

3674 N. Elston Ave., Chicago, IL

\$13.00/SF NNN



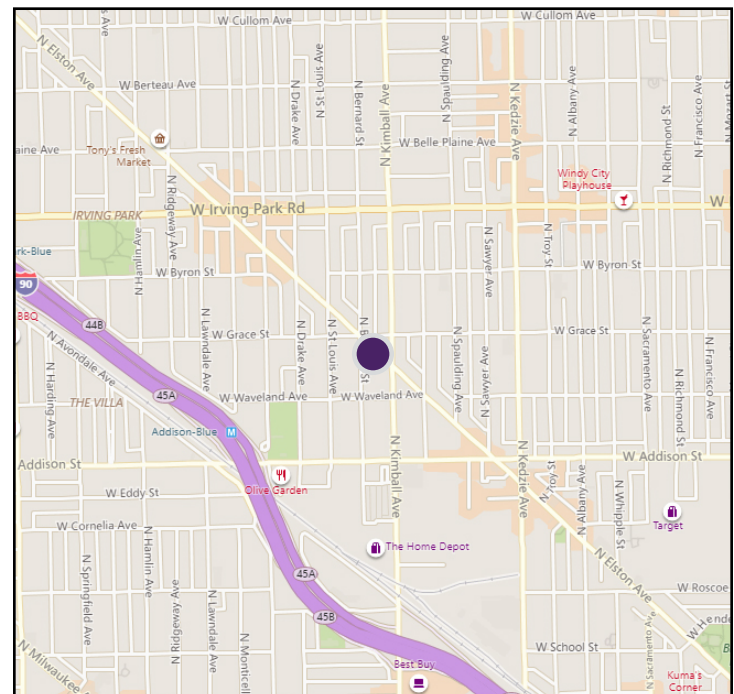
Property Highlights

- 1,980 SF end cap space for rent
- Part of 6,760 SF retail center
- Currently used by vet practice
- Built-out with reception area plus several exam rooms/offices
- Great space for office or retail use
- Highly visible with frontage on Elston and a good window line
- Potential for additional signage
- Co-tenant with restaurant, catering company, liquor store
- Center has dedicated parking
- Land Area: 12,053 SF
- Traffic Count: 16,100 cars daily
- Zoning: B3-1

Property Overview

A 1,980 square foot end cap storefront on Elston is available for lease. The unit is currently used by a veterinary practice and will be available as of June 1. The space is currently built out with a reception and several private offices which are used as exam rooms. This space has great potential for an office or retail user. Highly visible, the unit has additional frontage on Elston with potential for additional signage. The unit has a good window line plus dedicated parking.

Irving Park is a quiet residential neighborhood on the north-west side of Chicago. Much of the area is filled with single-family homes, but commercial and retail properties line the major streets such as Elston.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	50,997	474,812	1,170,099
Households	17,774	178,060	472,419
Median Income	\$53,681	\$65,373	\$62,178

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