open area in front, 1 private office, and 1 washroom.
140		1	1,200	\$10.00	NNN	Former dry cleaners space. Current layout is wide open with a washroom in the back of the unit.
142		1	1,560	\$10.00	NNN	Former staffing agency. The current layout includes an open work/retail area, 2 private offices, work/storage area, kitchenette and 1 washroom.
144-146		1	2,000	\$10.00	NNN	Former yoga studio. Large open area, 1 office, storage room, and 2 washrooms.

PROPERTY FEATURES

BUILDING SF	20,000
LAND ACRES	2.16
YEAR BUILT	1988
ZONING TYPE	TCB
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	123
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

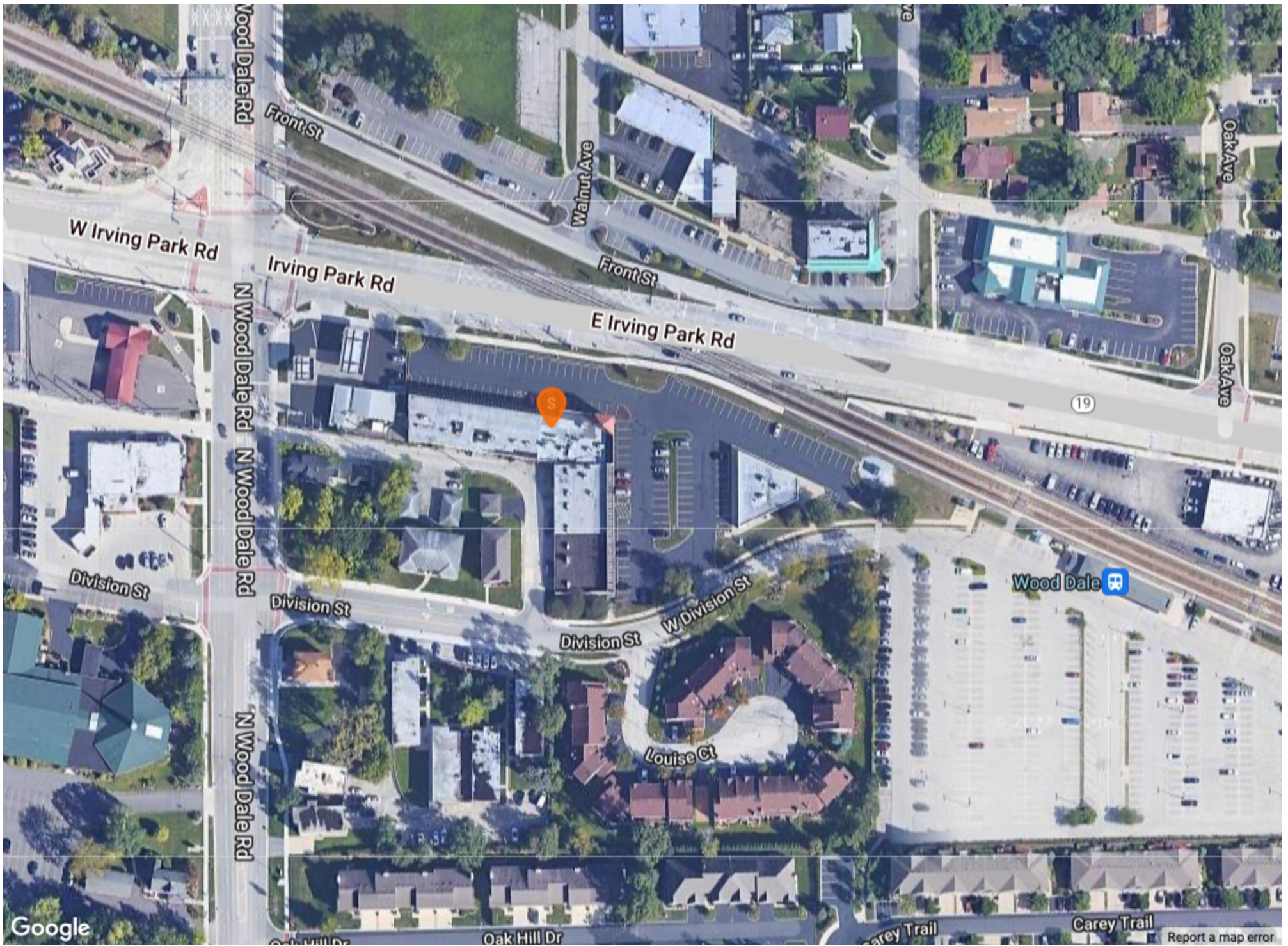


Property Overview

- Prime retail/office space available for lease in The Depot Shopping Center in Wood Dale.
- Excellent exposure on heavily traveled Irving Park Rd with a traffic count of 23,000 vehicles/day.
- The property offers abundant parking with 123 parking spaces and is conveniently located next to the Wood Dale Metra Station.
- Existing tenants include La Michoacana Supreme, H&R Block, Marino's Pizzeria & Cafe, Smiles Dental Center, and From The Top Salon.







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Exclusively Marketed by:

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