

# FOR LEASE

## PORTAGE SQUARE



## 4901 W. IRVING PARK ROAD

### CHICAGO, IL 60641

#### PROPERTY FEATURES:

- Multiple 2nd floor spaces available just off Portage Park's 6 corner intersection
- Highly visible 2nd floor space with large window line facing Irving Park Road
- Large private parking lot behind the building
- Co-tenants include Binny's Beverage Depot, and Retro Fitness
- Site is within 1 mile of I-90 expressway, CTA Blue Line & 2 Metra Train Lines
- Area Co-tenants include Jewel, Marshalls, Pet Smart, Culvers and Chase Bank
- Two major Developments coming soon to Milwaukee/Cicero/Irving Park corner: The Pointe at Six Corners, and the redevelopment of the former Sears Property

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# PORTAGE SQUARE LOCATION OVERVIEW



## TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
W Irving Park Rd & N Laporte Ave E	28,175
N Milwaukee Ave & W Cuyler Ave NW	11,260
W Irving Park Rd & Alley E	29,235
N Cicero Ave & W Cuyler Ave S	32,612

## DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Population	12,935	47,573	110,762
Total Households	4,516	17,100	39,565
Average HH Income	\$66,628	\$67,793	\$64,947

# PORTAGE SQUARE RETAILER MAP



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