

ONE SPACE LEFT!

FOR LEASE

3401-17 W. Irving Park

3401-17 W. IRVING PARK ROAD

Chicago, IL 60618

PRESENTED BY:

ADAM NAPP, CCIM

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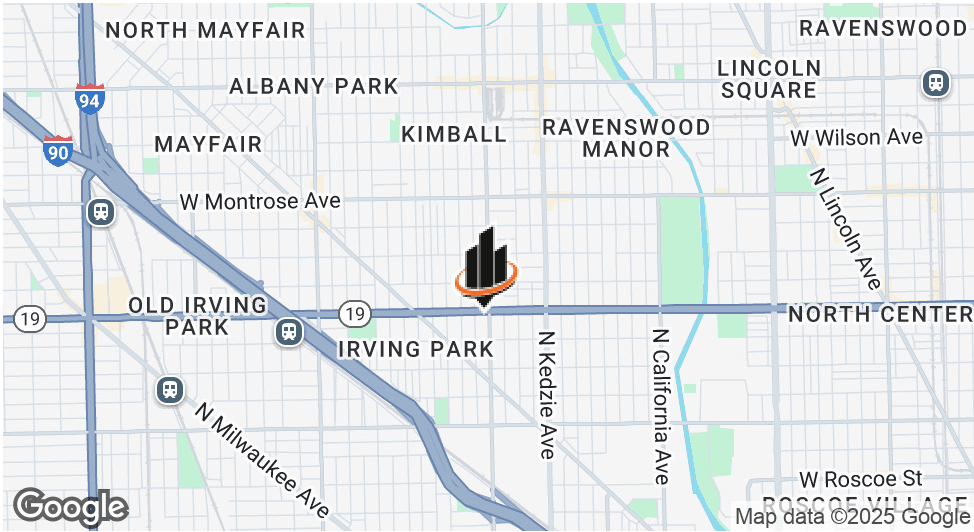
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Withheld
AVAILABLE SF:	2,400 - 3,600 SF
TAX & OE:	\$10/PSF
PARKING:	30 Car Surface Lot
YEAR BUILT:	1985
RENOVATED:	2025
ZONING:	B3-1
INTERSECTION TRAFFIC COUNT:	41,600

PROPERTY OVERVIEW

ONE SPACE LEFT! SVN Chicago Commercial is pleased to offer 3401-17 W. Irving Park Road for LEASE. Located at the hard corner of Irving Park and Kimball, the subject building is a 13,358 SF strip center in the Irving Park neighborhood of Chicago. The available space is 3,600 SF but can be reduced to 2,400 SF. Recent building improvements include a complete facade renovation, new water service, parking lot sealed and striped, upgraded pylon sign. The space can be delivered in vanilla-box condition or warm gray shell and a Tenant Improvement allowance is available for qualified deals/tenants. The building features 14' ceilings, a 30-car surface parking lot, building and pylon signage. Co-tenants include Ivy Veterinary Care, Cool Nails, H&R Block, Illinois Vehicle Auto Insurance, Domino's, and BWW Go. The property sees tremendous exposure with over 41,000 vpd at the intersection of Irving Park and Kimball. Call listing agent for additional details.

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COMPLETE HIGHLIGHTS

LOCATION INFORMATION

STREET ADDRESS	3401-17 W. Irving Park Road
CITY, STATE, ZIP	Chicago, IL 60618
COUNTY	Cook
CROSS-STREETS	Irving Park / Kimball
SIGNAL INTERSECTION	Yes

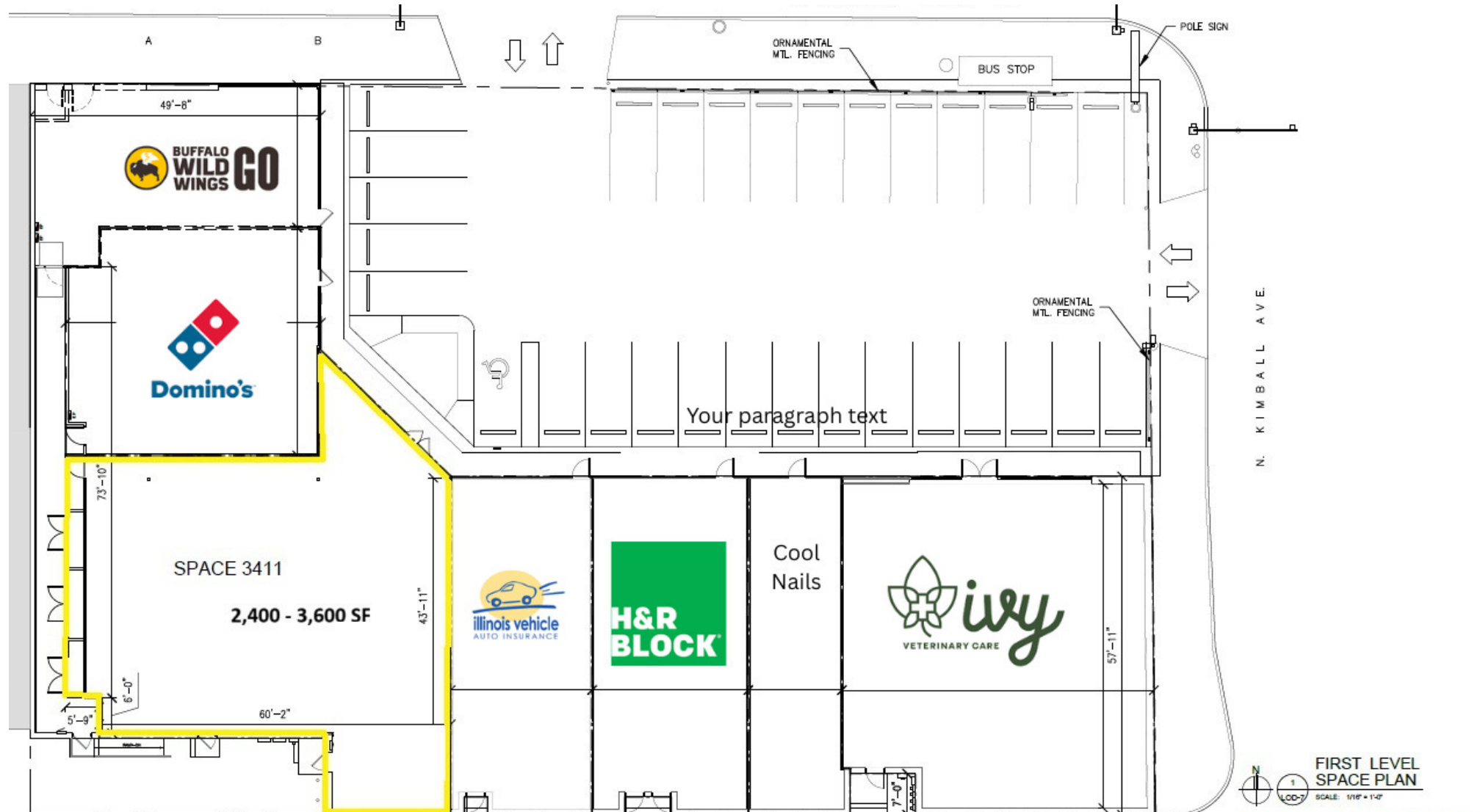
PROPERTY HIGHLIGHTS

- ONE SPACE LEFT! - 3,600 SF Available (Can Be Demised to 2,400 SF)
- Building Improvements Include Complete Facade Renovation, New Water Service, Parking Lot Sealed and Striped, Pylon Sign Upgrade
- Space Delivered in Vanilla-Box Condition or Warm Gray Shell
- Tenant Improvement Allowance Available for Qualified Deals/Tenants
- 30 Car Surface Parking Lot, Building and Pylon Signage Available
- High Ceilings - 14'
- Co-Tenants Include Ivy Veterinary Care, Cool Nails, H&R Block, Illinois Vehicle Auto Insurance, Domino's, and BWW Go
- Hard Corner Location with Tremendous Visibility, Intersection Traffic Counts Over 41,000 vpd



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SITE PLAN



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RETAIL AERIAL MAP

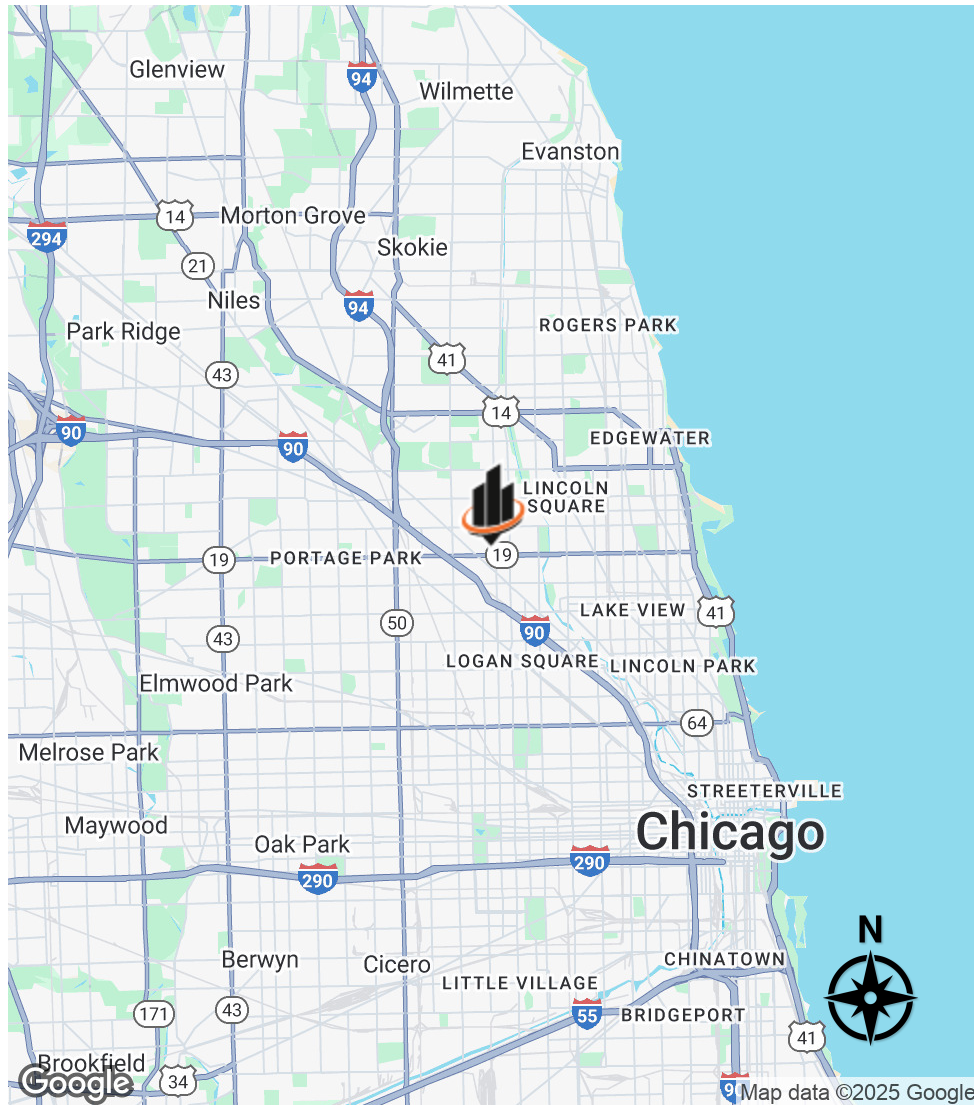


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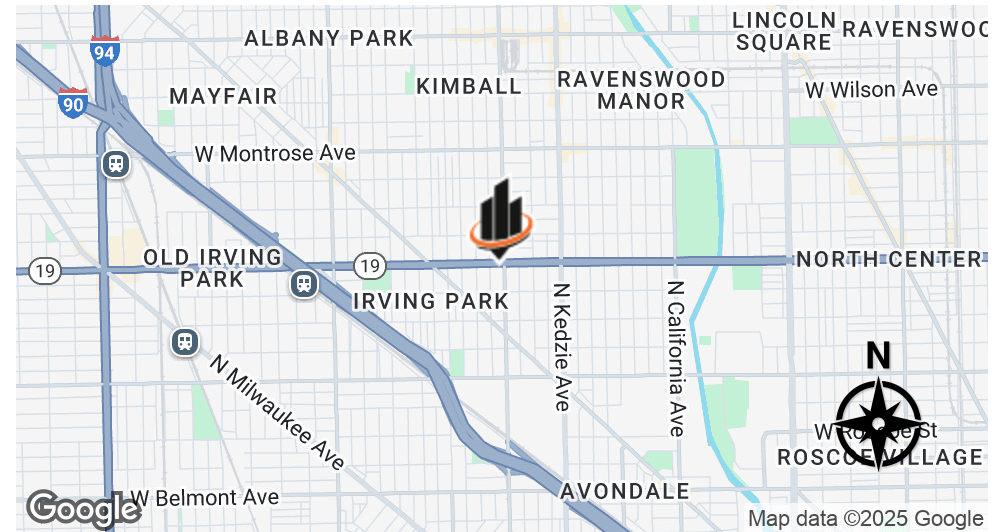
LOCATION MAPS



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LOCATION OVERVIEW

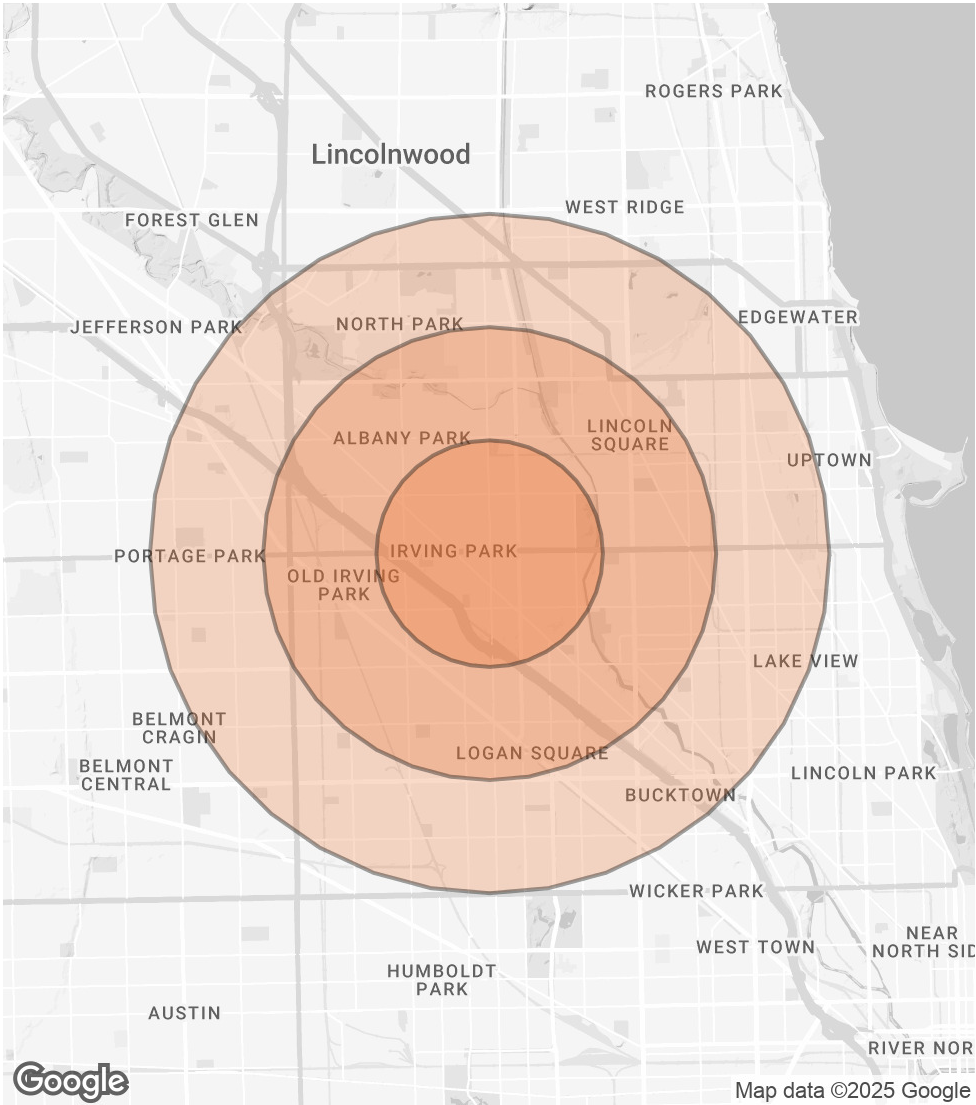
Irving Park is a vibrant and diverse neighborhood located on the northwest side of Chicago. The heart of the neighborhood is Irving Park Road, which is lined with a variety of local businesses, restaurants, bars, and trendy coffee shops. The neighborhood also has many events and festivals throughout the year, including the Irving Park Festival, which celebrates the area's history and culture. The area is also known for its well-maintained parks, including Horner Park, which features a pool, baseball fields, and a dog park. Irving Park is also home to several schools, including public and private options, as well as the Irving Park YMCA, which offers a range of programs for community members. Irving Park is a dynamic and welcoming neighborhood that offers a mix of urban convenience and community charm.

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	63,540	232,098	513,724
AVERAGE AGE	35.3	35.5	35.3
AVERAGE AGE (MALE)	36.1	35.5	35.1
AVERAGE AGE (FEMALE)	35.4	36.0	35.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	26,174	97,571	215,771
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$85,530	\$99,079	\$104,298
AVERAGE HOUSE VALUE	\$367,756	\$408,083	\$408,669

* Demographic data derived from 2020 ACS - US Census



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