



**4,319 SQ FT AVAILABLE  
FOR LEASE ON DIVERSEY**

*Belmont Gardens*  
4633 W DIVERSEY AVE, CHICAGO, ILLINOIS



## PROPERTY HIGHLIGHTS

- 4,319 SF Endcap Available for Lease
- Located at lighted Intersection on Diversey Ave, just east of Cicero Ave
- Across from high trafficked Walmart
- Pylon Signage & Ample Parking

## DEMOGRAPHICS

	½ MILE	1 MILE	2 MILES
TOTAL POPULATION	15,553	64,438	234,807
DAYTIME POPULATION	7,931	33,944	118,720
HOUSEHOLDS	4,699	19,248	76,494
AVG HH INCOME	\$75,455	\$77,516	\$83,861

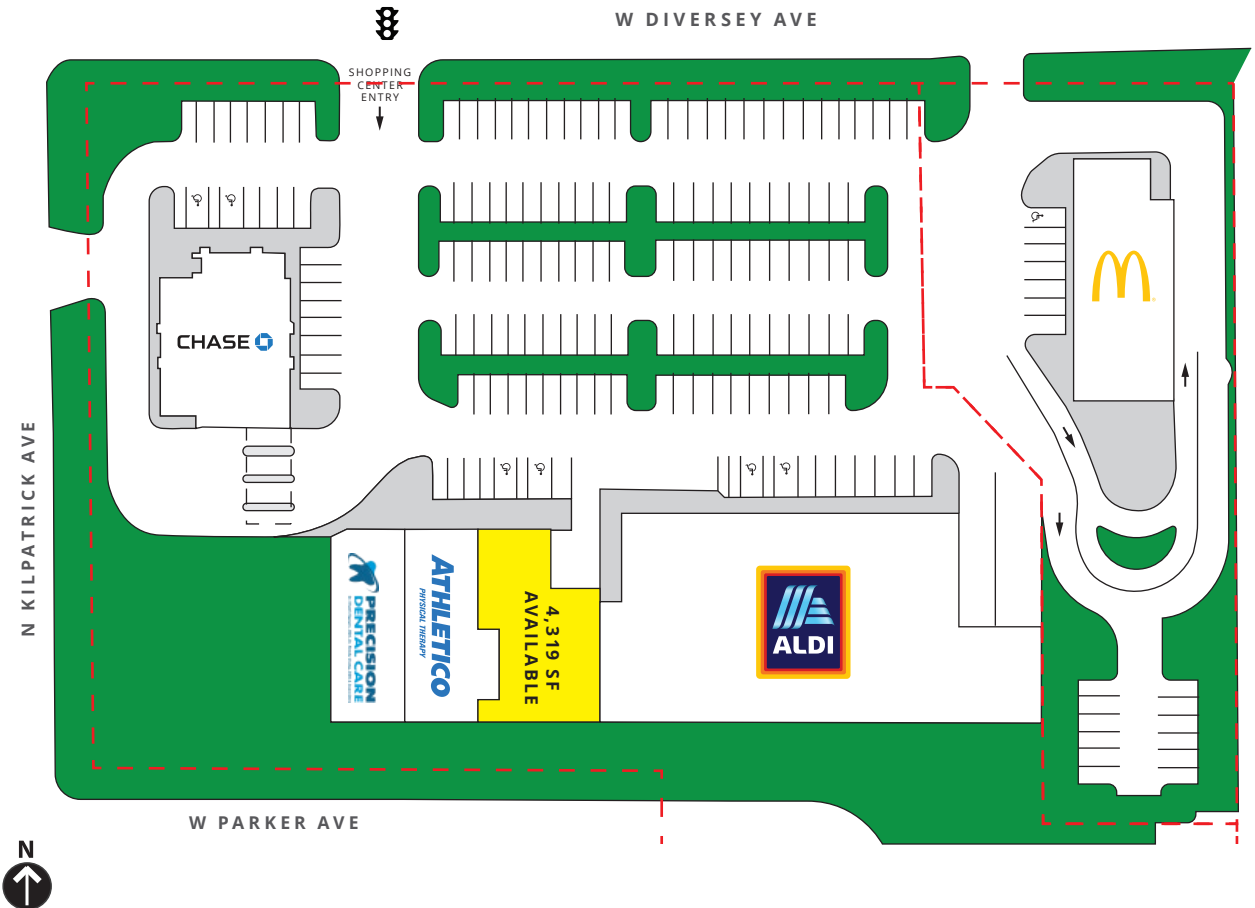
## TRAFFIC COUNTS

COUNT

DIVERSEY AVE	18,364 VPD
CICERO AVE	21,596 VPD
KOSTNER AVE	9,744 VPD

## WALK SCORE®

- 89 WALK SCORE**  
very walkable >  
*most errands can be accomplished on foot*
- 59 TRANSIT SCORE**  
good transit >  
*many nearby public transportation options*
- 67 BIKE SCORE**  
bikeable >  
*some bike infrastructure*







## LEASING CONTACTS

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