

For Lease

Retail/Office Space Available On Belmont Ave.

5605 - 5607 West Belmont Avenue, Chicago, IL
60634

Negotiable

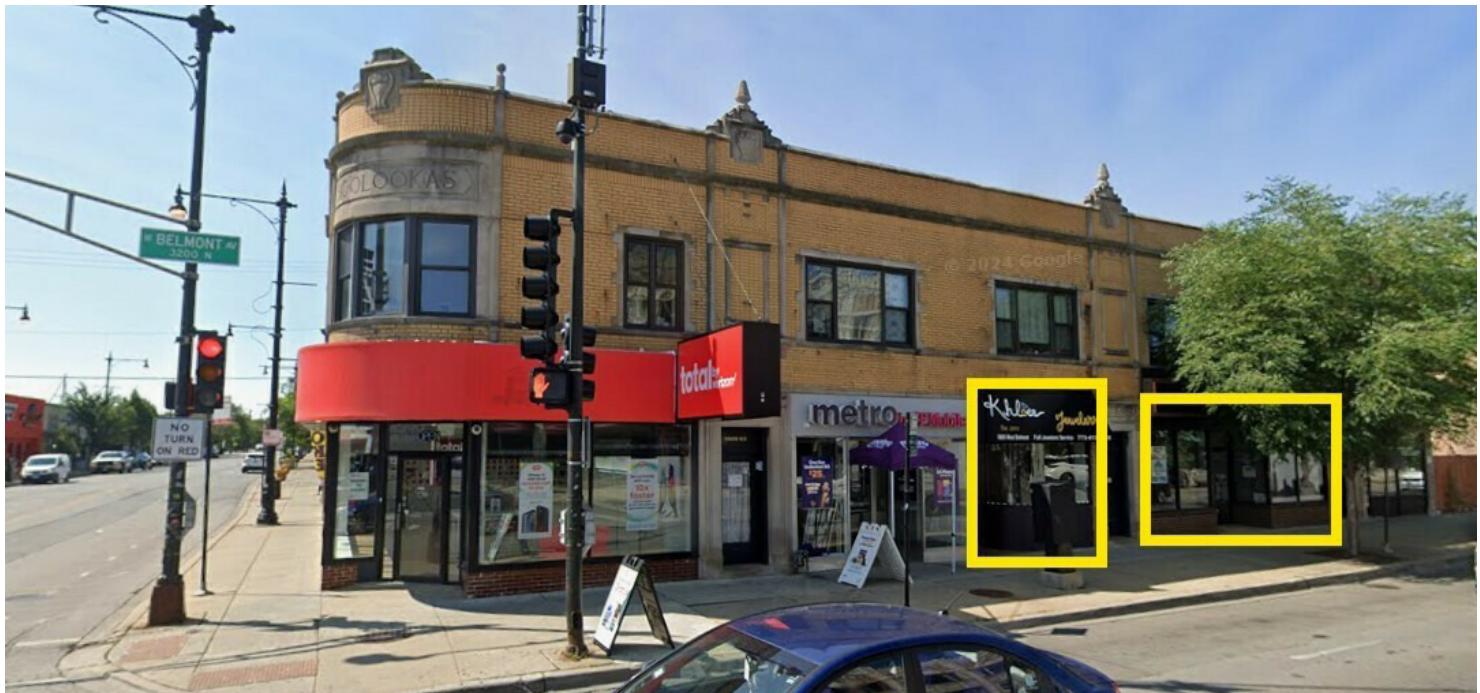
Two spaces available. 5605 W Belmont is 1,500 SF and most recently was a jewelry store. 5607 W Belmont is 3,500 SF of vacant space ideal for either any retail and/or office use. Located on heavily traveled Belmont Ave. Ownership is flexible and will consider any potential use for a strong tenant.

Contact us:

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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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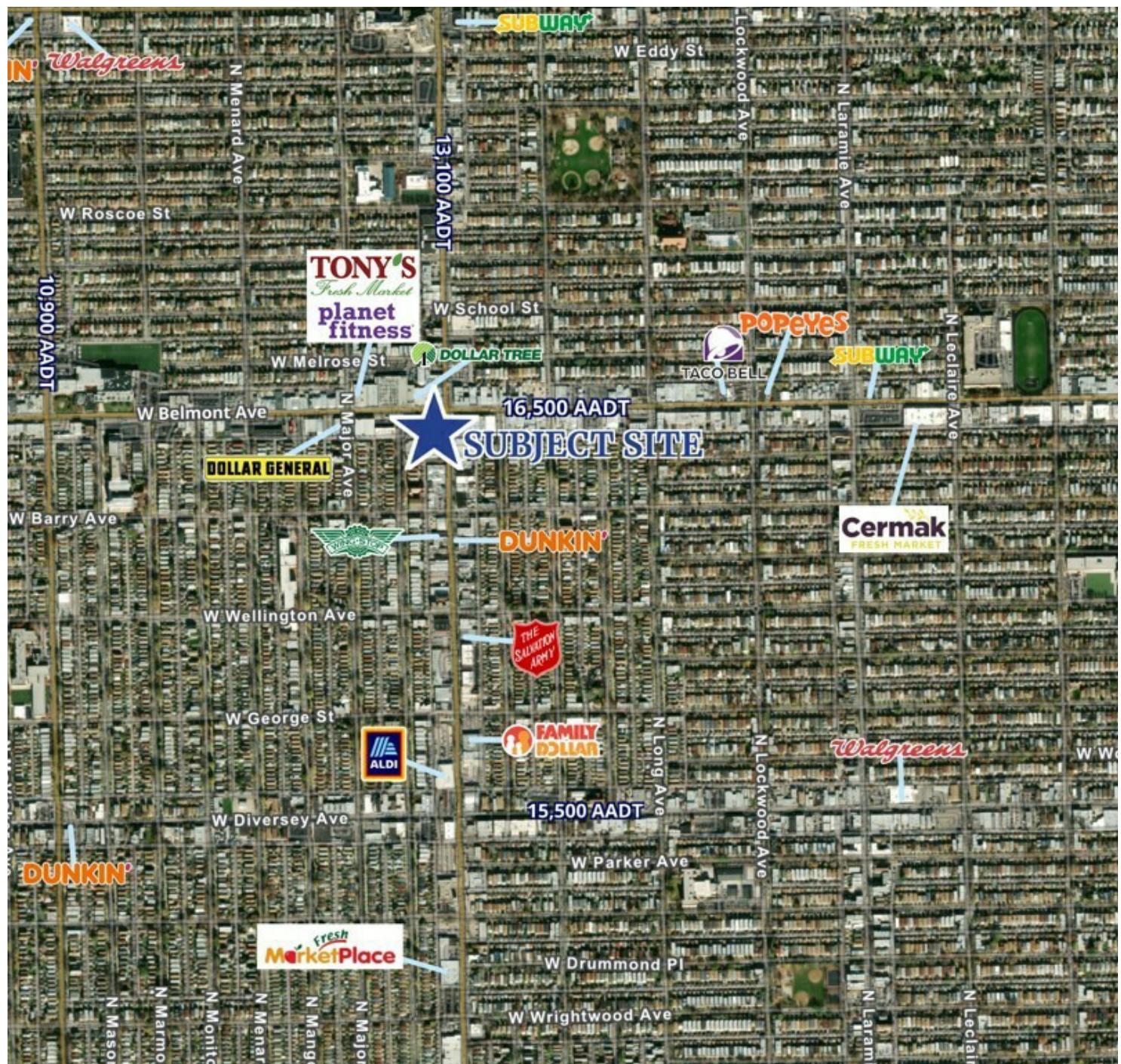
Property Highlights

- 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

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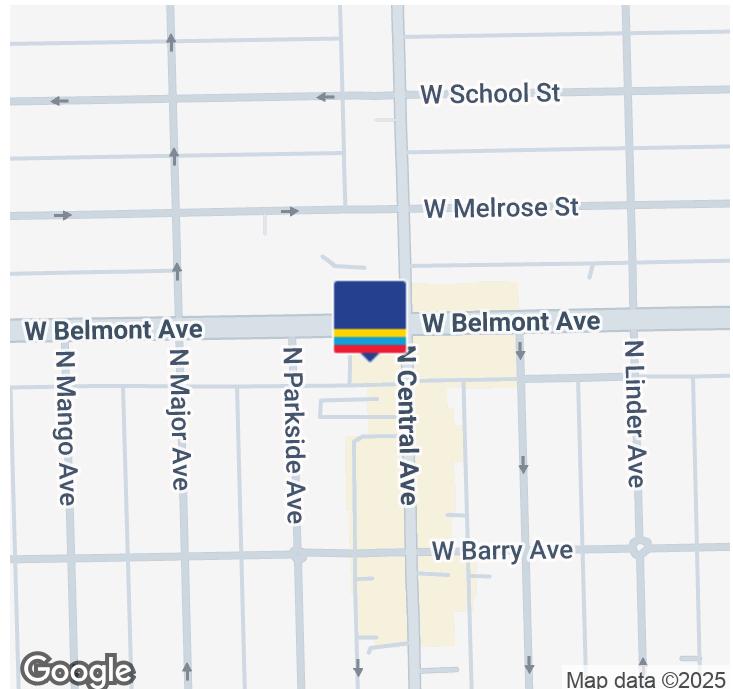
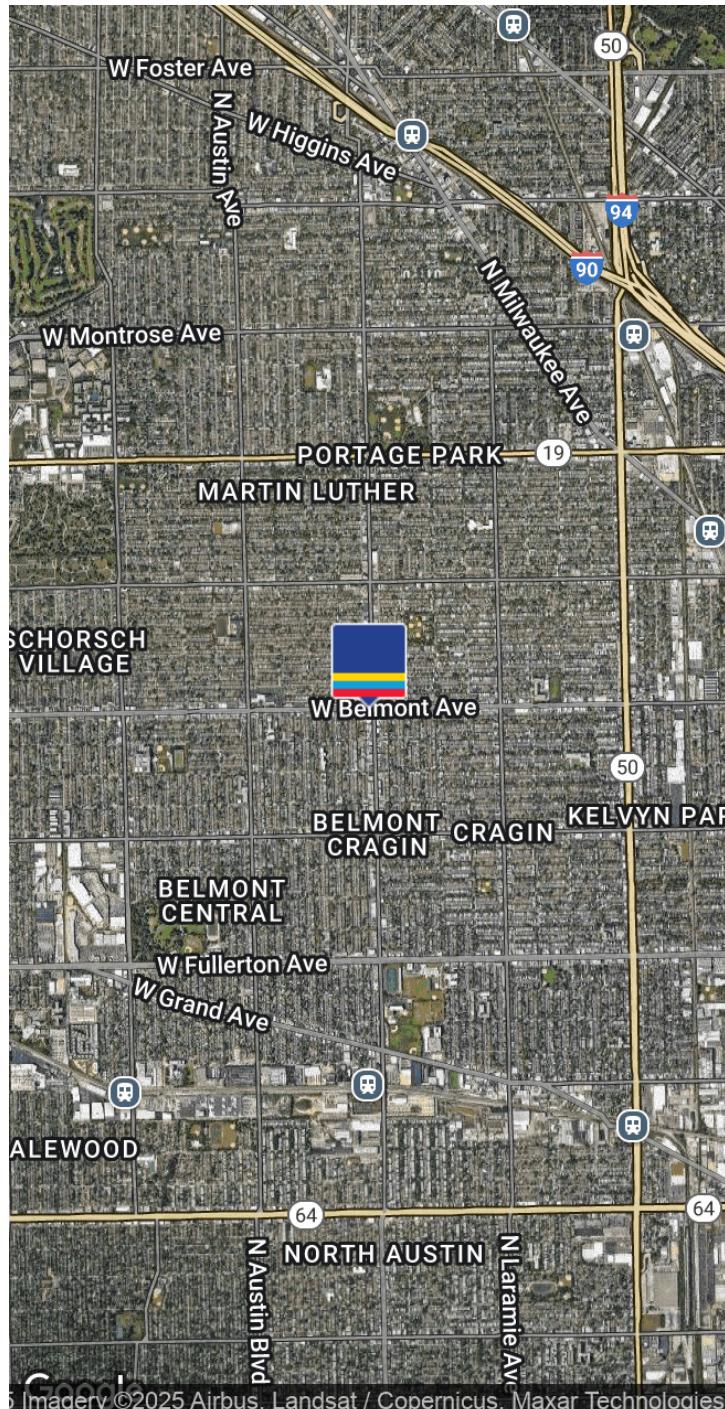
Area Retailers



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Location Map



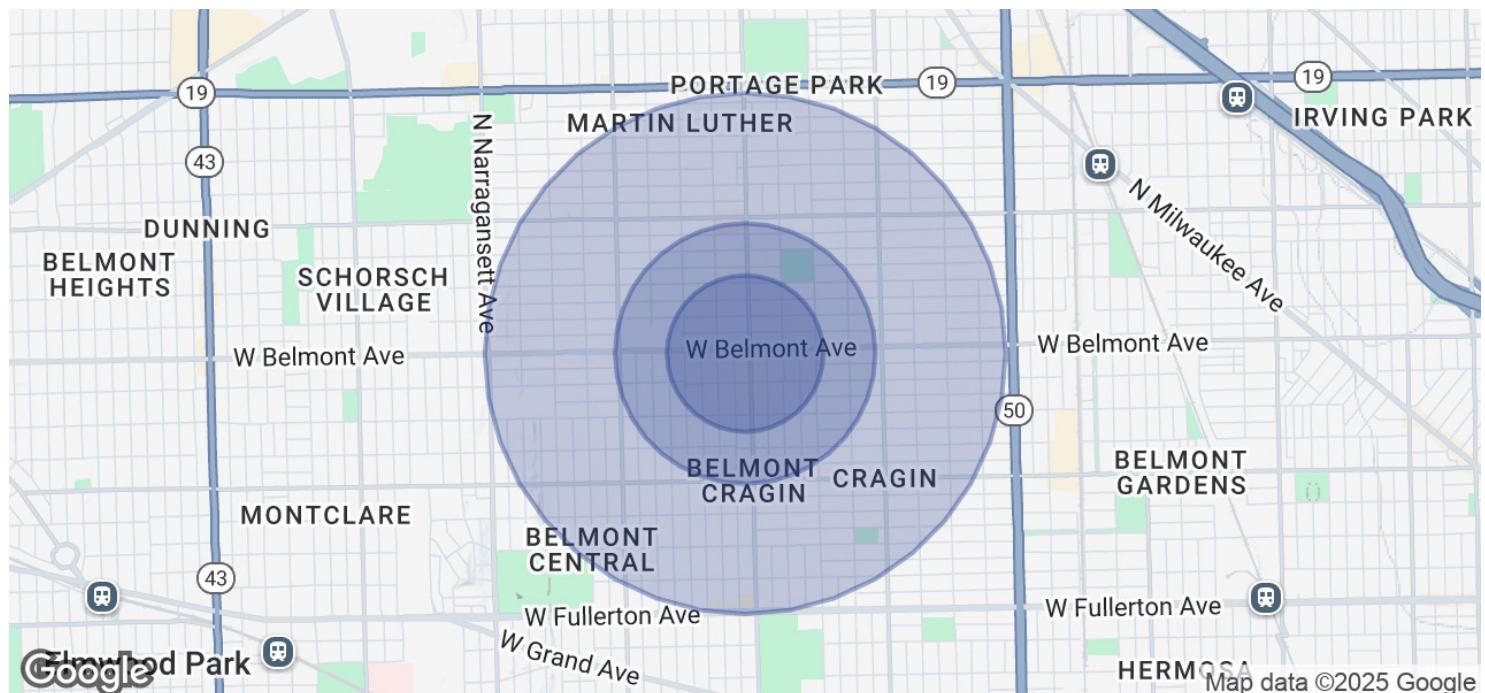
Location Overview

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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