



**FOR SUBLEASE**

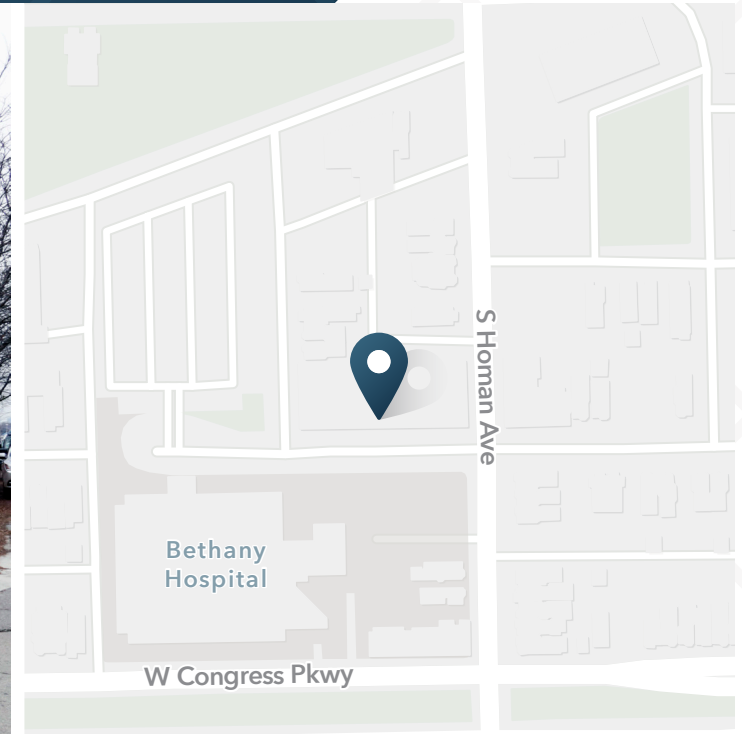
# Available Medical/Office Building

3410 W Van Buren St | Chicago, IL



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3410 W Van Buren St | Chicago, IL 60624



10,865 SF

Available

Contact  
Broker

Rate

## ABOUT THE PROPERTY

- The building features easy access to I-290 and is only 10 minutes from the Loop.
- Fully built out medical facility with 26 exam rooms, 13 offices, laboratory, storage, separate check in and check out desks, 7 restrooms, reception area, waiting, nurses station, staff lunchroom with lockers.

## JOIN THESE RETAILERS

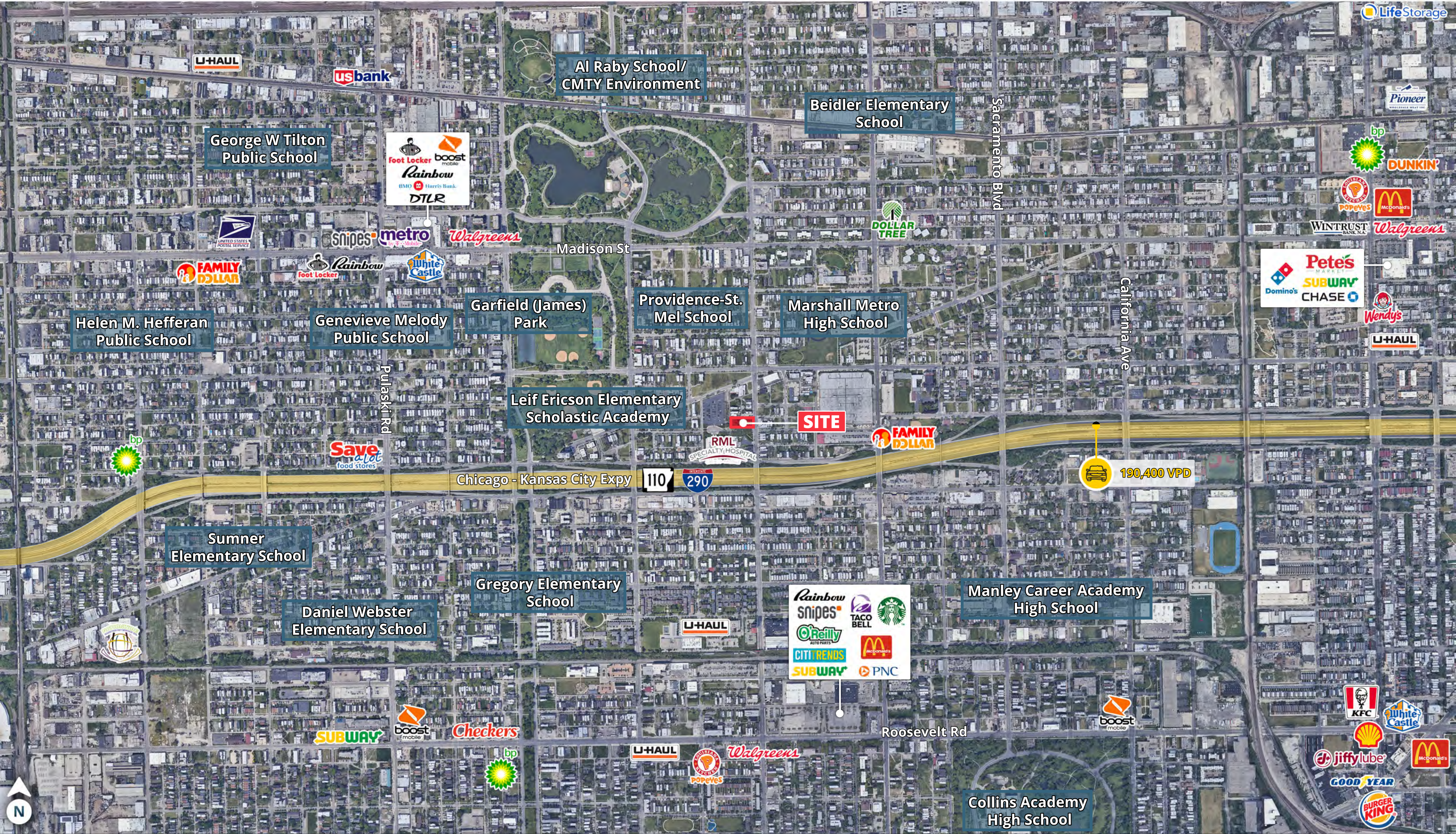


## TRAFFIC COUNTS

I-290

Year: 2022 | Source: IDOT

190,400 VPD



Al Raby School/  
CMTY Environment

Beidler Elementary  
School

George W Tilton  
Public School

foot Locker boost  
Rainbow  
USMO Harris Bank  
DTLR

UNITED STATES  
POSTAL SERVICE

snipes metro

Walgreens

Madison St

DOLLAR  
TREE

Petes  
SUBWAY  
Domino's CHASE

Helen M. Hefferan  
Public School

Genevieve Melody  
Public School

Garfield (James)  
Park

Providence-St.  
Mel School

Marshall Metro  
High School

Leif Ericson Elementary  
Scholastic Academy

SITE

FAMILY  
DOLLAR

190,400 VPD

Chicago - Kansas City Expy

110

290

Sumner  
Elementary School

Daniel Webster  
Elementary School

Gregory Elementary  
School

U-HAUL

Rainbow  
snipes TACO BELL  
Reilly STARBUCKS  
CITTRENDS McDonald's  
SUBWAY PNC

Manley Career Academy  
High School

SUBWAY

boost  
mobile

Checkers

U-HAUL

POPEYES

Walgreens

Roosevelt Rd

boost  
mobile

Collins Academy  
High School

KFC

White-Castle

Shell

jiffy lube

McDonald's

GOOD YEAR

BURGER KING

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Tenant is providing this floor plan from its archives but cannot attest to its accuracy. Please use this as an example and do not rely on it for space planning purposes, it should be field verified.

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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

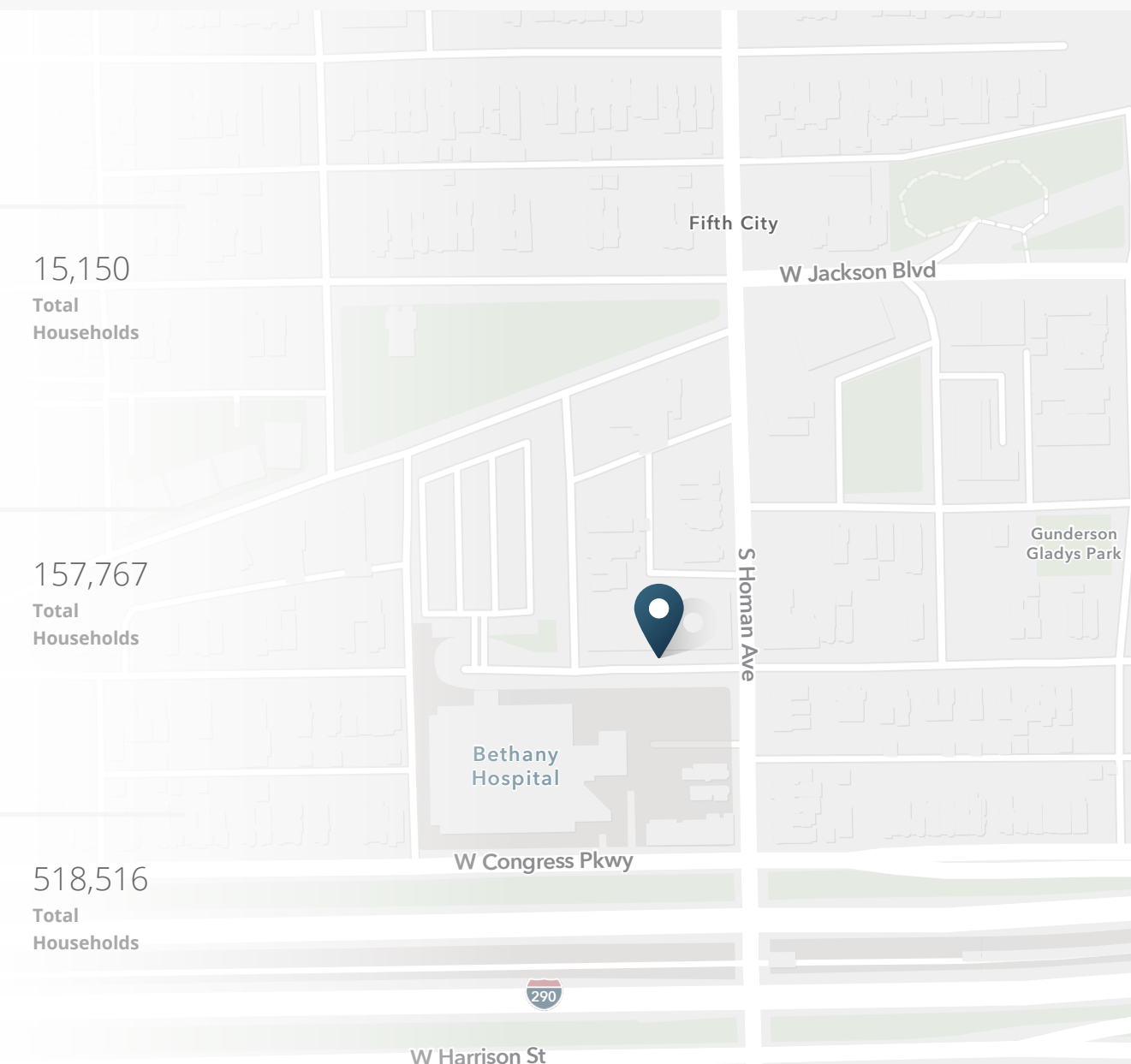
38,759 Population	36,497 Total Daytime Population	\$44,211 Average Household Income	15,150 Total Households
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### 3 MILES

414,665 Population	418,707 Total Daytime Population	\$86,066 Average Household Income	157,767 Total Households
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### 5 MILES

1,248,267 Population	1,557,344 Total Daytime Population	\$123,386 Average Household Income	518,516 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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