

# SINGLE TENANT I-90/94 BILLBOARD BUILDING OPPORTUNITY FOR LEASE

## 3239 WEST BELMONT AVENUE

avondale / chicago, il

AVAILABLE IMMEDIATELY



MID-AMERICA® URBAN



SITE

INTERSTATE 90  
INTERSTATE 94

KENNEDY EXPRESSWAY  
206-100 VPO

W BELMONT AVENUE - 20,100 VPO

five BELOW

BLUE LINE BELMONT STATION  
905,649 RIDERS ANNUALLY

BANK OF AMERICA



T.J. maxx



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## ADDRESS

3239 West Belmont Avenue  
Chicago, IL 60618

Intersection of Kennedy Expressway, Belmont Avenue, and North Sawyer Avenue

## AVAILABILITY

±11,013 SF

## DEMOGRAPHICS

	.5M	1M	1.5M
AVG HOUSEHOLD INCOME	\$128,648	\$123,599	\$133,804
POPULATION	13,277	57,032	126,214
DAYTIME POPULATION	9,083	39,579	91,040

## CO-TENANTS

TJ Maxx, Five Below, Aldi, Five Below, Walgreens, Bank of America, Discovery Clothing

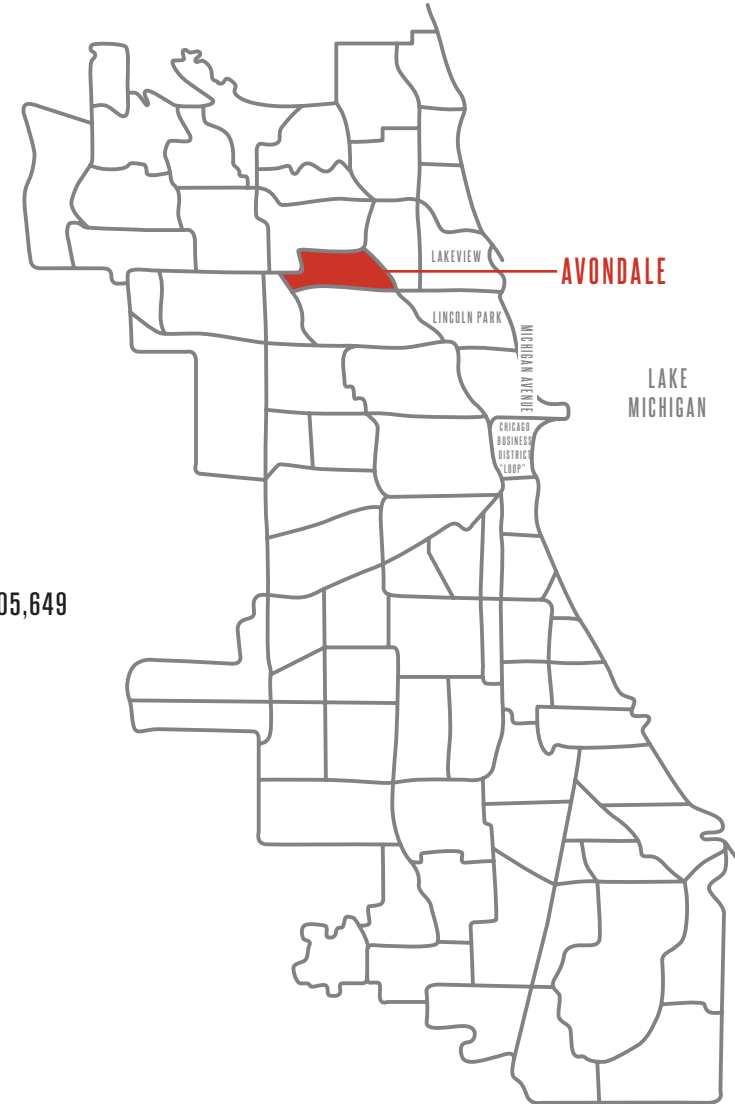
## FEATURES

Prominent signage and visibility on the Kennedy Expressway with over 208,100 VPD

48 Car exclusive surface parking lot

Steps from CTA Belmont Blue Line Station with 905,649 annual riders.

## SPACE DETAILS



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AERIAL VIEW ZOOMED IN



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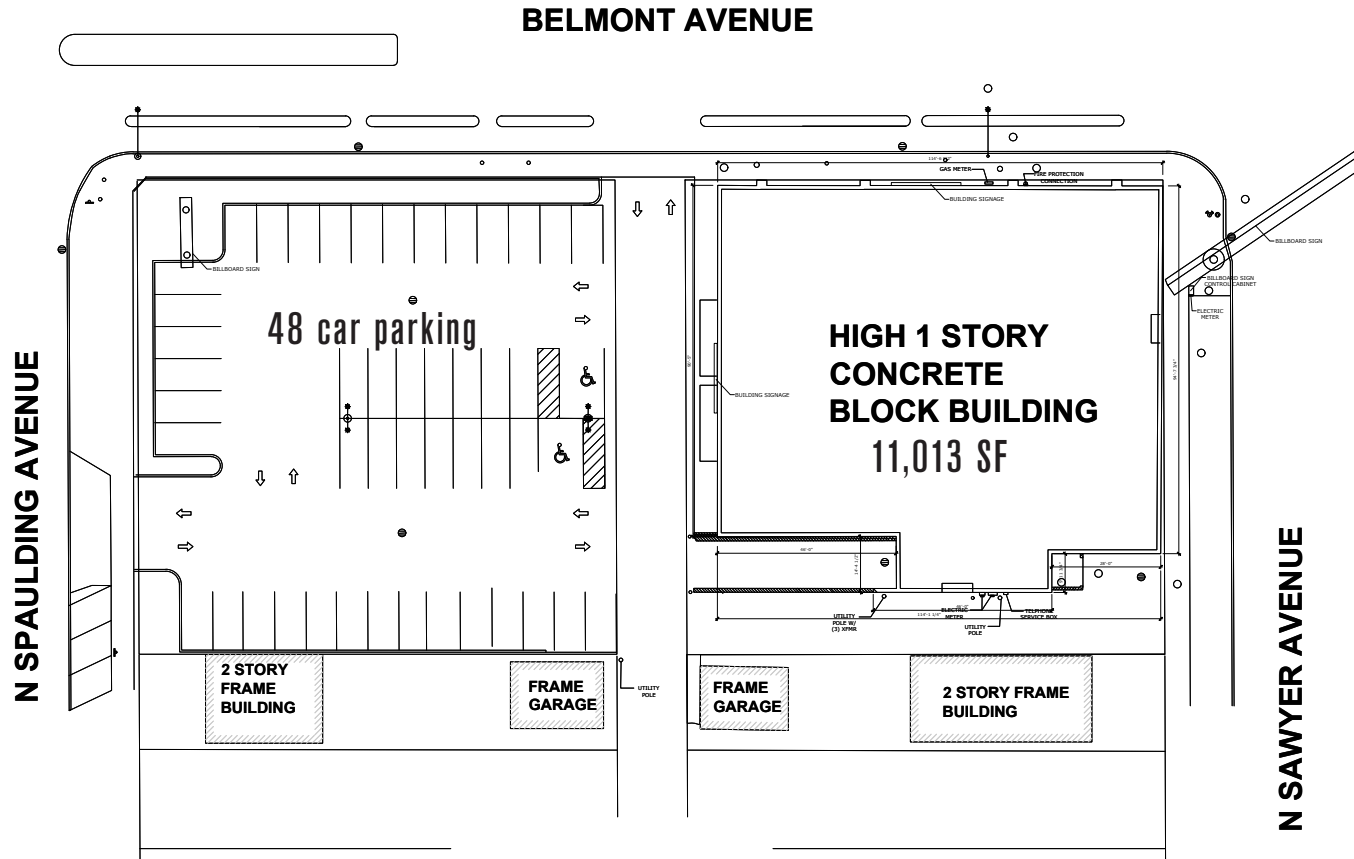
AERIAL VIEW



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SITE PLAN



## SPACE DETAILS

±11,013 SF

20' Ceilings to the Deck





let's **BIG**  
talk.

**IDEAS?**

**GREG BAYER**

Mid-America Real Estate Corporation

630.954.7441

[GBayer@MidAmericaGrp.com](mailto:GBayer@MidAmericaGrp.com)

**PAUL BRYANT**

Mid-America Real Estate Corporation

630.954.7354

[PBryant@MidAmericaGrp.com](mailto:PBryant@MidAmericaGrp.com)

**BRENDAN REEDY**

Mid-America Real Estate Corporation

630.954.7390

[BReedy@MidAmericaGrp.com](mailto:BReedy@MidAmericaGrp.com)

**JIMMY DANAHER**

Mid-America Real Estate Corporation

630.954.7238

[JDanaher@MidAmericaGrp.com](mailto:JDanaher@MidAmericaGrp.com)



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