

FLAGSHIP RETAIL FOR LEASE AT SIX-CORNER INTERSECTION OF IRVING PARK/CICERO/MILWAUKEE



Flagship retail space located at the extremely well-traveled six-corner intersection of Irving Park/Cicero/Milwaukee. This is an amazing opportunity to lease a space with some of the greatest visibility in any Chicago neighborhood!

SPACE SIZE: ±4,864 SF

LEASE PRICE: \$18 PSF

LEASE TYPE: NET

TAXES: \$4.25 PSF

ZONING: B1-3

TRAFFIC COUNTS:

30,000+ VPD—Irving Park Road
27,000+ VPD—Cicero Avenue
11,000+ VPD—Milwaukee Ave



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Amazing 6-corner location with multiple new construction developments and many national retailers and franchises in the area, including:

- | | | |
|---------------------|-----------------|------------------------|
| Ross Dress for Less | Petsmart | Dollar General |
| Six Corners Plaza | Famous Footwear | Chipotle |
| Rasenick's Workwear | Domino's | T-Mobile Store |
| Marshalls | Chase Bank | Sears Appliance Repair |



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