



Old Irving Retail & Office Space

4210 W Irving Park Rd, Chicago, IL 60641



LEASE RATE

\$15.80 SF/YR

OFFERING SUMMARY

Available SF:	3,000 SF
Lease Rate:	\$15.80 SF/yr (MG)
Lot Size:	0.17 Acres
Building Size:	3,000 SF
Zoning:	B3-1
Market:	Chicago
Submarket:	Northwest City
Traffic Count:	27,000

PROPERTY OVERVIEW

Introducing a premier leasing opportunity at 4210 W Irving Park Rd, Chicago, IL, 60641. This exceptional property showcases prime location for retail or office space, boasting ample storefront visibility. With high foot and car traffic and excellent accessibility, this location offers a prime spot for retail or office leasing. Tenants will appreciate the convenience of street parking and the opportunity to establish a strong presence in this thriving commercial district. Ideal for businesses seeking a high-traffic, bustling location with the potential for impressive visibility and branding opportunities.

PROPERTY HIGHLIGHTS

- - Prime retail or office space
- - Ample storefront visibility with 27000 daily traffic count
- - High foot traffic and excellent accessibility
- - Street parking for tenant convenience
- - Proximity to public transportation for easy accessibility
- - Impressive visibility and branding opportunities with building signage
- - Thriving commercial district location
- - Ideal for businesses seeking high-traffic, bustling space

PETER BIANCHI

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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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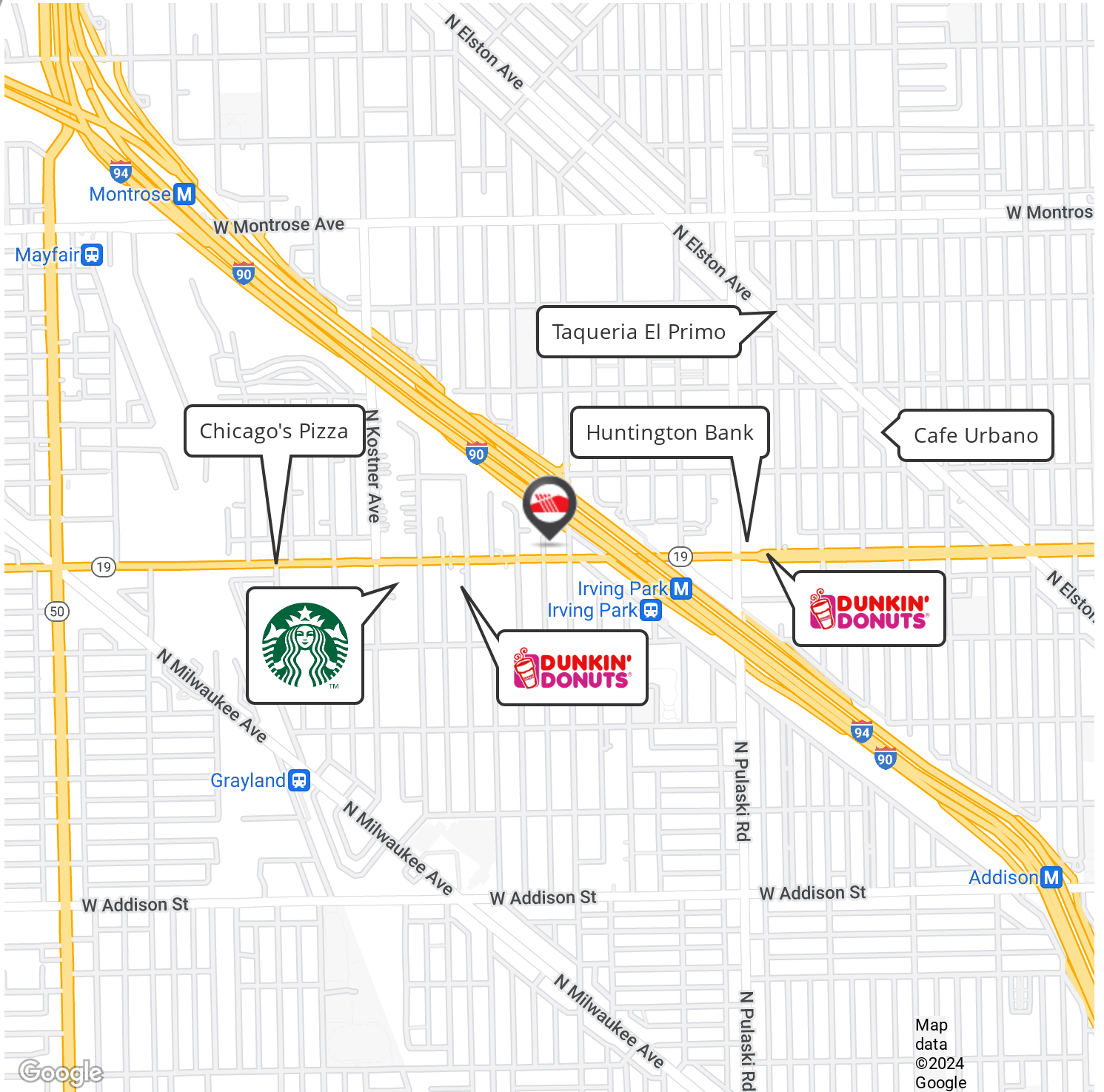
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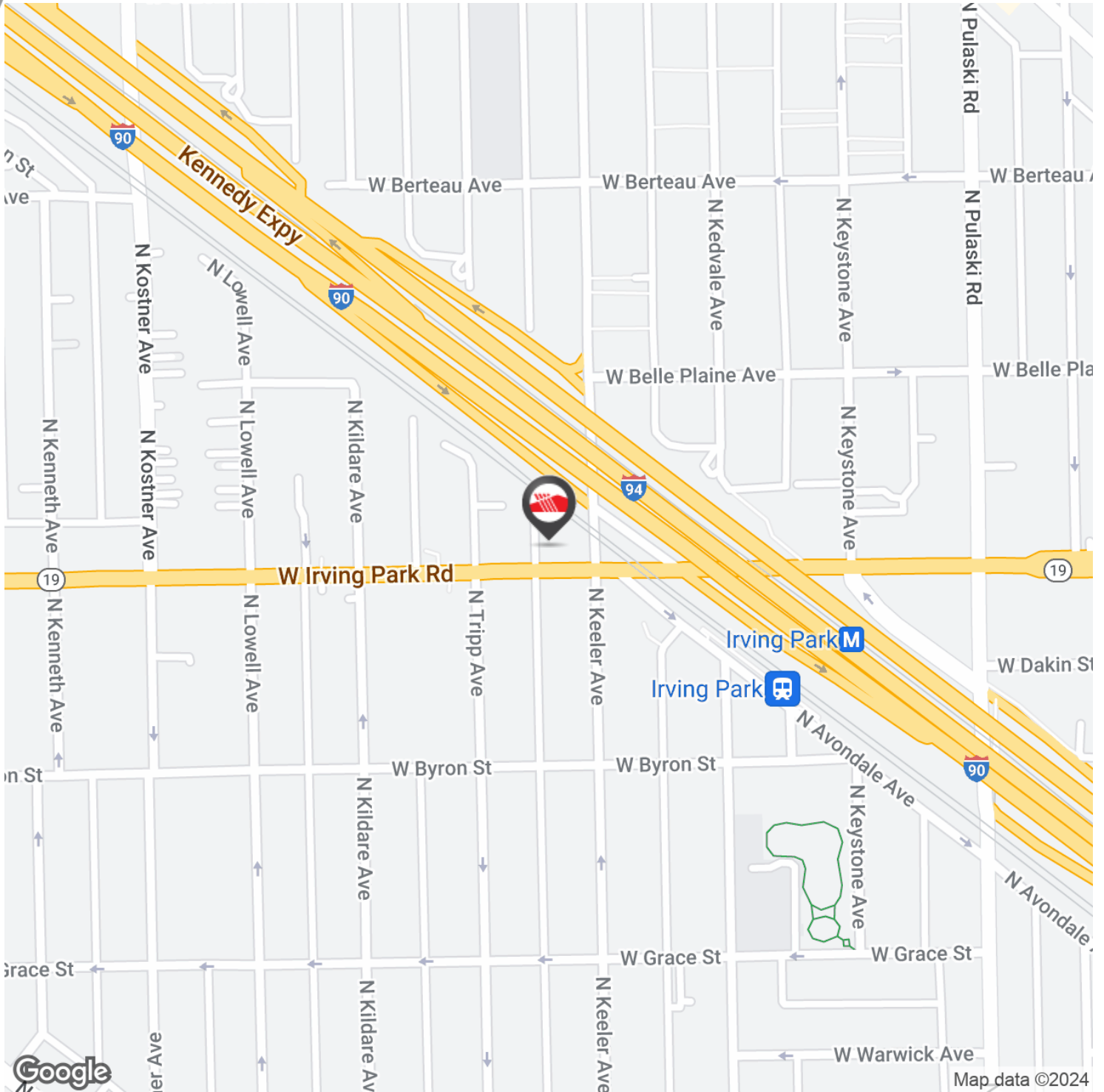
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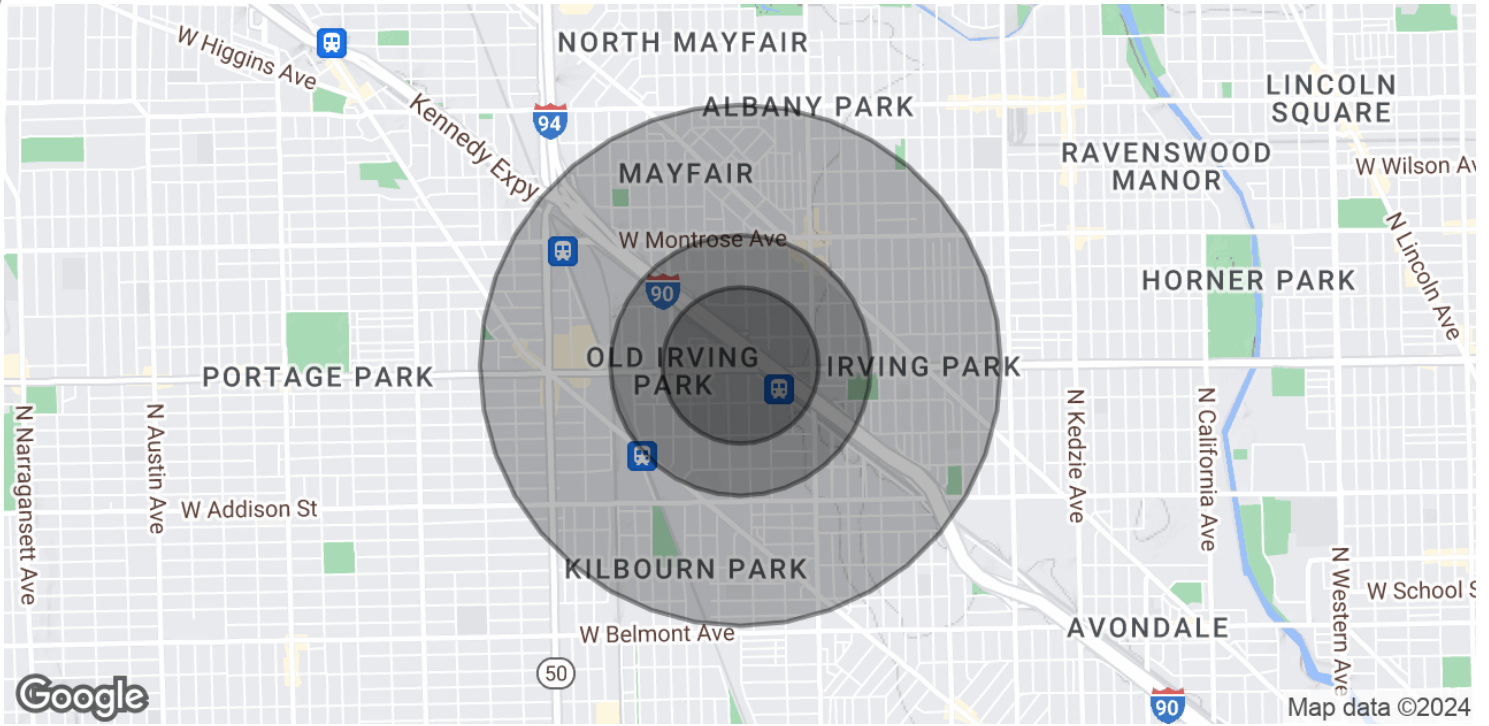
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,586	9,844	48,312
Average Age	40	40	39
Average Age (Male)	40	40	39
Average Age (Female)	40	40	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,755	4,569	19,821
# of Persons per HH	2	2.2	2.4
Average HH Income	\$141,710	\$141,149	\$115,510
Average House Value	\$578,364	\$566,031	\$485,831

Demographics data derived from AlphaMap

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