

5349-53 W. Belmont Ave., Chicago, IL

\$16.00/SF MG



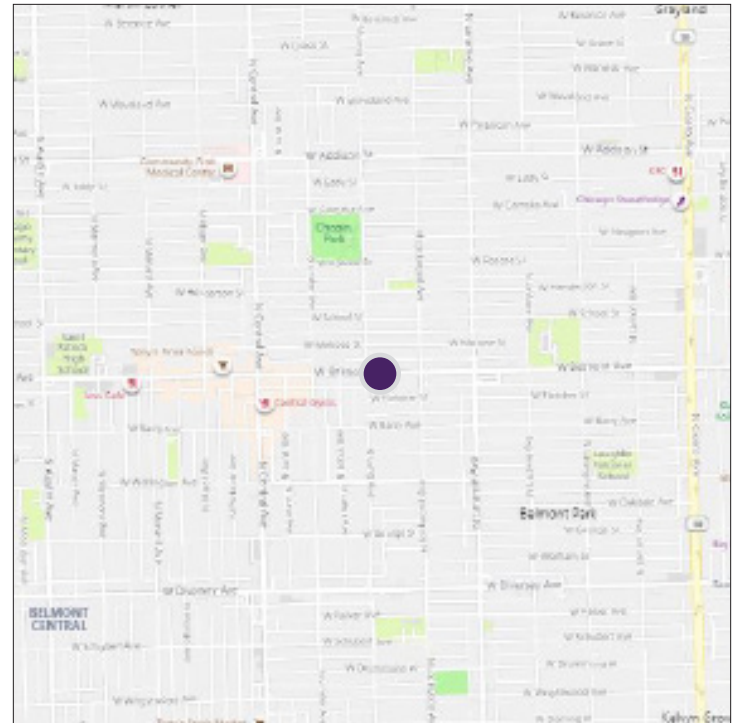
Property Highlights

- Two 1,073 SF retail storefronts available
 - Spaces can be combined
- Vanilla box condition with excellent visibility
- Potential to combine units
- Just east of the intersection at Belmont and Long Avenues
- Ample parking in rear
- Land Area: 10,019 SF
- Traffic Count: 15,701 vehicles daily
- Nearby businesses include XSport Fitness, Tony's Fresh Market Walgreens, Subway, T-mobile, several shops and restaurants
- Zoning: B3-1
- Real estate taxes (2023): \$21,720.17

Property Overview

Well-located on Belmont Avenue just east of Long Avenue, this 4,892 sf single-story retail property has a total of 2,146 sf for lease. These units can be combined or leased individually. The facade has been recently updated with new windows that provide excellent visibility.

The Belmont Cragin community has benefited from steady growth in population and renewed investment. Local businesses enjoy a strong residential consumer base, great public transportation, and quick access to the Expressway.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	56,203	401,066	918,611
Households	16,175	129,340	331,507
Median Income	\$62,346	\$64,027	\$72,082

Susan B. Silver
Executive Director
(312) 338 - 3001
ssilver@mpirealestate.com

mpirealestate.com

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