

FOR SALE/LEASE

# 1346 WEST IRVING PARK ROAD

SOUTHPORT CORRIDOR  
CORNER RETAIL SPACE FOR  
SALE OR LEASE

Chicago, IL 60613

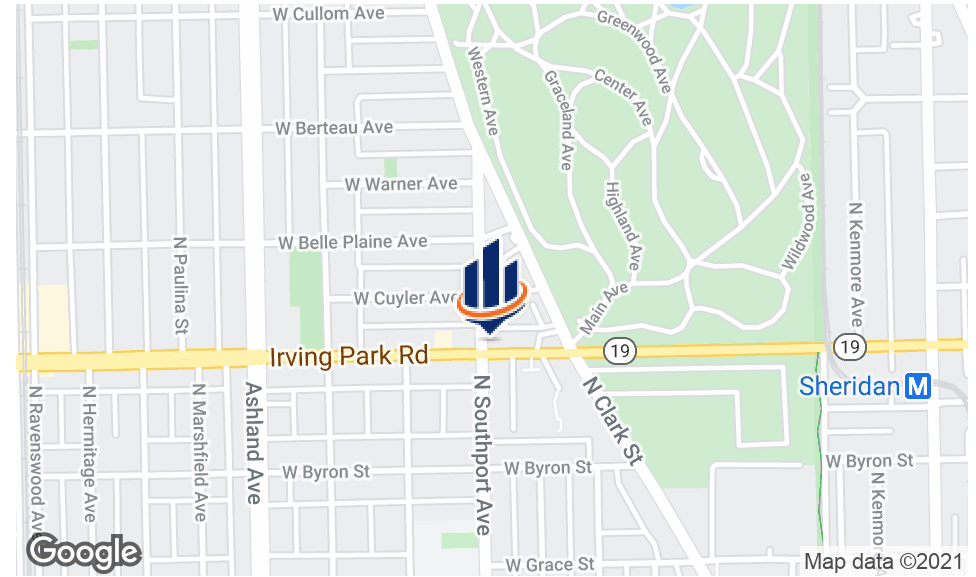
PRESENTED BY:

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## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$220,000
<b>LEASE RATE:</b>	\$30.00 PSF NET
<b>BUILDING SIZE:</b>	1,150 SF
<b>AVAILABLE SF:</b>	1,150 SF
<b>PRICE / SF:</b>	\$191.30
<b>ZONING:</b>	B3-3
<b>MARKET:</b>	Chicago
<b>SUBMARKET:</b>	Lakeview

## PROPERTY OVERVIEW

Located at the corner of Irving Park Rd and Southport Ave in Chicago's burgeoning Lakeview neighborhood, the subject property is an 1,150 square foot commercial space for lease with frontage on both Irving Park Road and Southport Avenue. The subject property recently benefited from a complete cosmetic update, including new floors, dropped ceiling and lighting. Remarkable location with high visibility along busy Irving Park plus close proximity to public transportation. With an open layout and one restroom, this space is ideal for small shop retail and a variety of service uses.

## PROPERTY HIGHLIGHTS

- Fully Rehabbed 1,150 SF Retail Space
- Strong Area Demographics
- Significant Vehicular Traffic
- High Visibility Corner

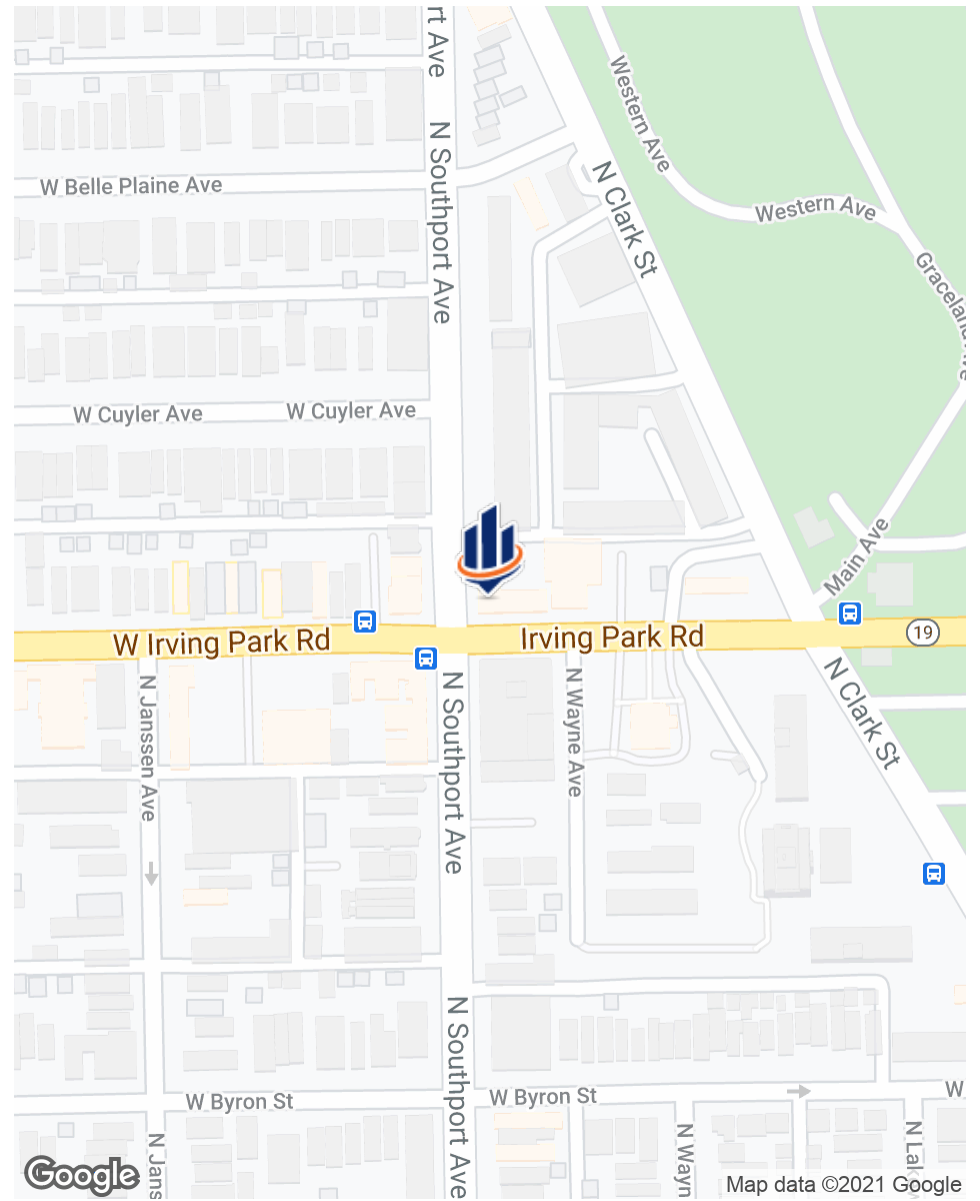
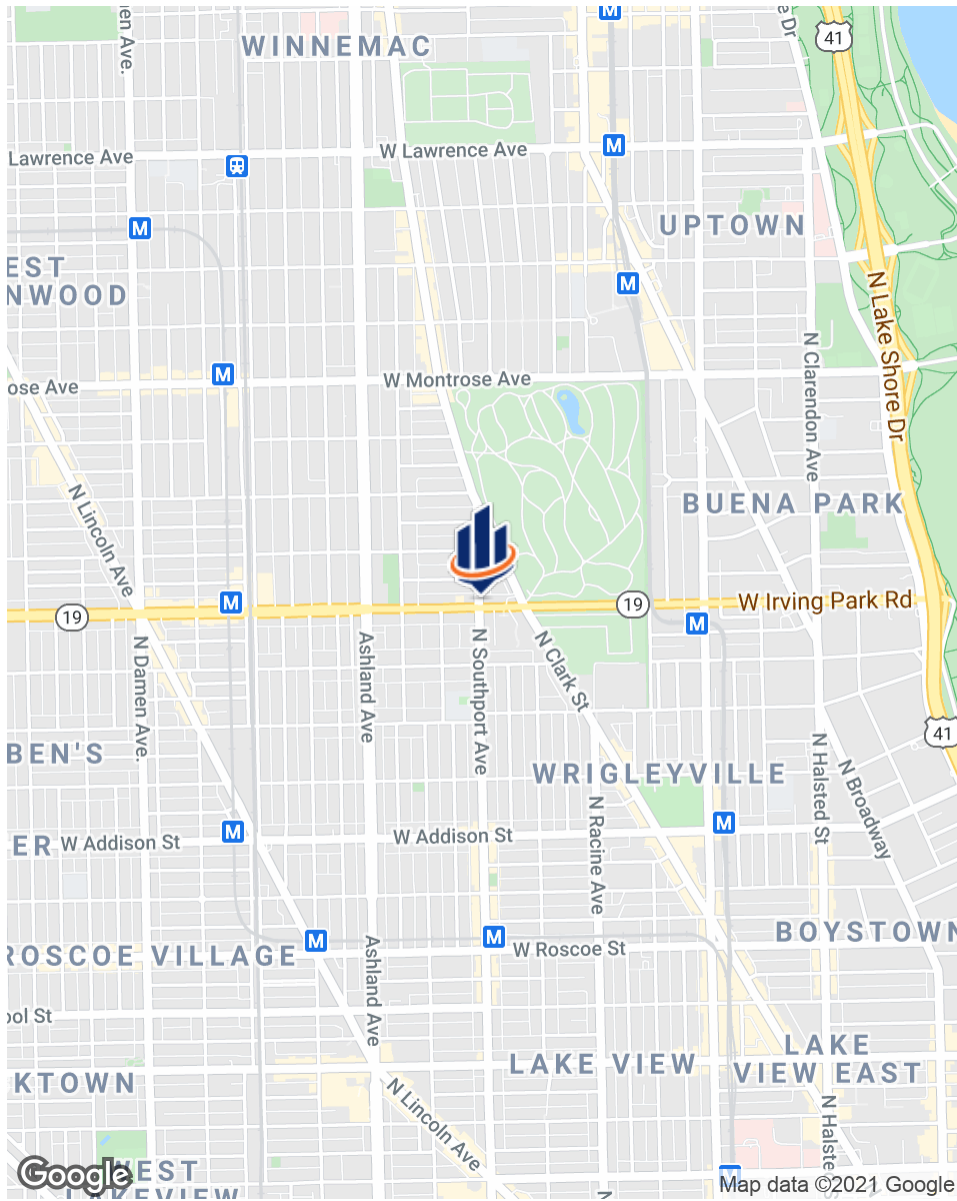
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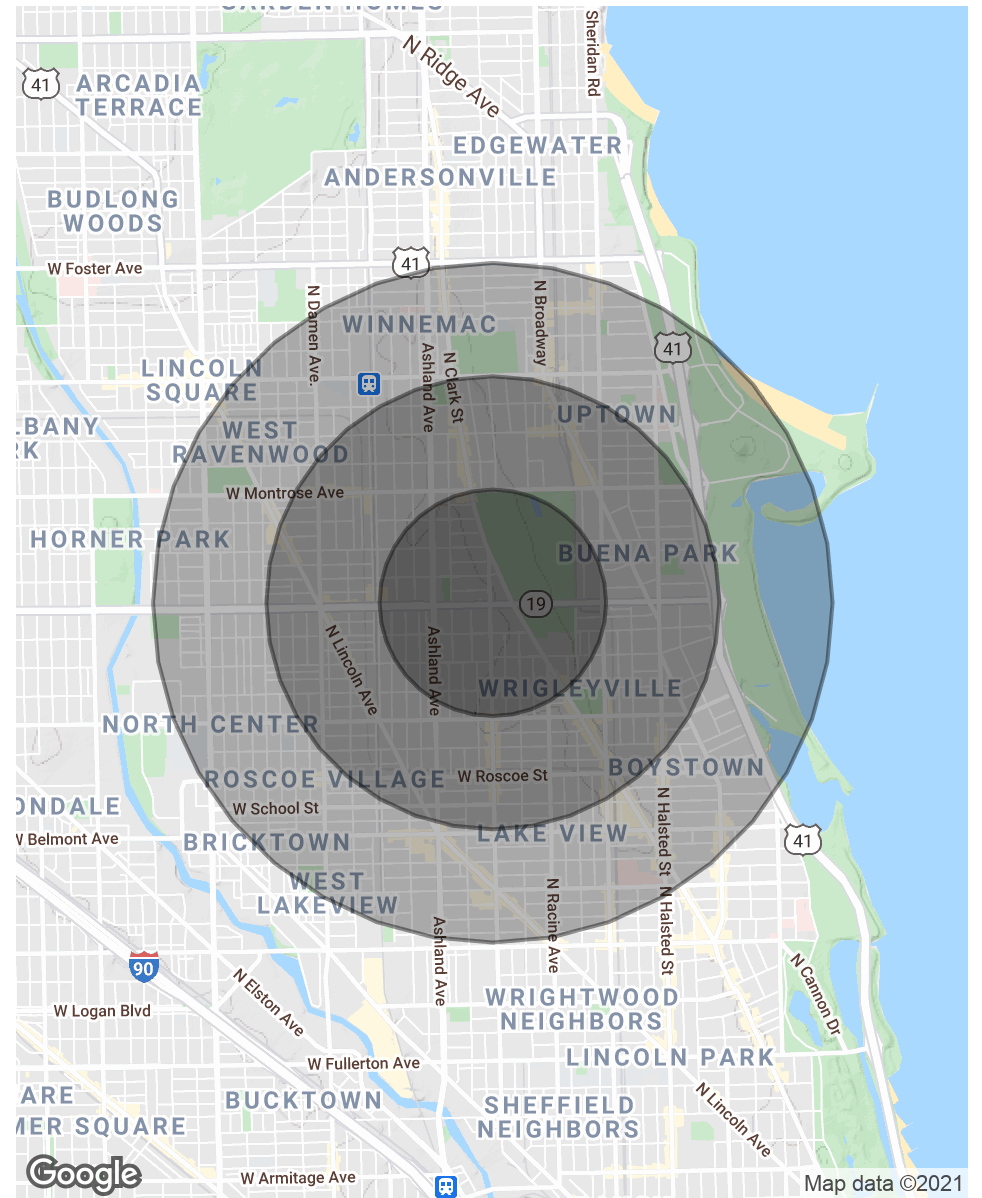
**POPULATION**

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	15,853	79,125	174,309
AVERAGE AGE	31.4	31.5	32.7
AVERAGE AGE (MALE)	32.2	32.2	33.2
AVERAGE AGE (FEMALE)	31.1	31.0	32.3

**HOUSEHOLDS & INCOME**

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	7,371	39,658	87,242
# OF PERSONS PER HH	2.2	2.0	2.0
AVERAGE HH INCOME	\$118,014	\$94,752	\$92,770
AVERAGE HOUSE VALUE	\$608,749	\$536,082	\$506,663

\* Demographic data derived from 2010 US Census



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