

CENTRUM OLD IRVING

old irving park / chicago, il



RETAIL AVAILABLE



2,088 SF Available

Kennedy Expy
225,000 VPD

29 Dedicated
Parking Spaces

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KENNEDY EXPY
225,000 VPD

CTA IRVING PARK BLUE LINE
1,283,000 Annual Riders

SITE

Irving Park Metra
1,200,000 Annual Riders

Irving Park Rd
28,900 VPD

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Parking Spaces

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SPACE DETAILS

ADDRESS

4183-4185 W Irving Park Road
Chicago, IL 60641

NEIGHBORING RETAILERS



AVAILABILITY

Retail B: 2,088 SF Ground Floor
Retail/Office Opportunity Remains

FEATURES

Two-story retail building at lighted intersection of Irving Park Road and Keeler Avenue in Old Irving Park

Exceptionally rare highway signage for small shop retail and 4 signs available for street level branding

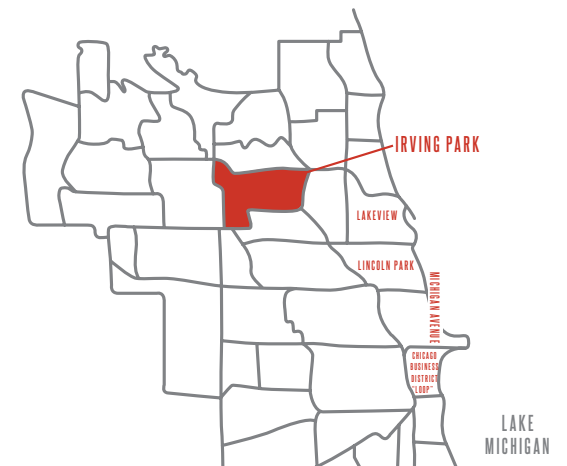
29 dedicated on-site parking spaces and great co-tenancy with Potbelly Sandwiches, Lou Malnati's, Backlot Coffee, and Lifestance

Directly adjacent to Irving Park Metra Station (1.2M Riders annually-Metra), CTA Irving Park Blue Line (1.283M riders annually-CTA) and is easily accessed via the Irving Park Road Kennedy Expressway Interchange

Gateway to nearby new developments including a 160,000 SF Northwestern Medicine facility and Sears Redevelopment of 206 residential units with Target anchoring 50,000 SF of retail

DEMOGRAPHICS

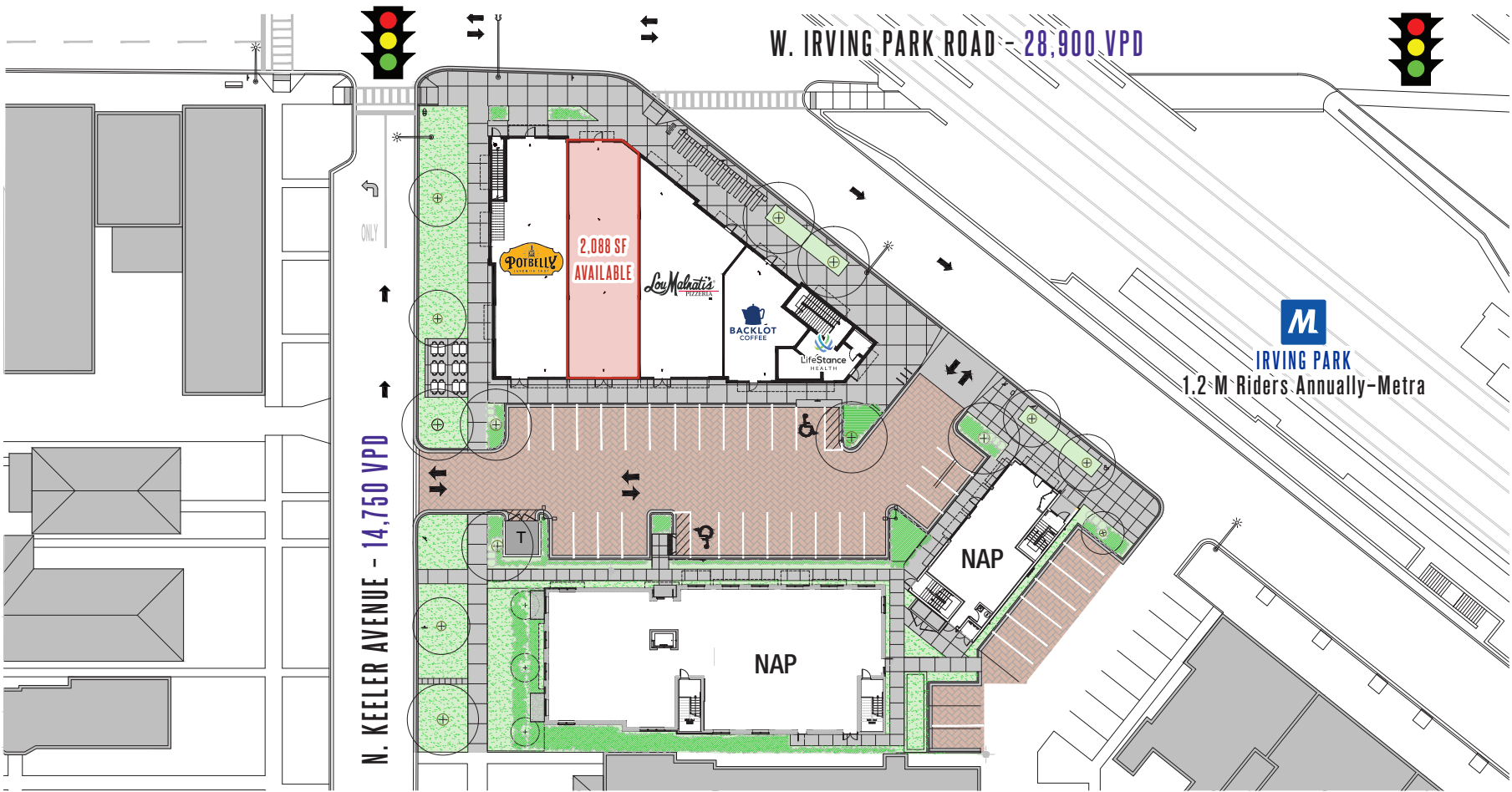
	.5M	1M	1.5M
POPULATION	10,046	45,910	111,949
HOUSEHOLDS	4,157	18,516	43,190
AVG HOUSEHOLD INCOME	\$128,675	\$116,862	\$106,955
DAYTIME POPULATION	9,513	34,977	83,965



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SITE PLAN



SPACE DETAILS

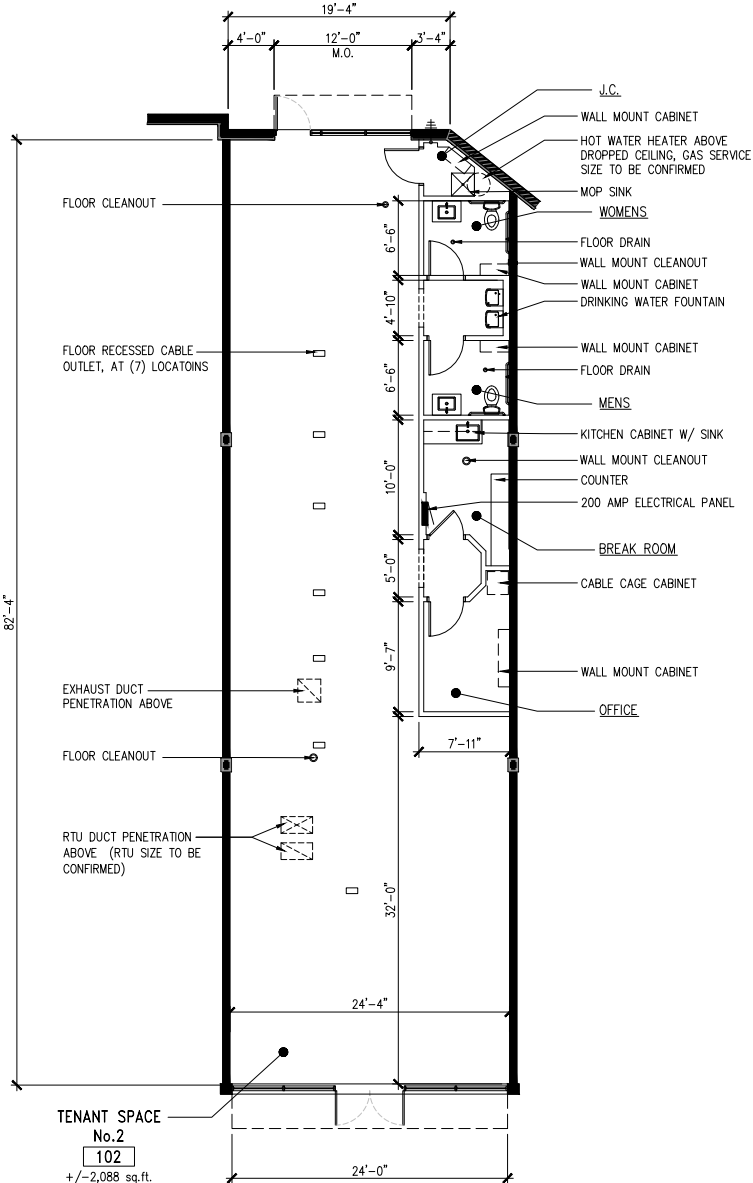
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SPACE PLAN



SPACE DETAILS

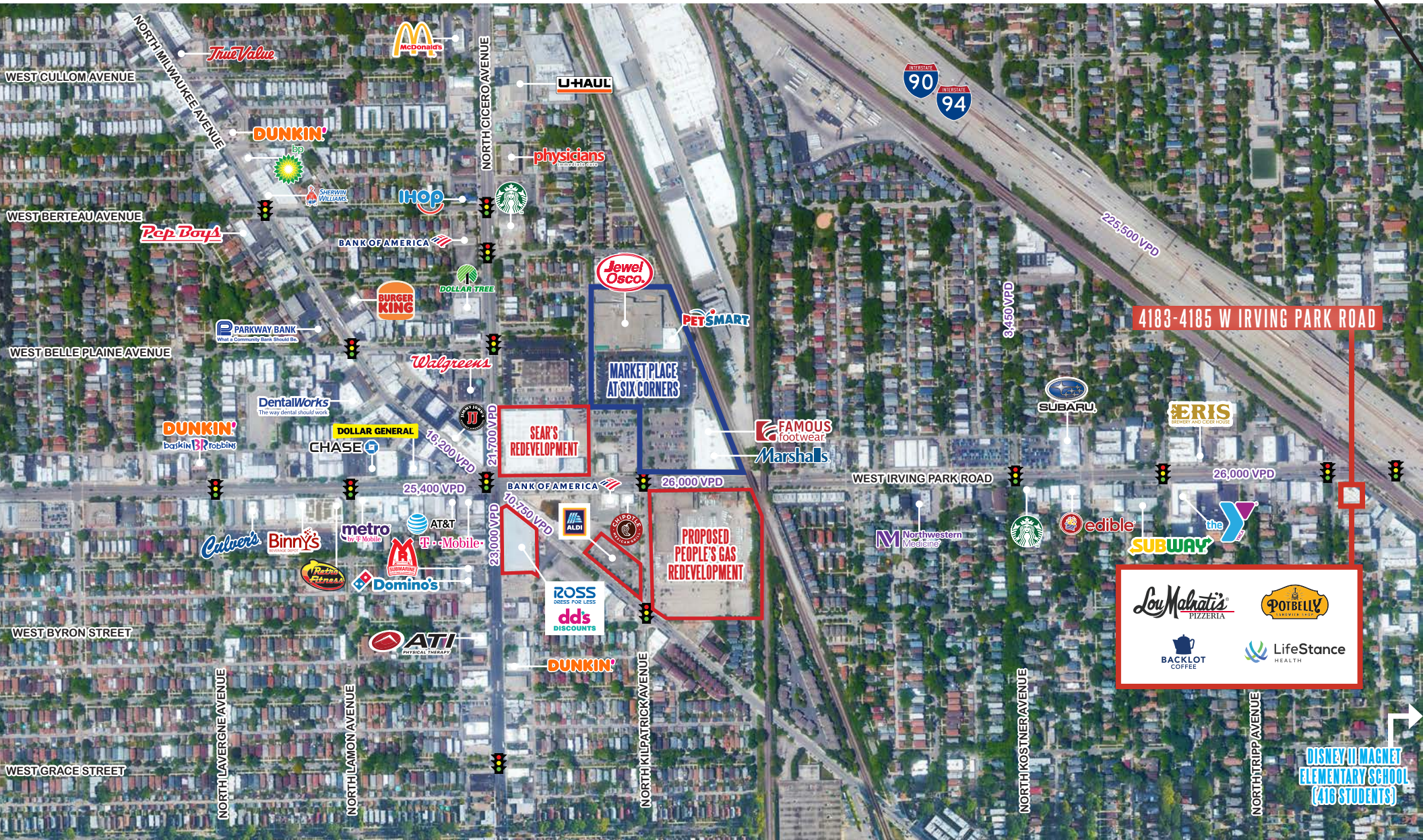
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AREA RETAILERS



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ADDITIONAL EXTERIOR IMAGE



let's
talk. **BIG**
IDEAS?

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