



**7646- 7650 Touhy**  
Chicago, IL 60631

**LEASE RATE****\$19.95 SF/YR****OFFERING SUMMARY**

Available SF:	2,000 SF
Lease Rate:	\$19.95 SF/yr (MG)
Lot Size:	0.46 Acres
Building Size:	10,000 SF
Zoning:	B3-1
Market:	Chicago

**PROPERTY OVERVIEW**

Introducing the ideal commercial space for lease at 7646-7650 Touhy in Chicago, IL. Boasting exceptional frontage on Touhy Avenue and a prime Edison Park location just blocks from Park Ridge, this property offers maximum visibility with 18,000 cars passing by daily. The 40 car parking lot provides ample convenience for both customers and employees. With B3-1 zoning and a current tax stop, this versatile space is ready to accommodate a range of business needs. Don't miss this opportunity to secure a well-positioned, high-traffic location for your enterprise.

**PROPERTY HIGHLIGHTS**

- - Prime frontage on Touhy Avenue
- - Located in desirable Edison Park
- - High daily traffic of 18,000 cars
- - Ample parking with 40 spaces
- - Versatile B3-1 zoning
- - CAM Included with Base Rent
- - Ideal for a range of businesses
- - Exceptional visibility for customers
- - Proximity to Park Ridge

**PETER BIANCHI**

O: 847.655.3361

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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.







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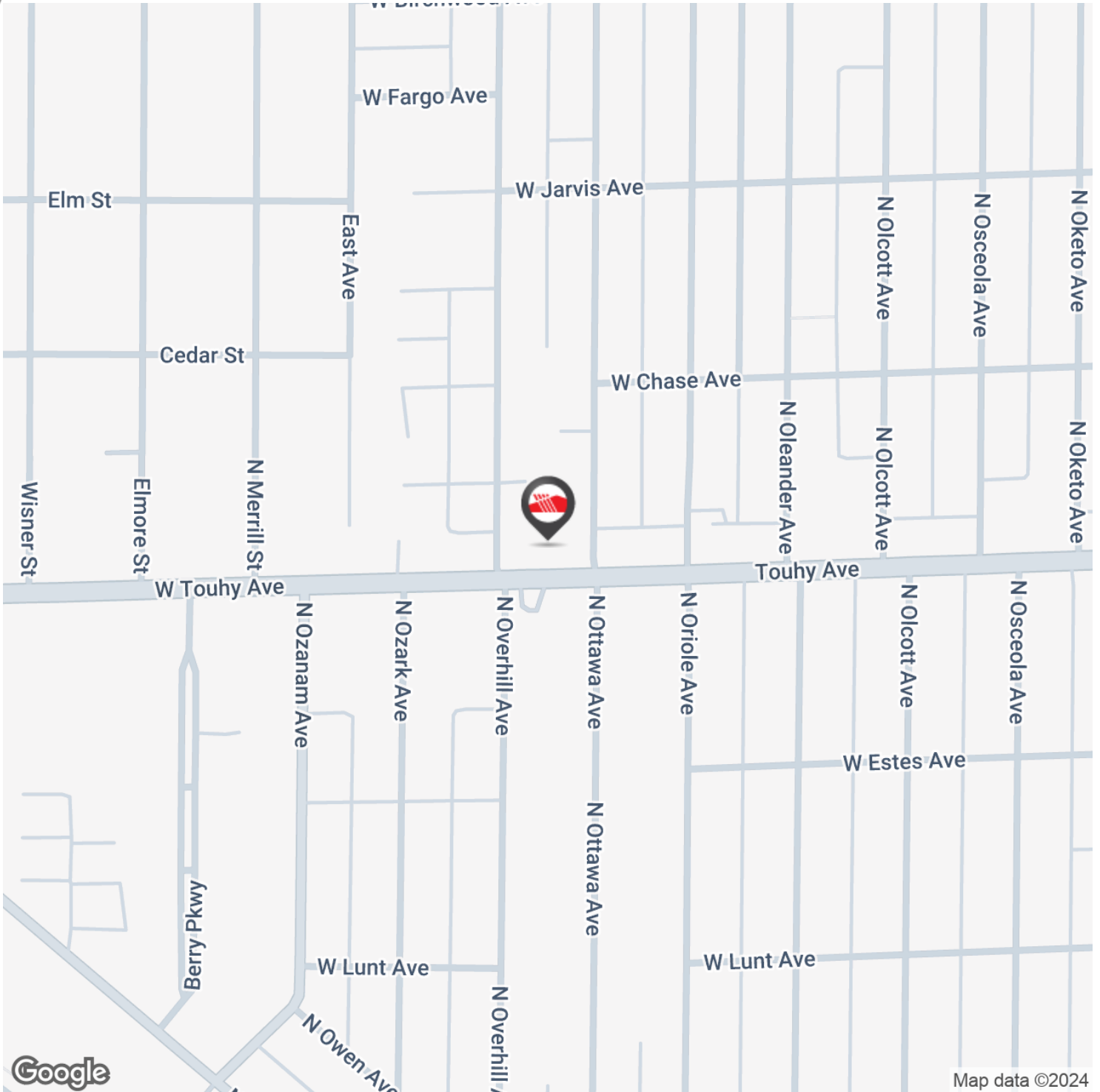
25 N. Northwest Highway | Park Ridge, IL 60016 | 847.825.0011 | [www.mclennancos.com](http://www.mclennancos.com)





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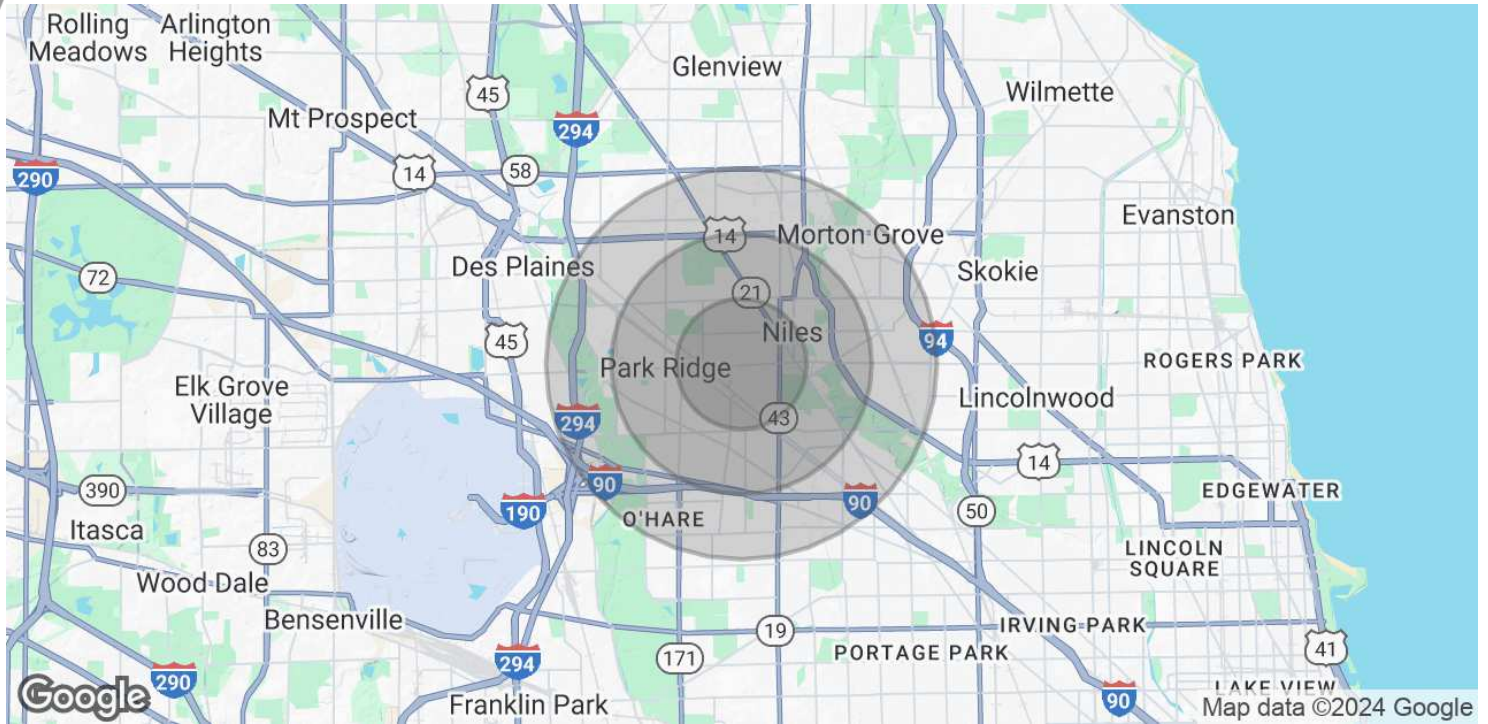
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	22,975	69,585	162,379
Average age	44	44	44
Average age (Male)	42	43	42
Average age (Female)	45	46	45
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	9,156	26,989	63,063
# of persons per HH	2.5	2.6	2.6
Average HH income	\$169,355	\$158,175	\$141,045
Average house value	\$577,791	\$531,254	\$483,149

\* Demographic data derived from 2020 ACS - US Census

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