

4,800 SF COMMERCIAL SPACE
HIGH VISIBILITY CORNER OF ELSTON / IRVING



Open office or retail space at highly visible corner location of Elston and Irving Park. Located within walking distance of public transportation and highway. High ceiling space with full basement, which may be included. Adequate surrounding street parking.

Space Available: 4,800 SF

Lease Rate: \$15 PSF Modified Gross

Zoning: C2-2

Area: Old Irving Park

- Features:**
- Entrances on both Irving & Elston
 - 0.5 miles from Irving Park Blue Line L stop and Metra Stop
 - Densely populated residential neighborhood
 - Close Proximity to the Kennedy Expressway
 - Property is located next to new 16,000 SF Independence Branch Chicago Public Library

Demographics

	1 Mile	3 Miles	5 Miles
Total Population	63,220	219,771	483,418
Median HH Incomes	\$68,809	\$69,832	\$75,196
Households	23,964	84,173	189,692

Traffic Counts (Vehicles Per Day)

Irving Park Road—35,062 VPD
Elston Avenue— 12,769 VPD

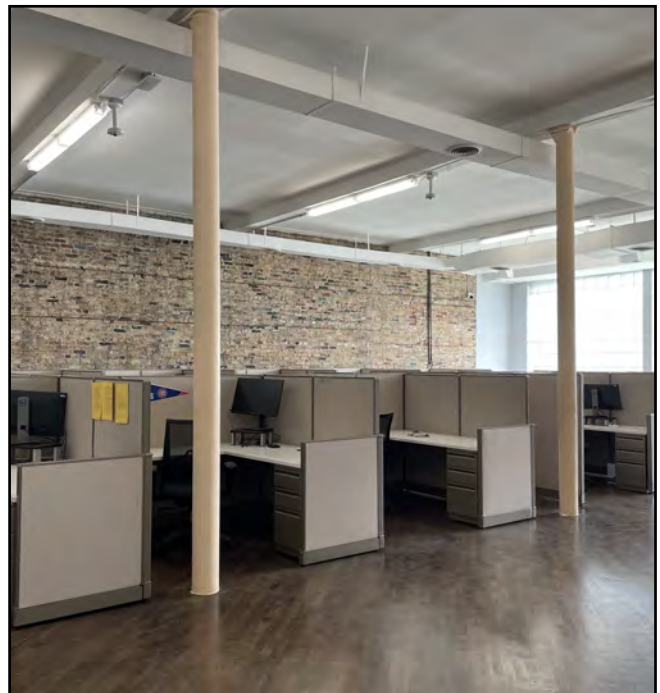
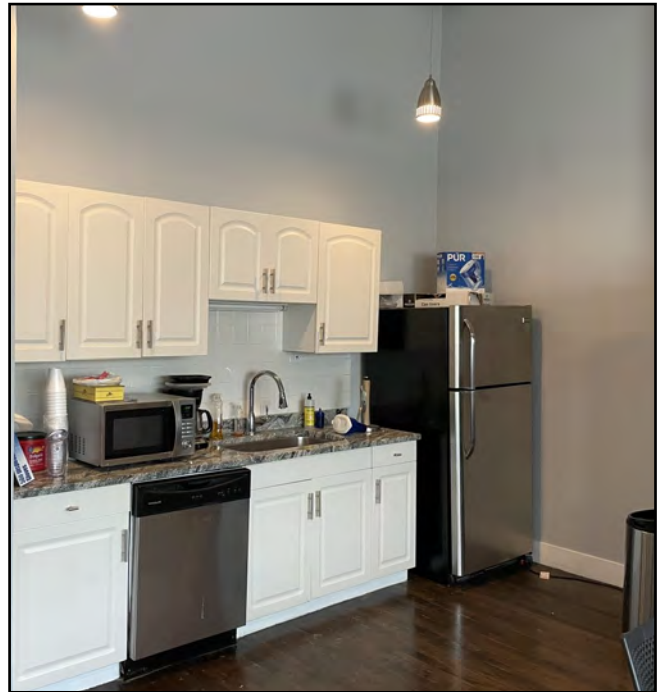


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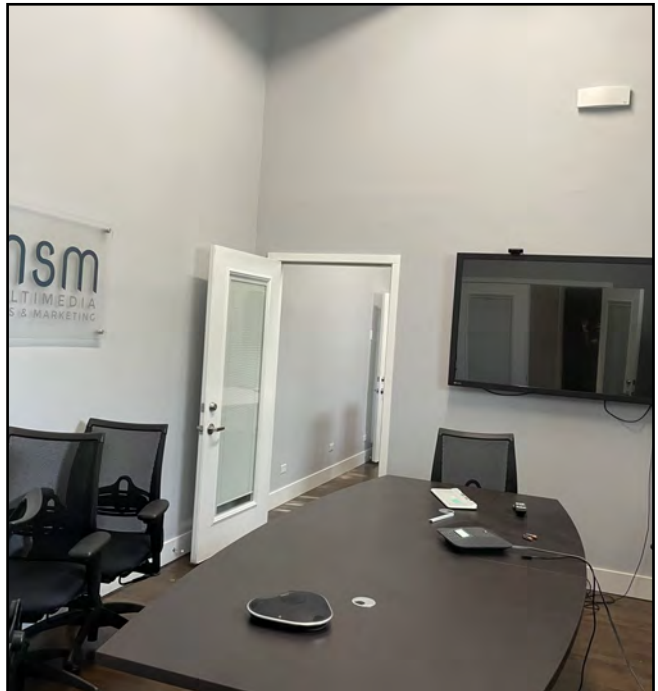
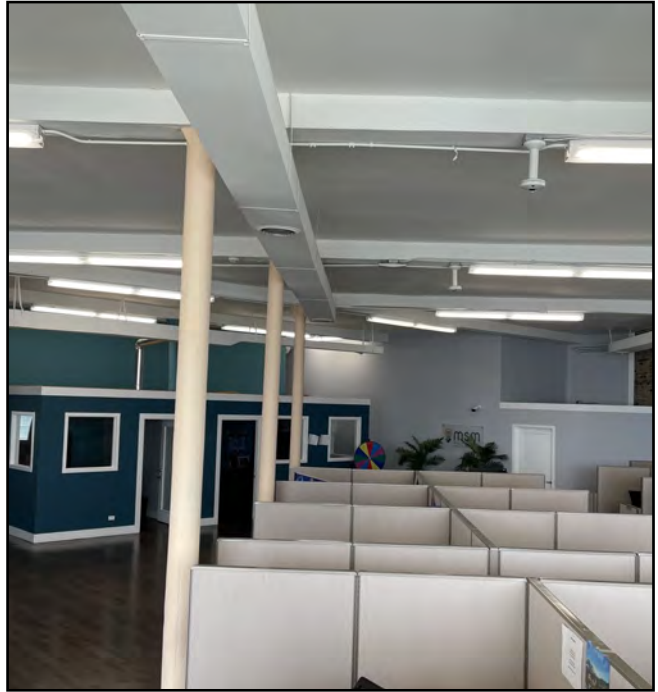
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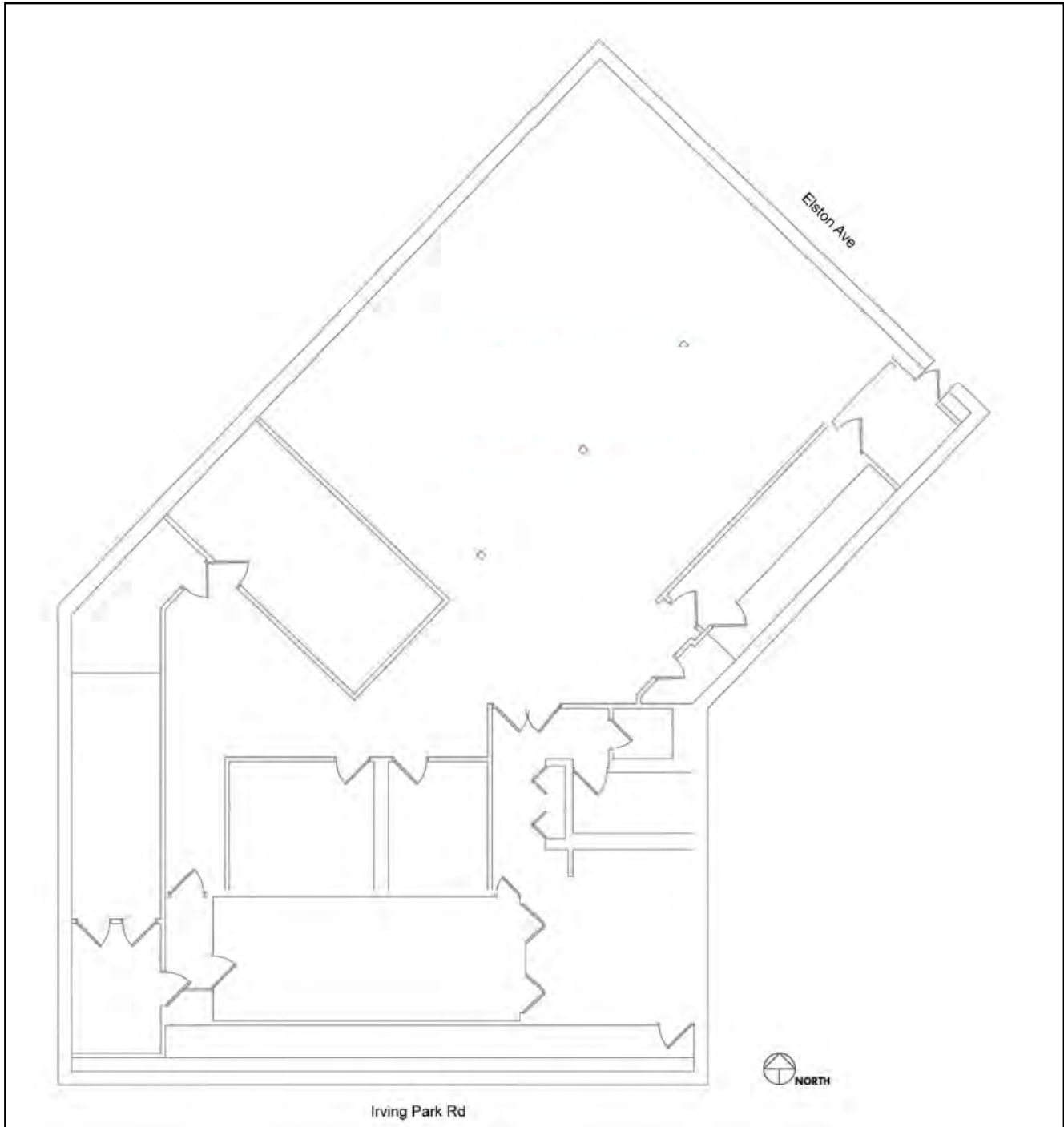
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Floorplan



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