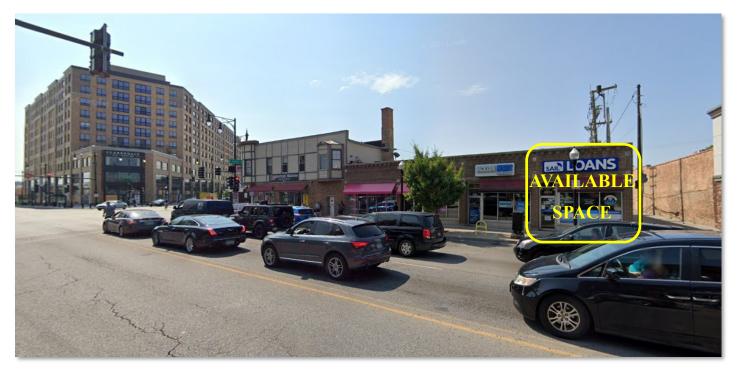


SIX-CORNERS RETAIL SPACE FOR LEASE INTERSECTION OF IRVING PARK/CICERO/MILWAUKEE



Six Corners retail space located by the well-traveled intersection of Irving Park/Cicero/Milwaukee. This is an amazing opportunity to lease a space in a high traffic location with new high rise mixed-use developments revitalizing the area. SPACE SIZE: LEASE PRICE LEASE TYPE:

TRAFFIC COUNTS:

30,000+ VPD—Irving Park Road

27,000+ VPD—Cicero Avenue 11,000+ VPD—Milwaukee Ave

LEASE PRICE:	\$18 PSF		
LEASE TYPE:	NNN		
ZONING:	B1-3		
CO-TENANTS:	T-Mobile		
	Jackson Hewitt Tax Services		

±1,791 SF

American Mattress



MJ WEINBERGER 847-334-2587

M IOSTRALISSEALTY CO

MJ@straussrealty.com

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STRAUSS REALTY, LTD. 4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641 PHONE: 773-736-3600



4815 W. IRVING PARK RD. CHICAGO, IL 60641

MAP



DEMOGRAPHICS

2023 Estimates via Costar Research

	1 mile	2 miles	3 miles
Population	40,735	192,588	396,993
Households	14,492	62,958	130,768
Average Household Size	2.7	2.9	2.9
Median Age	39.1	38.1	37.8
Average Household Income	\$105,439	\$95,258	\$95,538



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