

# Commercial Property for Lease



## 3170-74 N. Milwaukee Avenue, Chicago, IL

**Description:** Excellent lease opportunity in a corner building with onsite parking in Chicago, IL. Property consists of approximately 5,000 rentable square feet (divisible) and the site contains an additional 4,000 square feet which can be used for parking or outdoor space. Property is located just south of the intersection of Belmont and Milwaukee Avenue in the up and coming Avondale neighborhood.

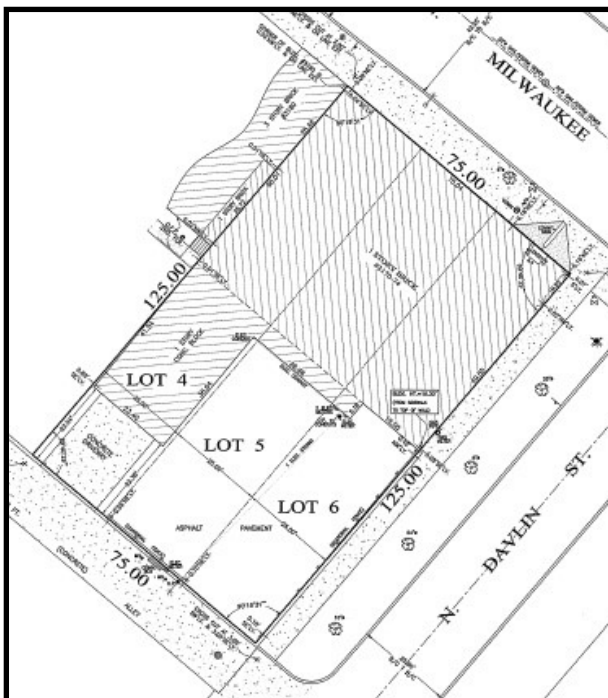
### Highlights

Average Daily Traffic Counts:

Milwaukee	16,800 cars
Belmont	26,200 cars

Avondale Demographics 1 Mile Radius:

Residential Population:	71,145 people
Number of Households:	28,762
Median Age :	31.4 years
AVG Household Income:	\$82,546



**Lease Rate : \$25 psf Triple Net**

**For Additional Information Contact:  
Jack C. Wall @ 312.671.8842  
jcw@wallpropertiesllc.com  
Wall Properties, LLC**