

## FLAGSHIP RETAIL FOR LEASE AT SIX-CORNER INTERSECTION OF IRVING PARK/CICERO/MILWAUKEE



Flagship retail space located at the extremely well-traveled six-corner intersection of Irving Park/Cicero/Milwaukee. This is an amazing opportunity to lease a space with some of the greatest visibility in any Chicago neighborhood! Traffic count of 68,000 vehicles per day.

### TRAFFIC COUNTS:

30,000+ VPD—Irving Park Road  
27,000+ VPD—Cicero Avenue  
11,000+ VPD—Milwaukee Ave  
**68,000+ VPD TOTAL!**

<b>SPACE SIZE:</b>	±4,864 SF
<b>LEASE PRICE:</b>	\$16 PSF
<b>LEASE TYPE:</b>	NNN
<b>TAXES:</b>	\$4.25 PSF Approx.
<b>ZONING:</b>	B1-3



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**STRAUSS REALTY, LTD.**  
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PHONE: 773-736-3600

## FLAGSHIP RETAIL FOR LEASE AT SIX-CORNER INTERSECTION OF IRVING PARK/CICERO/MILWAUKEE



Amazing 6-corner location with multiple new construction developments and many national retailers and franchises in the area, including:

Target

Ross Dress for Less

Six Corners Plaza

Rasenick's Workwear

Marshalls

Petsmart

Famous Footwear

Domino's

Chase Bank

Dollar General

Chipotle

T-Mobile Store

Sears Appliance Repair



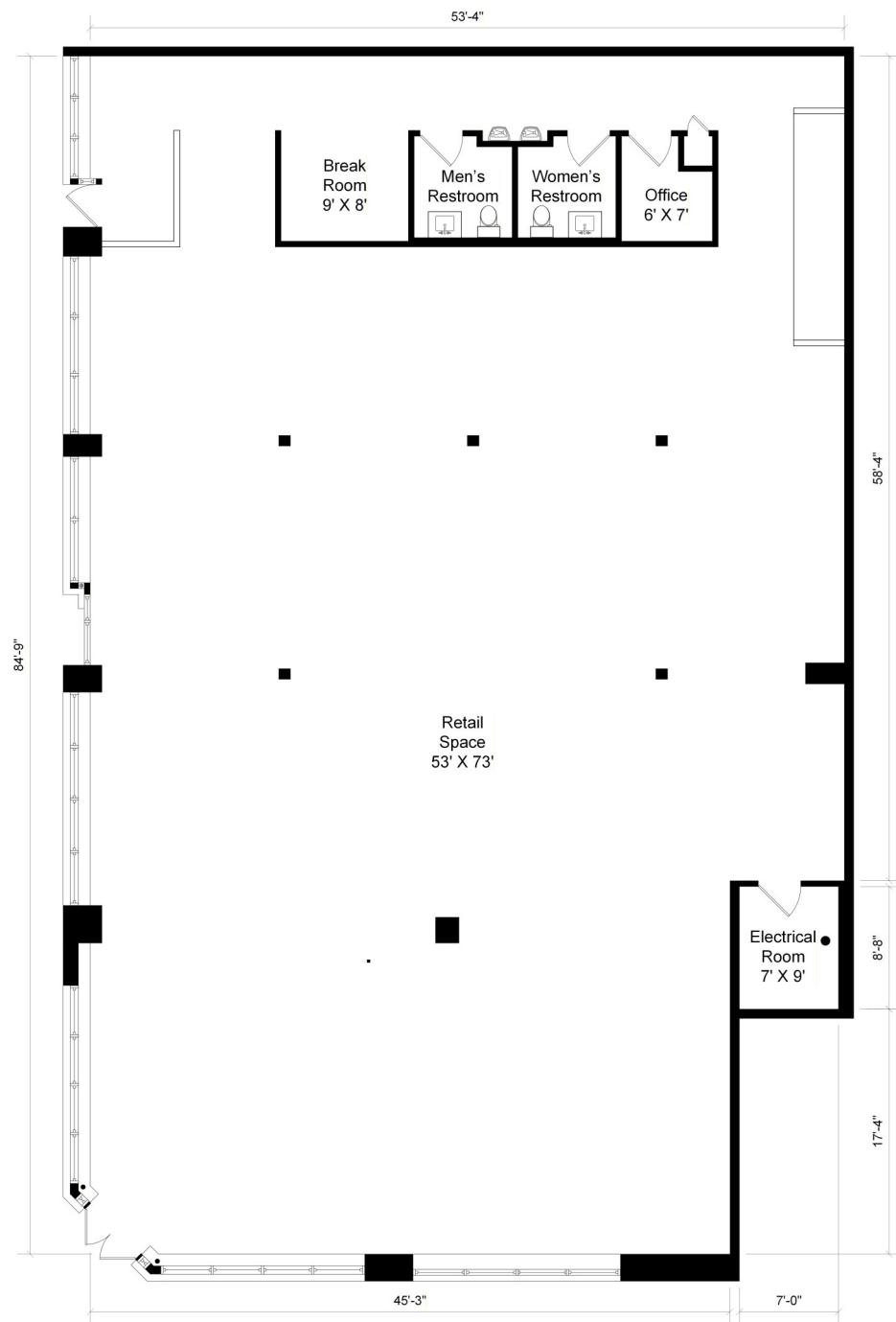
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**FLOOR PLAN**



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