

The Depot

RETAIL/OFFICE SPACE
FOR LEASE

120-158 E. Irving Park Road
Wood Dale, IL 60191

Andrew Prunty

Apex Commercial Realty

Managing Broker

(847) 650-8299

andrew@commercialrealtybyapex.com

Lic: 471.020524



THE PROPERTY

Location	120-158 E. Irving Park Road Wood Dale, IL 60191
County	DuPage
Cross Street	Wood Dale Road
Traffic Count	24,900

HIGHLIGHTS

- Accessible from heavily traveled Irving Park Rd
- Located next to the Wood Dale Metra Station
- 123 parking spaces
- Traffic count = 24,900 VPD
- Affordable lease rates
- Strong mix of tenants



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
11,496	75,595	183,877

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$97,413	\$95,888	\$99,394

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,143	26,393	65,890

Suite Floor	Square Feet	Rent Per SF (Annual)	Lease Type Notes
140 1	1,200	\$10	NNN Former dry cleaners space. Current layout is wide open with a washroom in the back of the unit.

Suite	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
142	1	1,560	\$10	NNN	Former staffing agency. The current layout includes an open work/retail area, 2 private offices, work/storage area, kitchenette and 1 washroom.
156	1	800	\$14	NNN	Former nail salon. This end cap unit has a mostly open layout with a private washroom and business office.

PROPERTY FEATURES

BUILDING SF	20,000
LAND ACRES	2.16
YEAR BUILT	1988
ZONING TYPE	TCB
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	123
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2



Property Overview

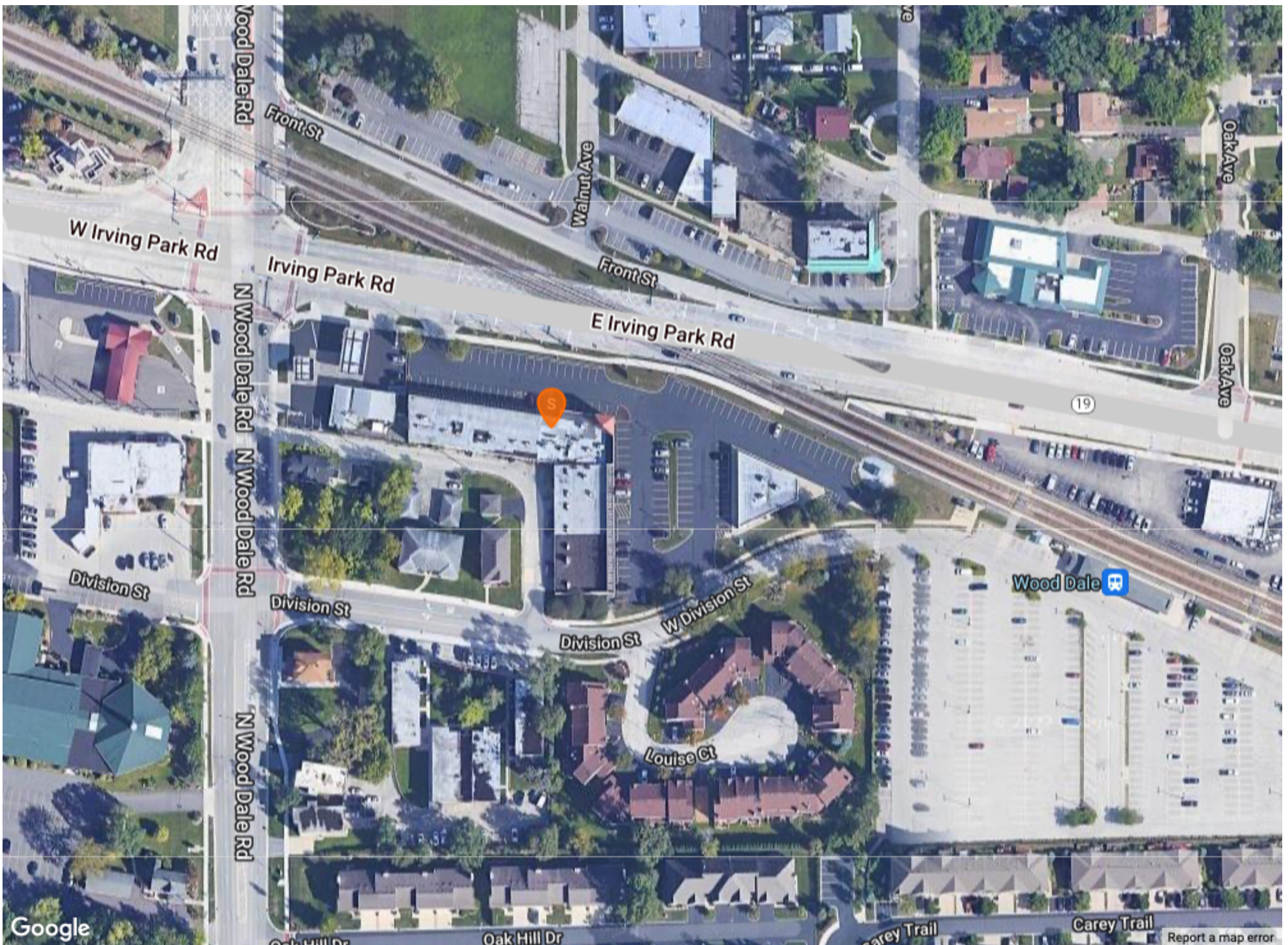
- Prime retail/office space available for lease in The Depot Shopping Center in Wood Dale.
- Excellent exposure on heavily traveled Irving Park Rd with a traffic count of 24,900 vehicles/day.
- The property offers abundant parking with 123 parking spaces and is conveniently located next to the Wood Dale Metra Station.
- Existing tenants include La Michoacana Supreme, H&R Block, Marino's Pizzeria & Cafe, Smiles Dental Center, and From The Top Salon.

Locator Map



Regional Map





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DISCLAIMER:

The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Apex Commercial Realty LLC. Price subject to change and this listing may be withdrawn without notice.

Exclusively Marketed by:

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<https://commercialrealtybyapex.com>