



For Lease

# Retail/Office Space Available On Belmont Ave.

5605 - 5607 West Belmont Avenue, Chicago, IL  
60634

## Negotiable

Two spaces available. 5605 W Belmont is 1,500 SF and most recently was a jewelry store. 5607 W Belmont is 3,500 SF of vacant space ideal for either any retail and/or office use. Located on heavily traveled Belmont Ave. Ownership is flexible and will consider any potential use for a strong tenant.

## Contact us:

### Scott Reinish

Senior VP  
847 444 5727  
scott.reinish@colliers.com

### Brad Belden

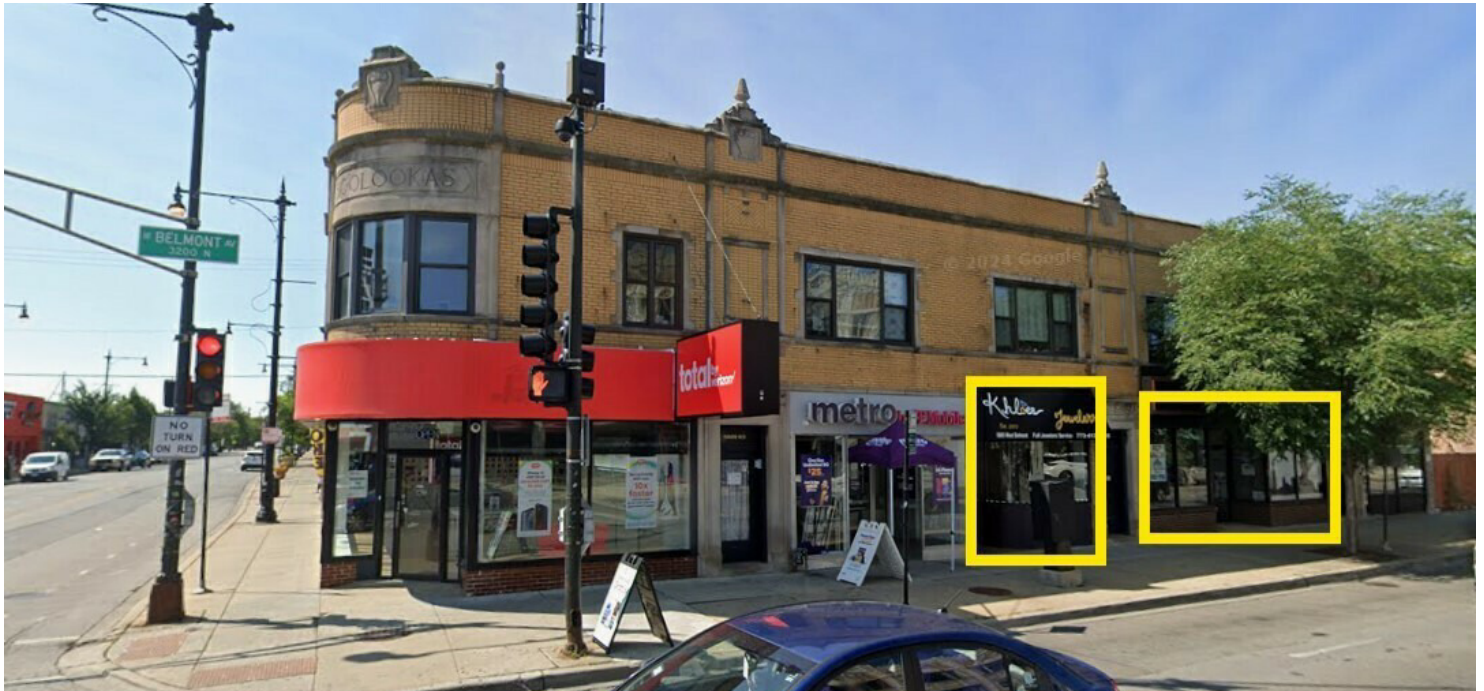
Senior Vice President  
773 531 6886  
Brad.Belden@colliers.com

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# Executive Summary



## Offering Summary

Lease Rate:	Negotiable
Building Size:	19,075 SF
Available SF:	1,500 - 3,500 SF
Zoning:	B1-2
Market:	Chicago
Submarket:	Belmont Cragin

## Property Overview

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## Property Highlights

- Two spaces available (1,500 SF and 3,500 SF)
- Wide variety of retail operators in the neighborhood
- Open to any potential retail or office use
- Strong pedestrian and vehicular traffic

### Scott Reinish

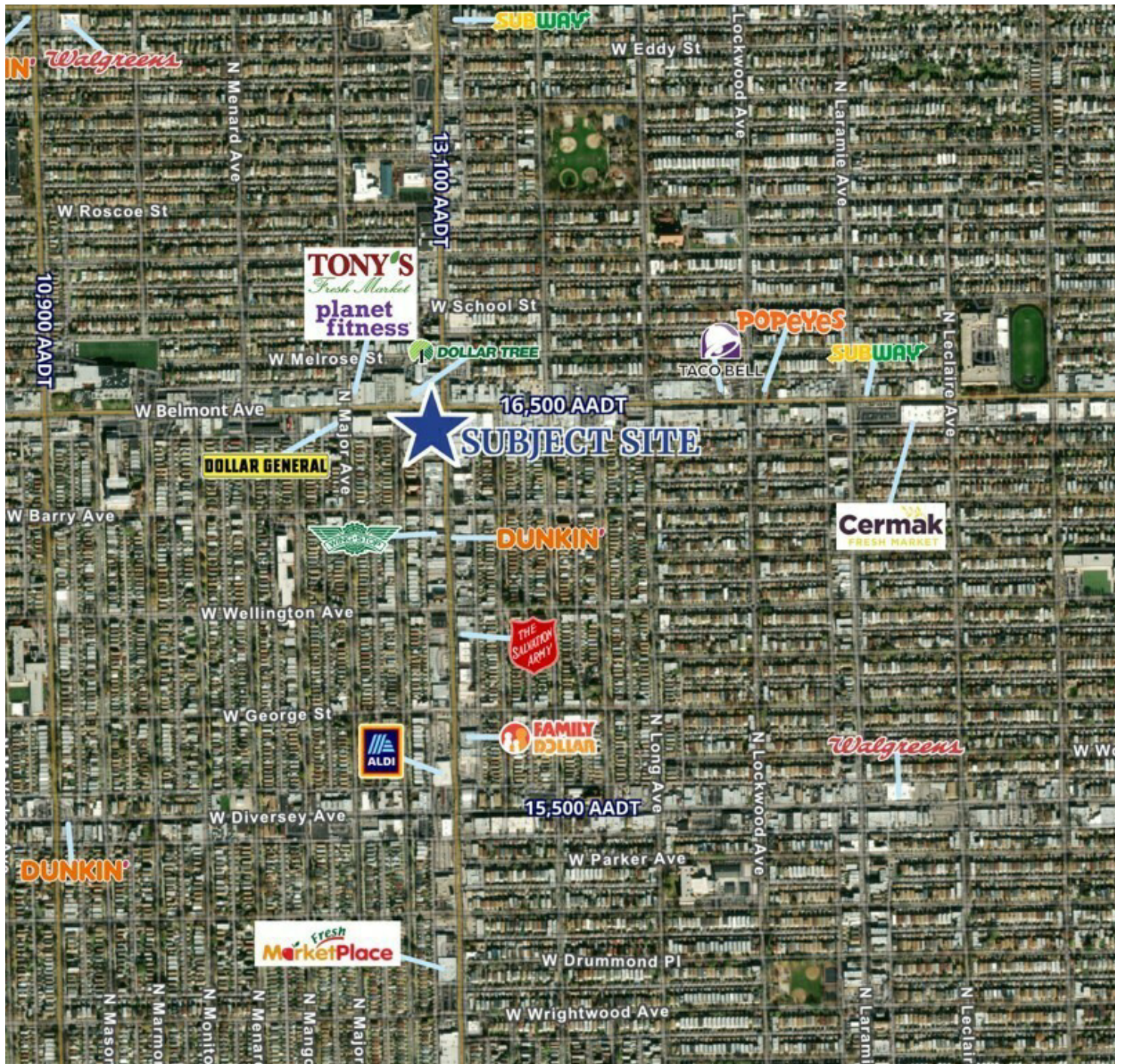
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# Area Retailers

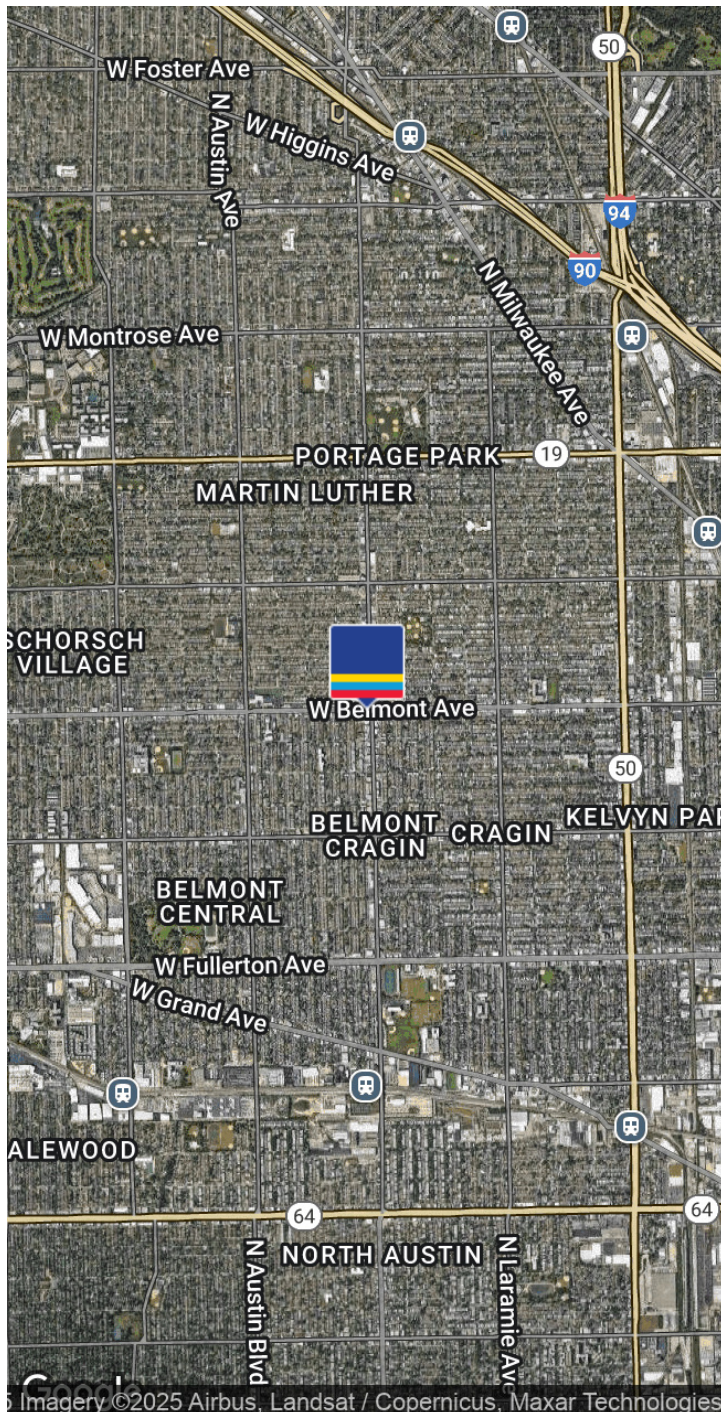


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# Location Map



## Location Overview

Belmont Cragin is located on the northwest side of the city and eight miles northwest of The Loop. The community area comprises four neighborhoods, including Belmont Central, Brickyard, Cragin and Hanson Park. The area has long been known as an intergenerational, family-oriented community with thriving small businesses, beautiful parks, independent theaters and local restaurants. Today, the area is fast becoming a hub for Chicago's creative community.

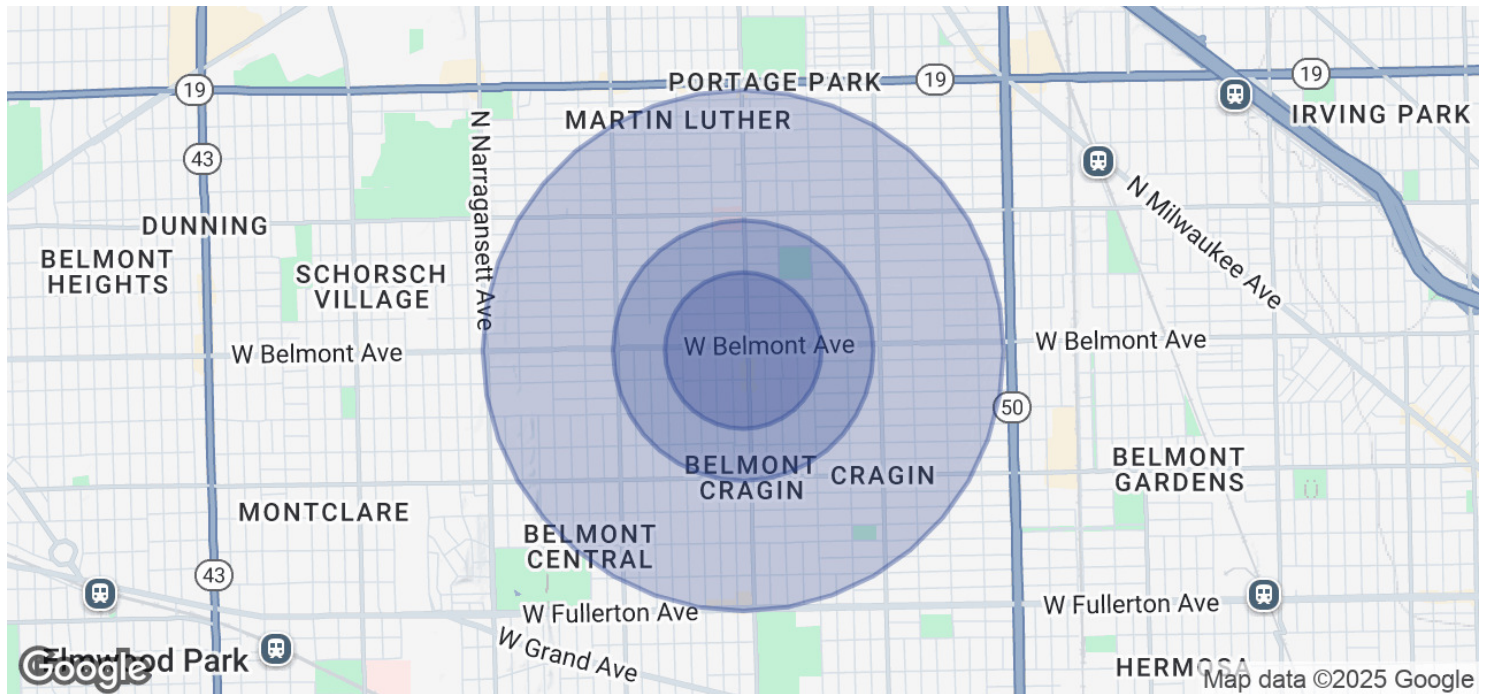
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# Demographics Map & Demos BB



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	5,133	14,408	62,398
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	41	41	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,721	4,791	20,126
# of Persons per HH	3	3	3.1
Average HH Income	\$84,982	\$90,653	\$93,458
Average House Value	\$343,439	\$345,960	\$354,225

Demographics data derived from AlphaMap

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