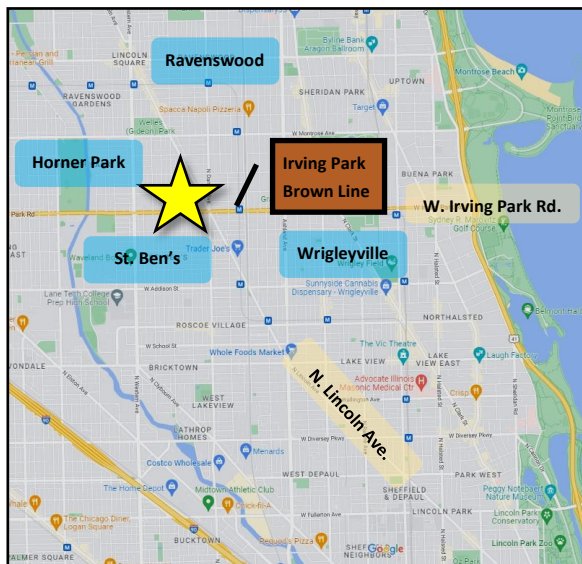


1,100 SF CORNER RETAIL SPACE ON BUSY IRVING PARK ROAD



Great visibility storefront for lease on the corner of W. Irving Park Rd. & N. Hamilton Ave., just four blocks west of N. Damen Ave. Flexible, open floor plan with a bathroom and kitchen in the rear. Ideal for office or retail. Located on high traffic Irving Park Road, across from Wintrust Bank, in North Center neighborhood.



- Space Size:** 1,100 SF
- Rental Rate:** \$2,500 per Month, Modified Gross
- Zoning:** B1-1
- Location:**
- Steps to bus stops at Leavitt Street and Hoyne Avenue.
 - Irving Park Brown Line is less than 0.5 miles away.
 - Shares corner with Wintrust Bank.
 - High traffic Irving Park Rd. sees 26,100 vehicles per day.



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