

**NEW CONSTRUCTION IN NORTH CENTER**  
1,840-6,789 SF PRIME RETAIL SPACES FOR LEASE



New construction retail spaces available for lease in prime North Center location. Located on the ground level of a new 5-story mixed-use building with 68 residential units. Bus Routes 50 and 80 are within a block, while the Brown Line CTA at Irving Park is only a 6-minute walk east. Parking is available.

**SPACE AVAILABLE:** 1,840—6,789 SF  
**LEASE PRICE:** \$30 PSF, NET  
**PASS THROUGHs:** \$7.50 PSF (Approx.)  
**ZONING:** Planned Development (PD)

**AREA RETAILERS:**



CLUB PILATES®



**TRADER JOE'S**



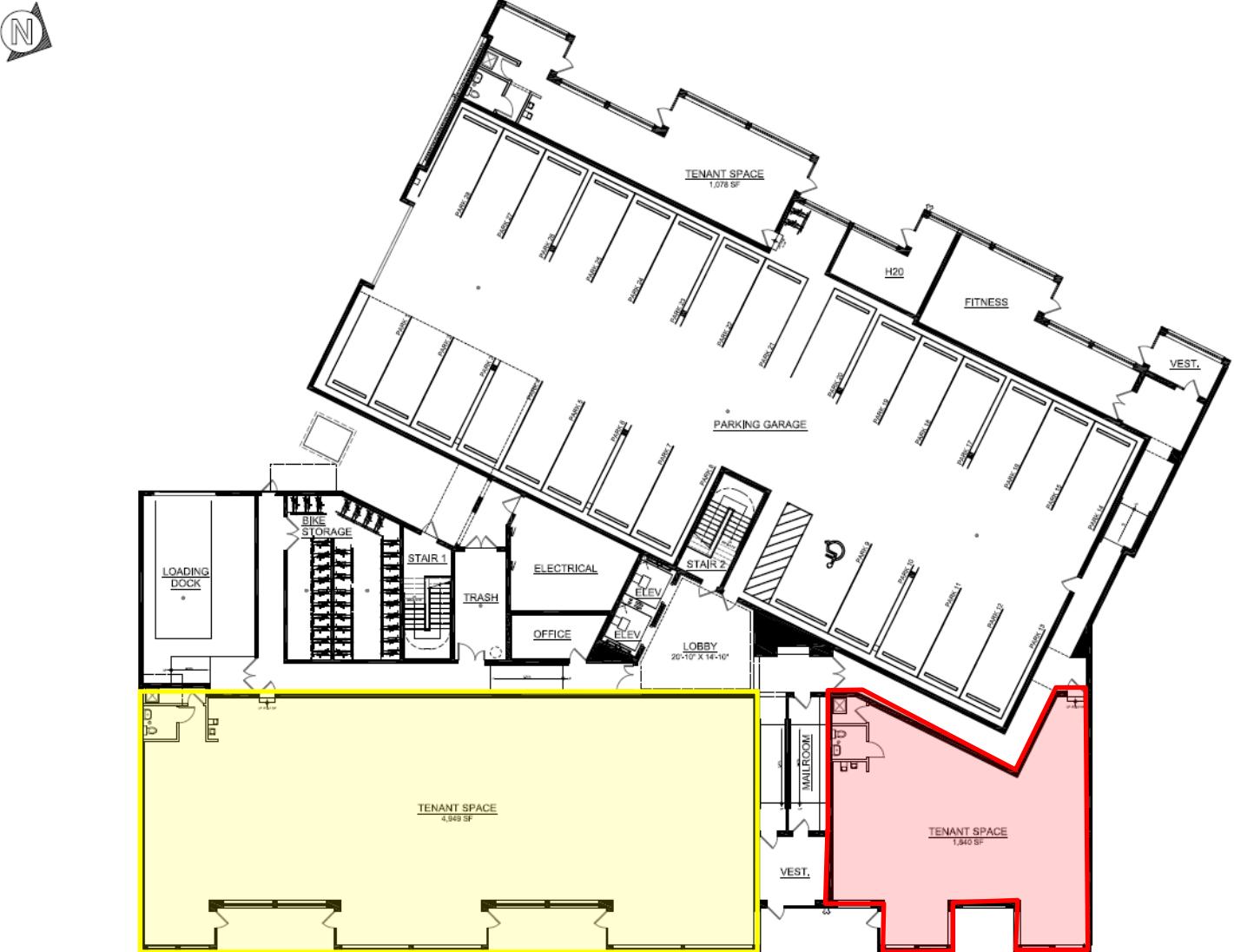
**CRAIG WOLF**

847-989-9653

[CRAIG@STRAUSSREALTY.COM](mailto:CRAIG@STRAUSSREALTY.COM)

**STRAUSS REALTY, LTD.**  
4350 N. MILWAUKEE AVE.  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

## **FLOOR PLAN**



4,949 SQ FT.

1,840 SQ FT.



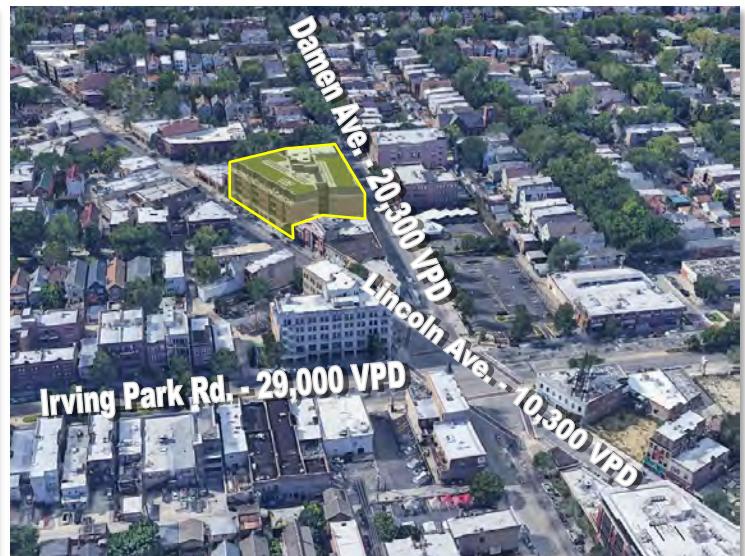
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## LOCATION



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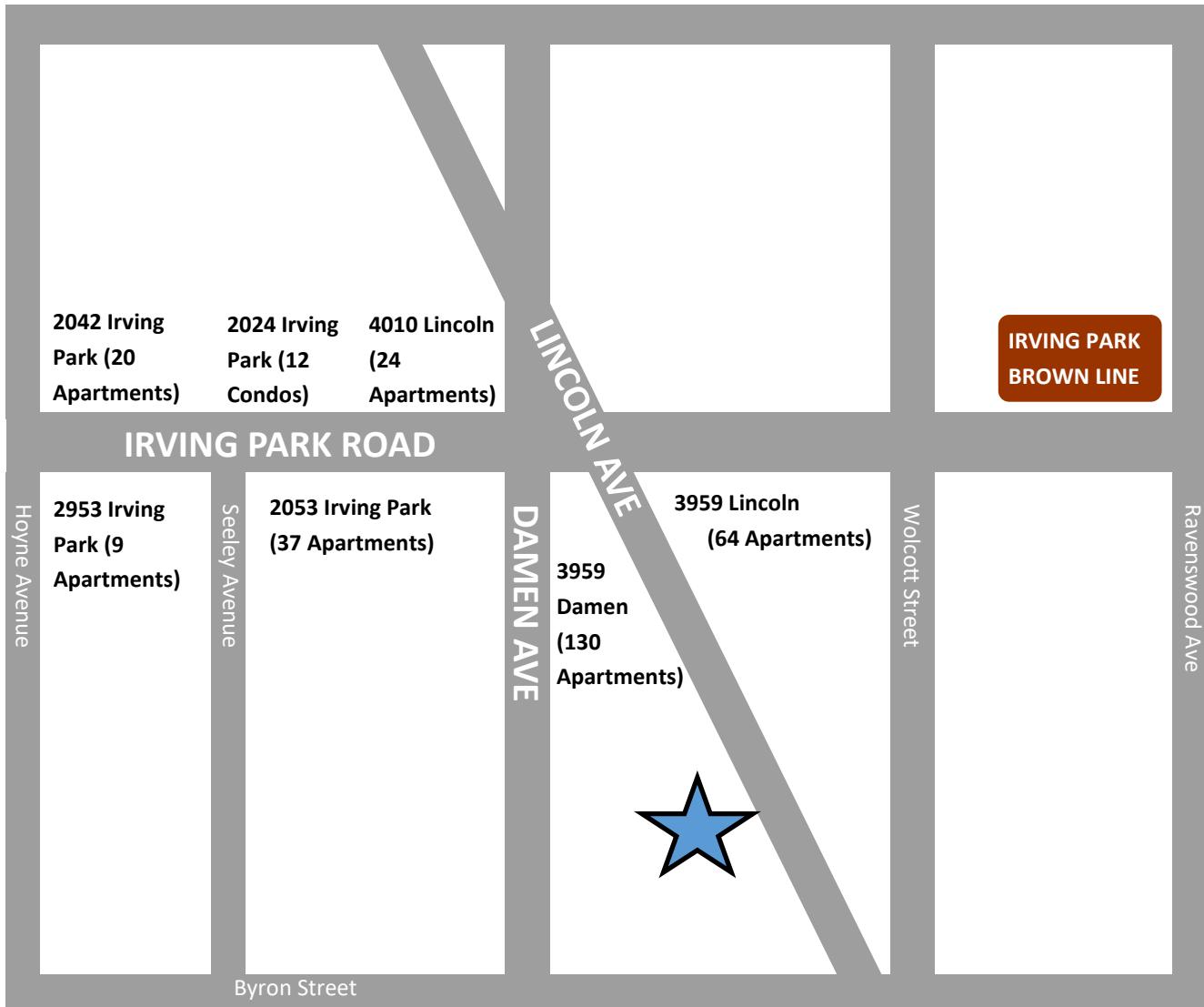
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**NEW DEVELOPMENTS IN THE AREA**



New apartment and condo buildings newly delivered or to be delivered between 2023 to 2027.



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