



Offering Summary

Available SF:	3,000 SF
Base Rent:	Negotiable
NNN's:	\$4.50 PSF
Building Size:	24,722 SF
Lot Size:	0.21 Acres
Year Built:	2015
Zoning:	B3-3: Community Shopping District
Market:	Chicago
Traffic Count:	23,900 VPD

Property Overview

3,000 SF storefront available for lease along North Avenue at the base of a 15-unit apartment building at the western edge of Chicago's Wicker Park neighborhood. The storefront offers an excellent opportunity for an array of retail, medical, and service oriented users. The Property is situated just east of the signalized intersection at California Avenue and North Avenue, featuring visibility and exposure to approximately 23,900 VPD. The Property is conveniently located less than one (1) mile from the Damen and Western Blue Line "L" Stations and located approximately 1.5-miles west of the Kennedy Expressway (I-90/I-94). Neighboring retailers include Cermak Produce, Walgreens, Family Dollar, Anytime Fitness, AutoZone Auto Parts, GameStop, Pizza Hut, Burger King and McDonald's, among others.

Property Highlights

- Storefront leasing opportunity at the base of a 15-unit apartment building along North Avenue
- The space features floor to ceiling windows, ADA bathrooms, and excellent frontage along North Avenue featuring exposure to over 23,000 VPD
- Neighboring retailers include Cermak Produce, Walgreens, Family Dollar, Anytime Fitness, AutoZone Auto Parts, Gamestop, Pizza Hut, Burger King and McDonald's, among others.

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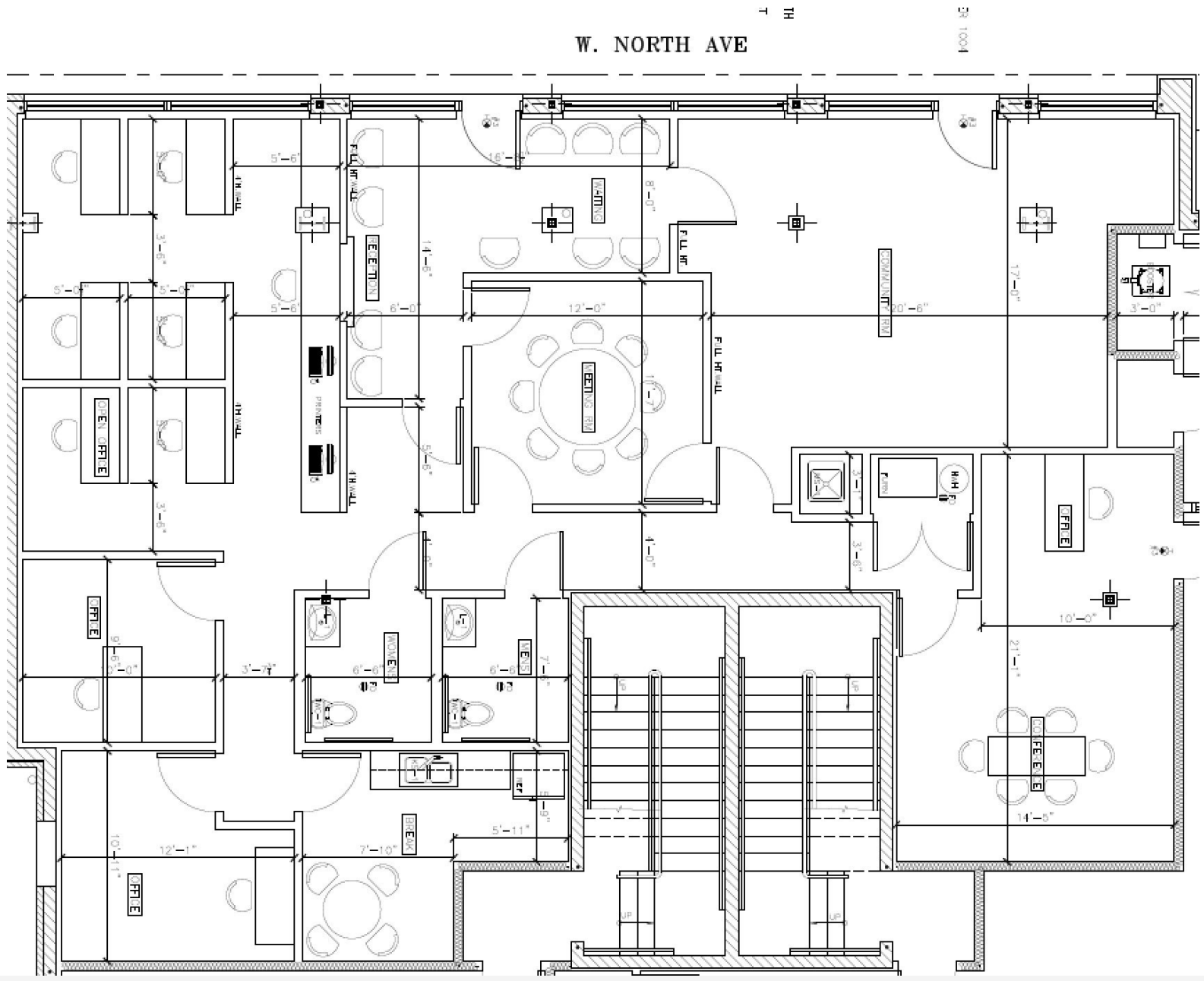
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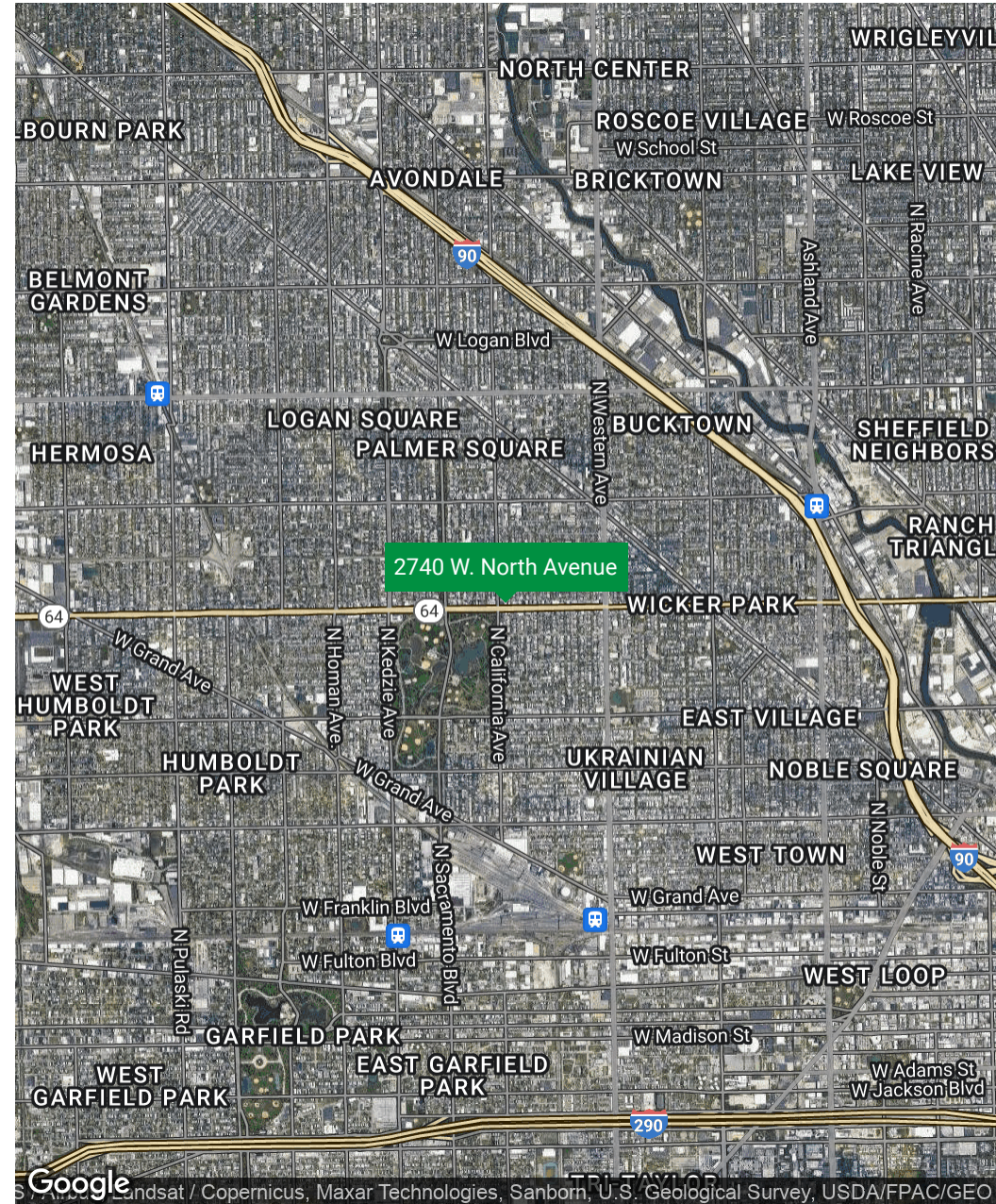
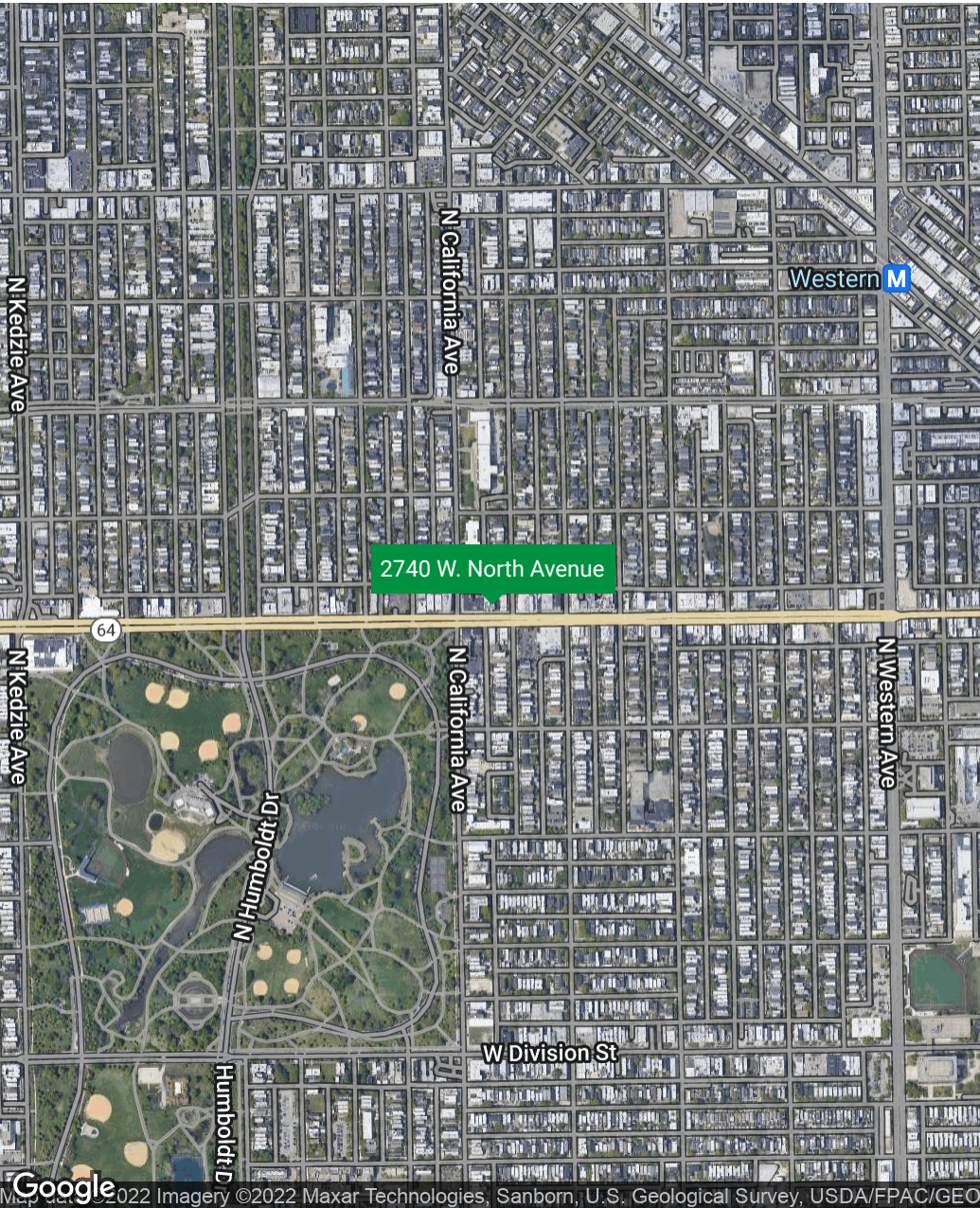
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FOR LEASE | 2740 W. NORTH AVENUE

LOCATION MAP



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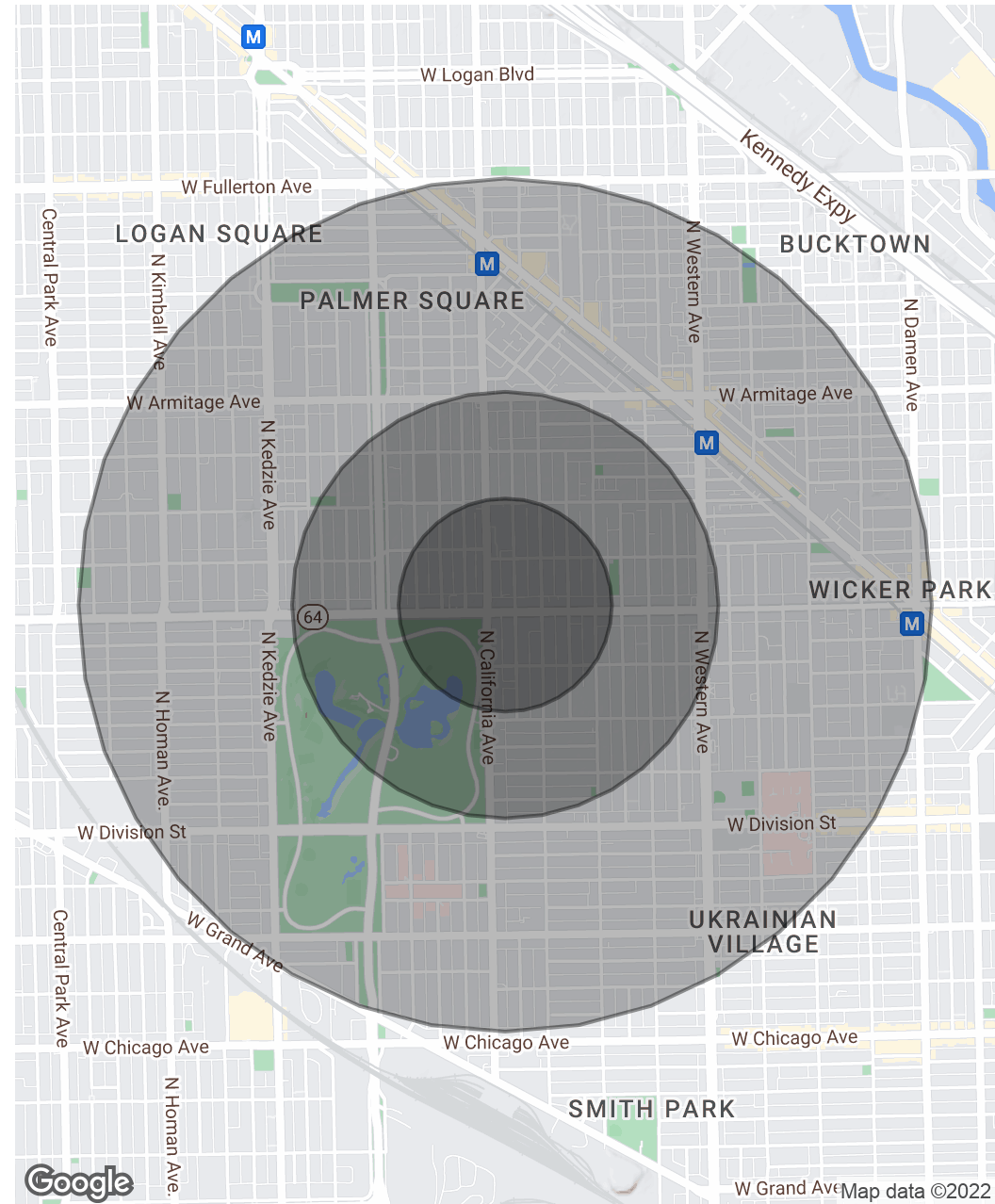
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	4,114	16,607	68,174
Average Age	33.2	31.9	32.6
Average Age (Male)	33.0	31.7	33.0
Average Age (Female)	33.2	32.0	32.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,786	7,390	32,303
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$109,521	\$111,741	\$114,032
Average House Value	\$744,573	\$580,243	\$509,898

* Demographic data derived from 2020 ACS - US Census



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