

STRAUSS

REALTY, LTD.

1300 W. NORTH AVE.
CHICAGO, IL 60642

NORTH BRANCH CORRIDOR

3,230 SF FLAGSHIP RETAIL SPACE FOR LEASE ON HIGH TRAFFIC NORTH AVENUE (33K VPD)



HIGHLIGHTS:

Size:	3,230 SF
Rental Rate:	\$25 PSF
Lease Type:	NNN
Zoning:	M3-3
Parking:	Street Parking
Cross Streets:	North Avenue & Throop St.
Area:	North Branch Corridor
Co-Tenants:	LL Flooring

- Highly visible corner retail space with excellent signage opportunity
- Directly across from Home Depot
- High traffic North Avenue sees 33,200+ vehicles per day
- Direct access to I-90/94
- Population of 290,190 within 2 mile radius with 149,877 households and average household income of \$148,842.
- This location is the gateway to the proposed Foundry Park development—a new 28 acre community.



MJ WEINBERGER

847-334-2587

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4220 W. MONTROSE AVE.

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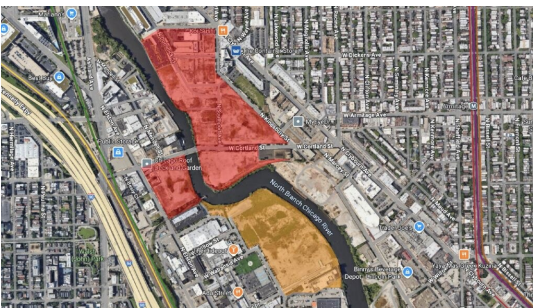
PHONE: 773-736-3600

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LOCATION



Foundry Park is a \$1 billion proposed 28 acres development to include 3,273 residential units, 350,000 square feet of office space, 435,000 square feet of retail space, 250,000 square feet of hospitality space and 12 acres of open space.

- Directly across from one of the city's largest Home Depot Locations
- High traffic North Avenue sees 33,200+ vehicles per day
- Just east of I-90/94
- Easy to locate and access
- Centrally located between Wicker Park, Clybourn Corridor, and the proposed 28 acre Foundry Park development



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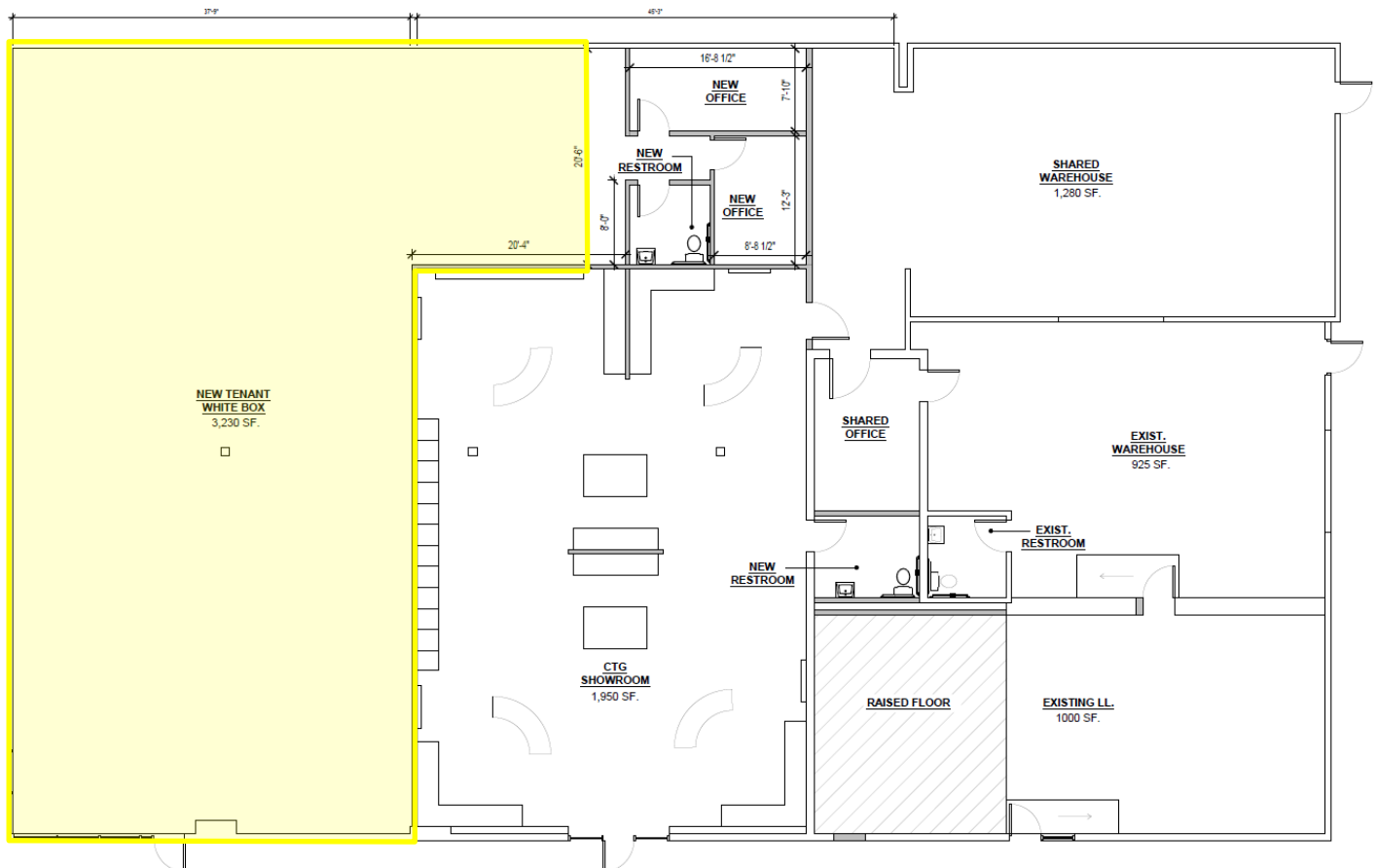
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FLOOR PLAN



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