FOR LEASE PORTAGE SQUARE





4901 W. IRVING PARK ROAD Chicago, IL 60641

PROPERTY FEATURES:

FRIEDMANREALESTATE.COM

- 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

The information provided herein along with any attachment(s) was obtained from sources believed to be reliable, however, Friedman Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy of such information and legal counsel is advised. All information provided is subject to verification and no liability for reliance on such information or errors or omissions is assumed. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2021 Friedman Real Estate. All rights reserved.

4921 N AVERS

FOR MORE INFORMATION PLEASE CONTACT:



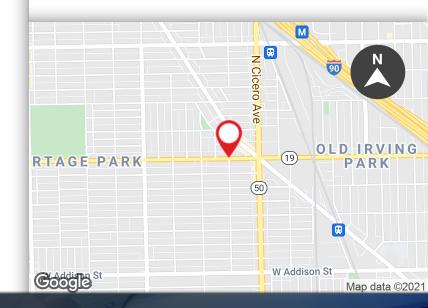
KELLEN DUGGAN kellen.duggan@freg.com



VICTOR LEWIS torrey.lewis@freg.com

312.728.1700

eCODE 316



CHICAGO, IL 60625

INQUIRE@FREG.COM



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

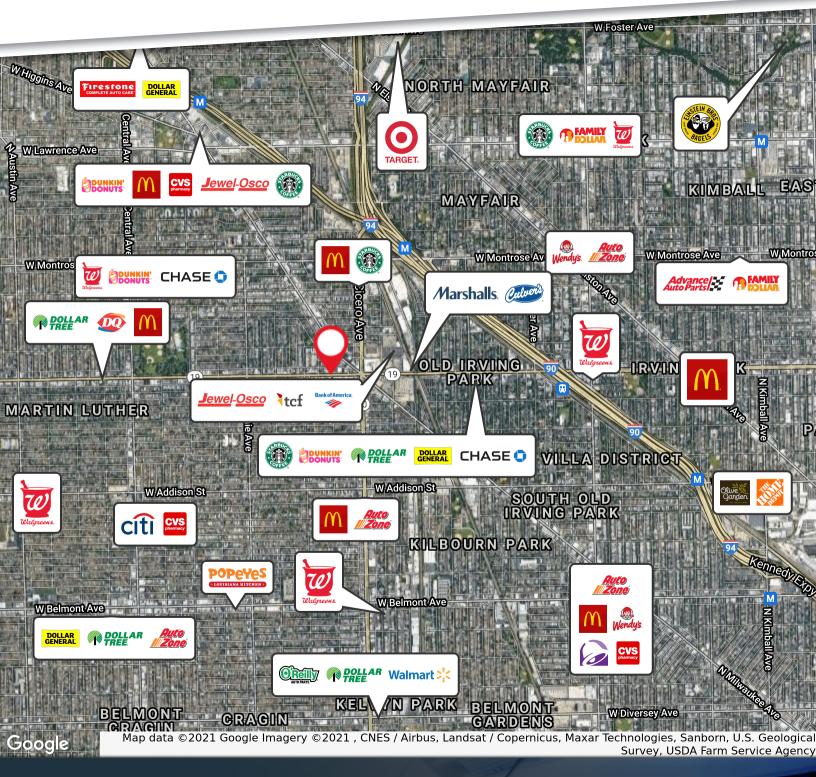
FRIEDMANREALESTATE.COM

4921 N AVERS

CHICAGO, IL 60625



portage square Retailer **Map**



FRIEDMANREALESTATE.COM

4921 N AVERS

CHICAGO, IL 60625