

FOR LEASE



Retail Storefront in Logan Square

2617 W Fullerton Ave
Chicago, IL 60647



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FOR LEASE

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Property Summary

FOR LEASE



PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 2617 W Fullerton Ave in Chicago, IL 60647. This standout property offers a versatile space ideal for a range of commercial uses. Boasting a modern façade with ample natural light, the interior features a spacious layout, high ceilings, and customizable floor plan to meet various business needs. With its convenient location and excellent visibility, this property presents an enticing opportunity for businesses looking to establish or expand in a vibrant commercial hub. Don't miss the chance to secure your spot at this sought-after address. Lease price includes all utilities except wifi.

PROPERTY HIGHLIGHTS

- Modern façade with ample natural light
- Spacious layout with high ceilings
- Customizable floor plan to meet various business needs
- Convenient location in a vibrant commercial hub
- One price - Full Service

OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (Full Service)
Number of Units:	1
Available SF:	700 SF
Building Size:	3,931 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,643	7,918	29,414
Total Population	3,665	16,623	62,545
Average HH Income	\$145,573	\$149,898	\$154,900

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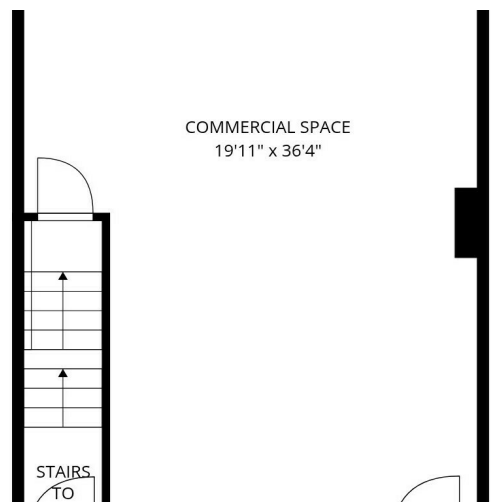
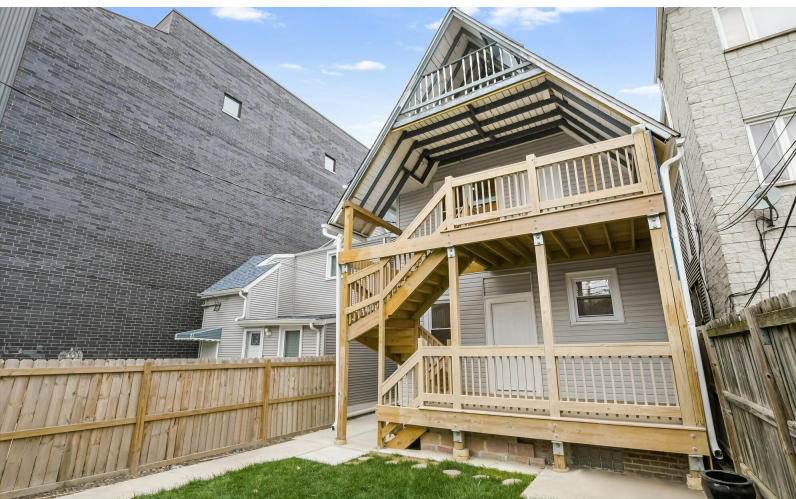
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Additional Photos

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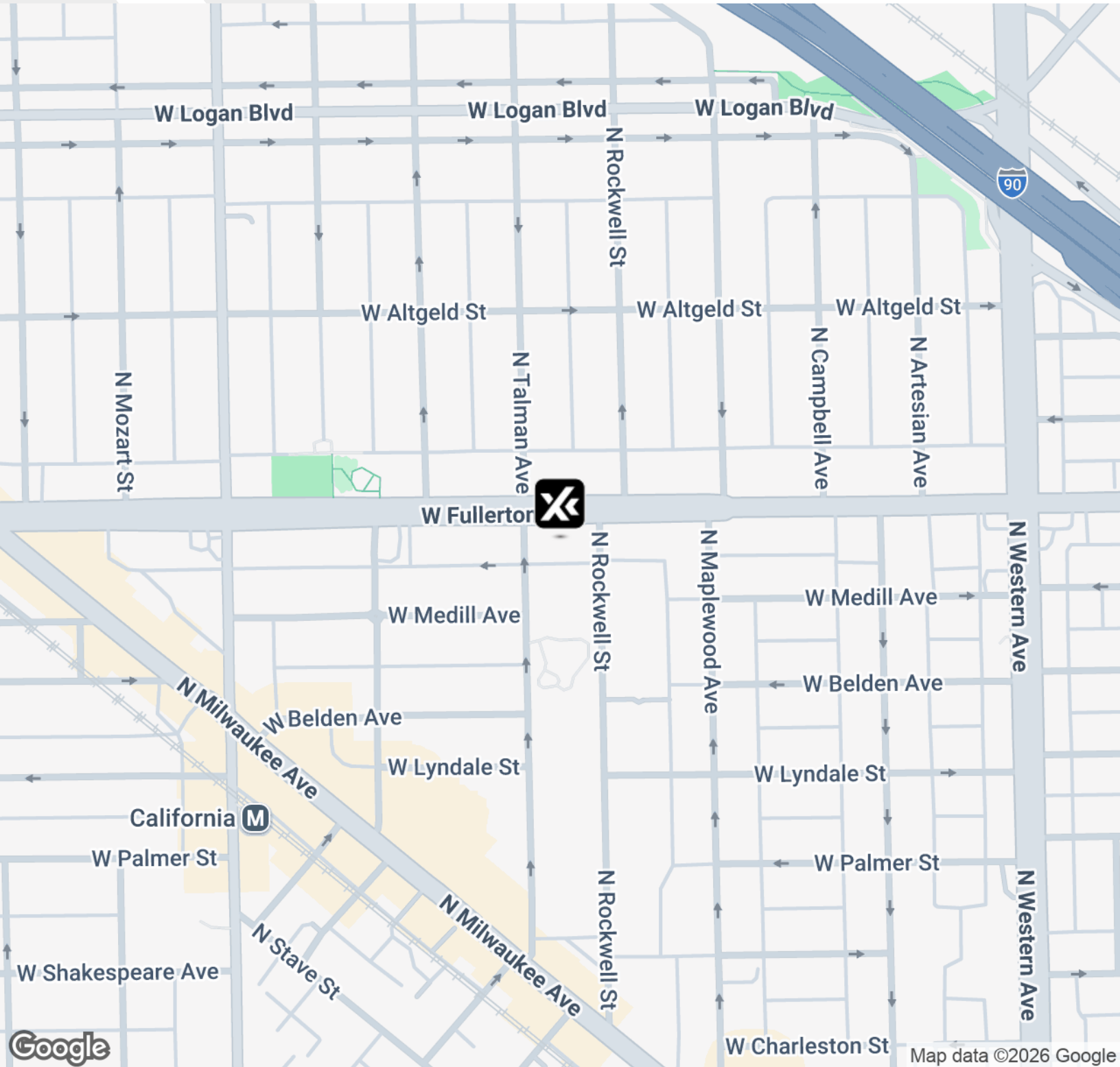
Section 1

Location Information



Location Map

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Aerial Map

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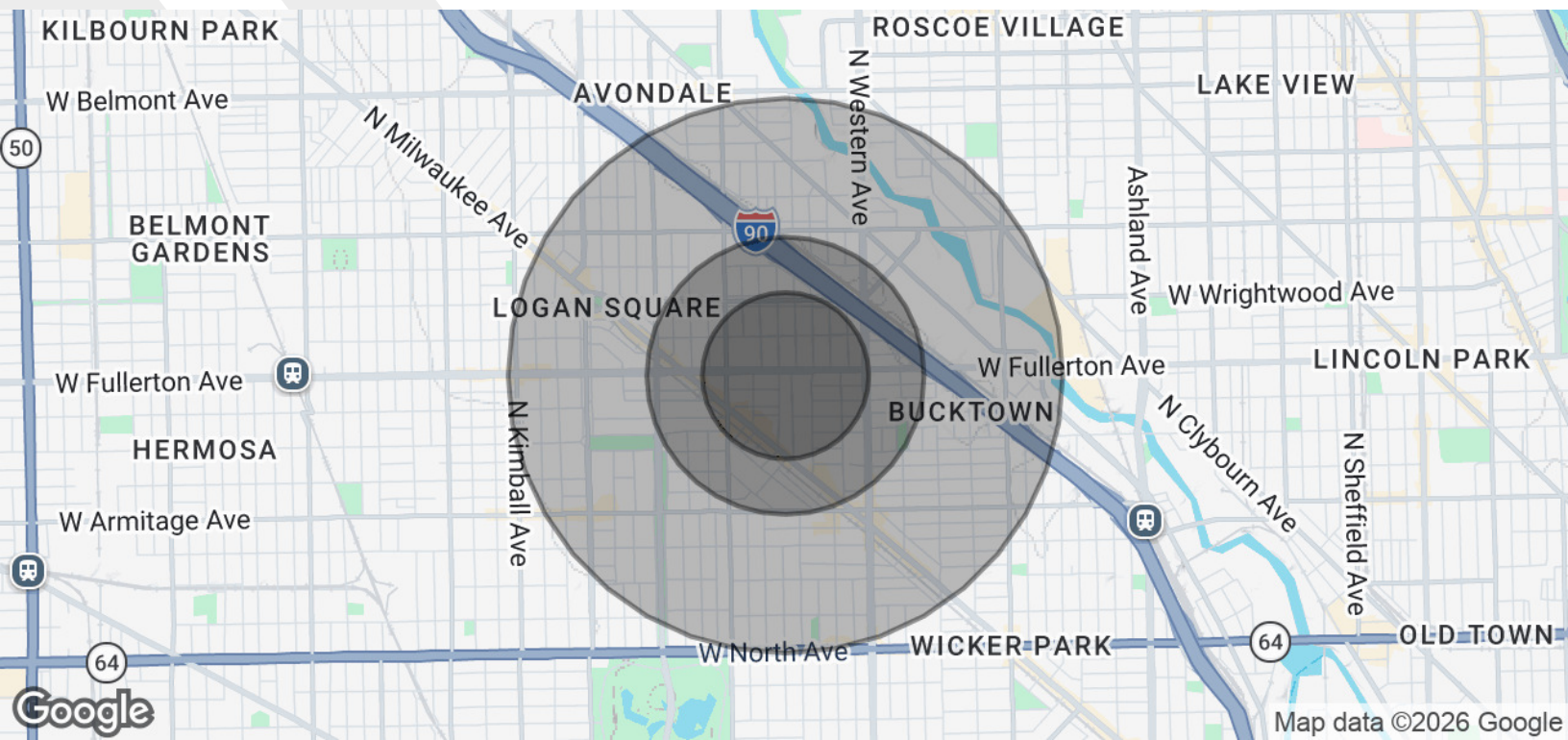
Section 2

Demographics



Demographics Map & Report

FOR LEASE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,665	16,623	62,545
Average Age	36	36	36
Average Age (Male)	36	36	36
Average Age (Female)	37	36	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,643	7,918	29,414
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$145,573	\$149,898	\$154,900
Average House Value	\$705,025	\$722,726	\$707,512

Demographics data derived from AlphaMap

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Section 3

Advisor Bios



Advisor Bio 1

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LEXI NAWROCKI

Advisor

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PROFESSIONAL BACKGROUND

Lexi Nawrocki brings over 20 years of expertise in sales and service, combining her enthusiasm and meticulous attention to detail to deliver exceptional results in commercial real estate transactions. With a client-focused approach, Lexi works closely with her dedicated team to ensure every aspect of a deal is thoroughly assessed and strategically executed.

Her commitment to excellence is matched by her passion for continuous learning—Lexi is currently pursuing her CCIM (Certified Commercial Investment Member) designation, further solidifying her expertise in the field. Known for going above and beyond, Lexi consistently exceeds client expectations, making her a trusted partner in achieving their commercial real estate goals.

MEMBERSHIPS

CCIM Candidate

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