

Dental Office

5955 W Irving Park Rd Chicago, IL
FOR LEASE

Position your practice in a fully built-out, second-generation dental office along the high-visibility Irving Park Road corridor in Chicago. This turnkey space allows an incoming dental user to minimize start-up time and capital costs with existing infrastructure ready for immediate occupancy.

The office features a functional dental layout with treatment rooms, reception and waiting area, administrative space, and support areas—ideal for a general dentist or specialty practice seeking a plug-and-play location.

Situated on a well-traveled arterial with strong traffic counts, the property offers excellent signage exposure, convenient access to public transportation, nearby parking, and proximity to dense residential neighborhoods and complementary retail. An exceptional opportunity to expand, relocate, or launch a practice in an established Chicago submarket with built-in visibility and accessibility.



Lease Rate:
\$30.00 SF/yr (NNN)

Available SF:
1,000 SF

Of Ops:
3

Building Size:
12,000 SF

Lease Term:
60 months

SCOTT FITZGERALD | 630.353.1190 | SFITZGERALD@JROSSIANDASSOCIATES.COM



REAL ESTATE &
PRACTICE ADVISORY

5955 W Irving Park Rd

DEMOGRAPHICS MAP AND REPORT

Chicago, IL

Population

0.3 MILES

4,504

TOTAL POPULATION

11,366 | 41,889
0.5 MILES | 1 MILE

41

AVERAGE AGE

41 | 42
0.5 MILES | 1 MILE

Households and Income

0.3 MILES

1,568

TOTAL HOUSEHOLDS

4,027 | 15,360
0.5 MILES | 1 MILE

2.9

OF PERSONS PER HH

2.8 | 2.7
0.5 MILES | 1 MILE

Race

0.3 MILES

2,308

TOTAL POPULATION - WHITE

5,673 | 21,897
0.5 MILES | 1 MILE

0.3 Miles

40

AVERAGE AGE (MALE)

40 | 40
0.5 MILES | 1 MILE

42

AVERAGE AGE (FEMALE)

42 | 43
0.5 MILES | 1 MILE

0.3 Miles

\$115,149

AVERAGE HH INCOME

\$112,760 | \$110,308
0.5 MILES | 1 MILE

\$392,097

AVERAGE HOUSE VALUE

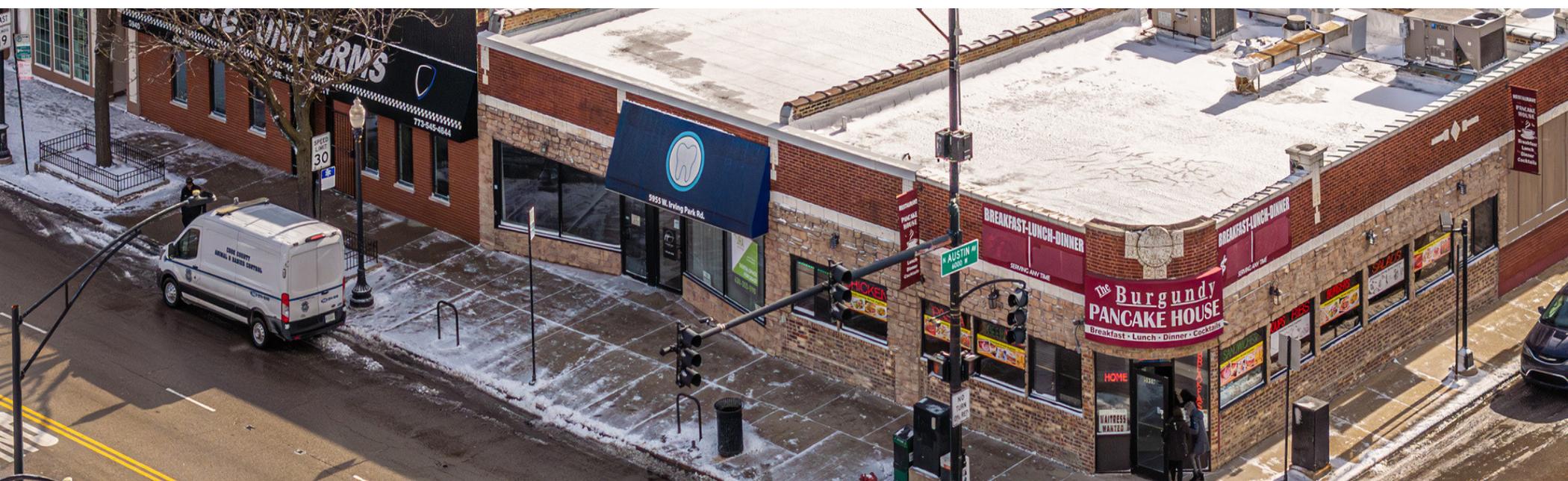
\$390,258 | \$381,904
0.5 MILES | 1 MILE

0.3 Miles

247

TOTAL POPULATION - ASIAN

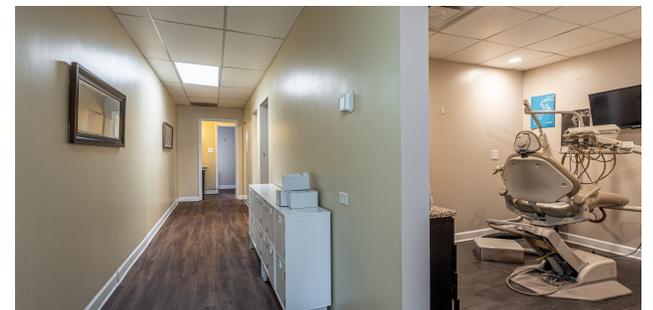
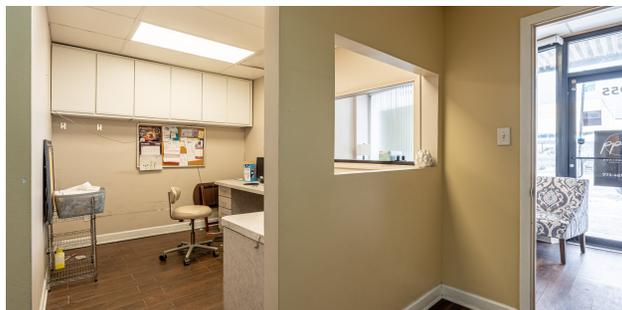
666 | 2,544
0.5 MILES | 1 MILE



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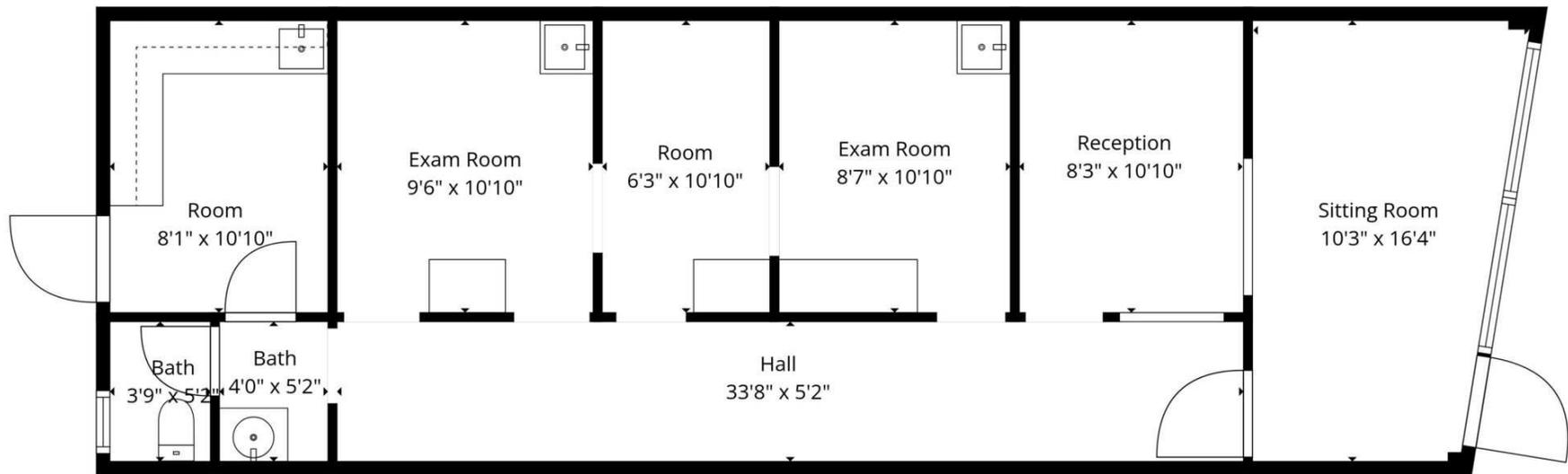
ADDITIONAL PHOTOS



5955 W Irving Park Rd

Chicago, IL

FLOOR PLANS



5955 W Irving Park Rd

Chicago, IL

RETAILER MAP

