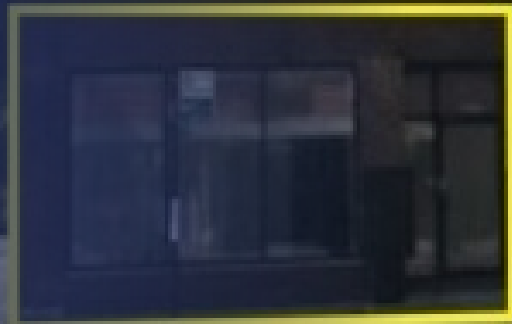




# RETAIL/OFFICE SPACE FOR LEASE

4217 W. IRVING PARK RD.  
CHICAGO, IL 60641

Scott Reinish  
Senior Advisor  
O: 312.667.4609  
[sreinish@svn.com](mailto:sreinish@svn.com)



# Property Summary



## OFFERING SUMMARY

Available SF:

Lease Rate: Negotiable

Zoning: B3-3

Market: Chicago

Submarket: Old Irving Park

## PROPERTY HIGHLIGHTS

- Booming neighborhood with numerous new mixed use construction projects as well as restaurants and bars
- Located on the heavily traveled W. Irving Park Rd, just off the expressway for easy accessibility
- Close proximity to both the Metra and CTA train stations
- Open floor plan to fit any retail and/or office use
- Negotiable Lease Terms

# Property Description



## PROPERTY OVERVIEW

Retail/Office space for Lease in the booming neighborhood of Old Irving Park. Located on W. Irving Park Rd., just off the expressway for easy accessibility. This area has seen tremendous growth the last few years with numerous new construction/mixed use projects and this site is located within a block of big name restaurants such as Potbelly's, Lou Malnati's, Bow Truss Coffee and the brand new hot spot in the neighborhood, Eris Brewery and Cider House. Open Floor plan to fit any retail or office use.

## LOCATION OVERVIEW

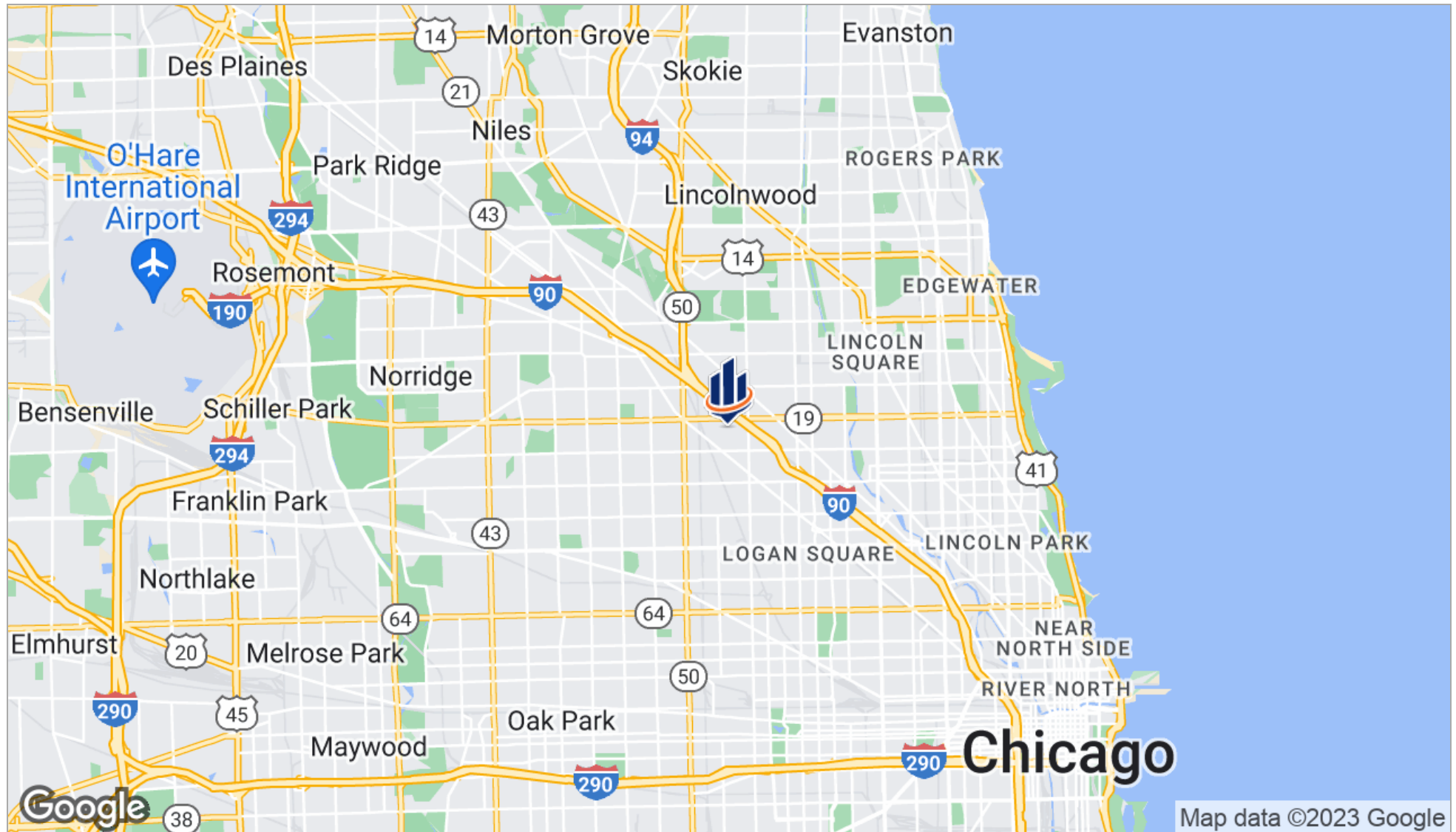
Old Irving Park is bounded by Montrose Avenue, Pulaski Road, Addison Street and Cicero Avenue. It has a variety of historical housing which has been restored throughout generations. It is a neighborhood that is surprisingly affordable and has recently emerged as a new hot spot for home builders as well as commercial/retail new construction and revitalization of existing properties. It is also extremely accessible, located just off the Kennedy Expressway as well as having the CTA Blue Line running through the neighborhood.



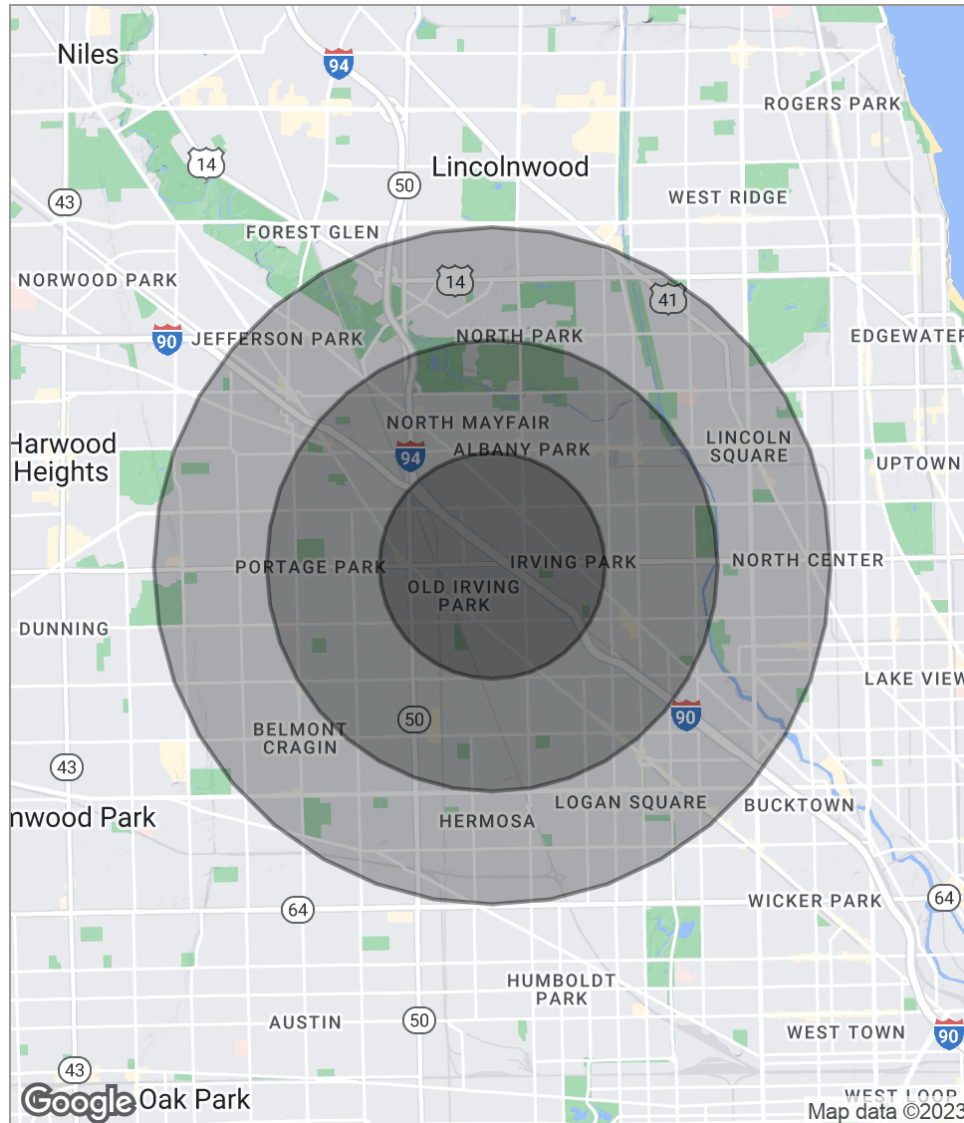




# Location Maps



# Demographics Map



## POPULATION

	1 MILE	2 MILES	3 MILES
Total population	48,573	229,805	490,458
Median age	34.7	32.9	33.4
Median age (Male)	34.3	32.3	32.7
Median age (Female)	35.4	33.7	34.3

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	17,610	77,679	167,054
# of persons per HH	2.8	3.0	2.9
Average HH income	\$71,786	\$61,439	\$63,049
Average house value	\$377,288	\$364,886	\$369,169

*\* Demographic data derived from 2020 ACS - US Census*