



COMMERCIAL®

# FOR LEASE

**3339-3349 N. HARLEM AVE. CHICAGO**



**SHOPPING CENTER**

LISTING PRICE: **\$12.00** TRIPLE NET LEASE

Presented by

**MARK AHMAD**

CENTURY 21 Circle

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THE REAL ESTATE BROKER WITH MARKET KNOWLEDGE EVERYWHERE

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## **PROPERTY DESCRIPTION**

- At busy and heavy traffic pedestrian district.
- Well located large shopping center at the corner of Harlem Ave. and Rosco Ave.
- Offering visibility and strong street presence.
- Neighboring to Elmwood Park, and Harwood Heights, offering multiple open spaces.
- From 2,184 to a total of about 8,000 Sq. ft., space that would work for any business or retail including restaurants, doctors, warehouses, and banquets.
- The shopping center has multiple existing tenants including Dunkin Donuts, surrounded by other retailers.
- Ample parking, with B 3-1 wide zoning type.
- Rates are \$12.00 and \$14.00 per Sq. ft. triple net lease.
- CTA bus-stop, central location to everywhere and within short distance to major roads, and minutes interstates.



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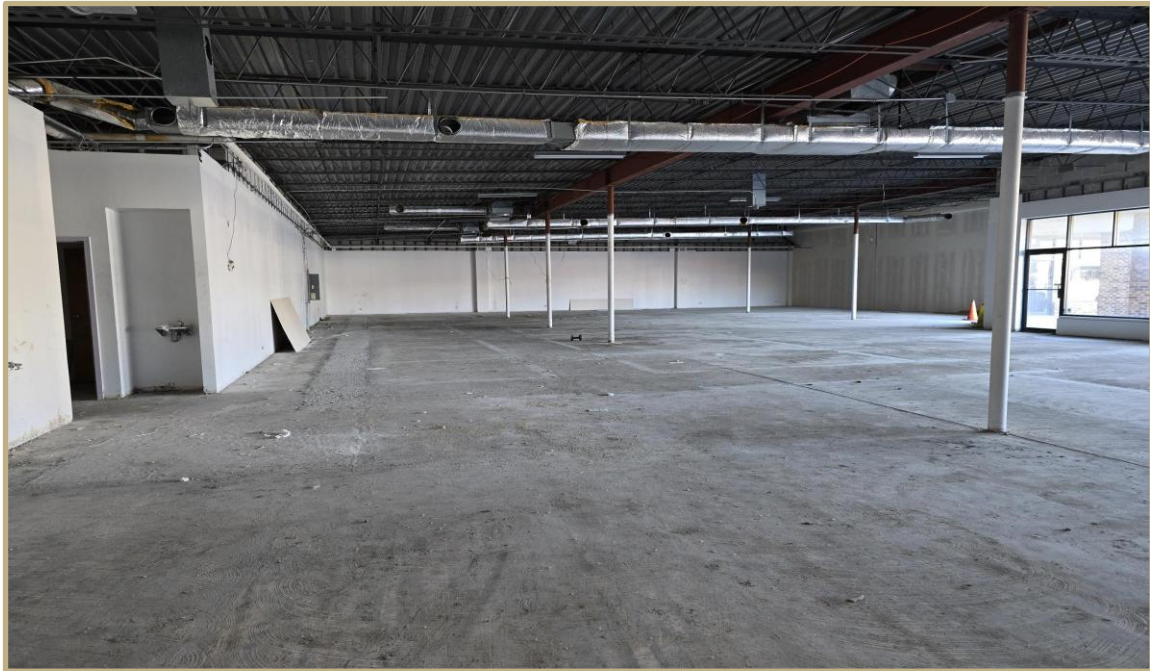
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