

2401 W. North Ave., Chicago, IL

**\$24.00/SF MG**



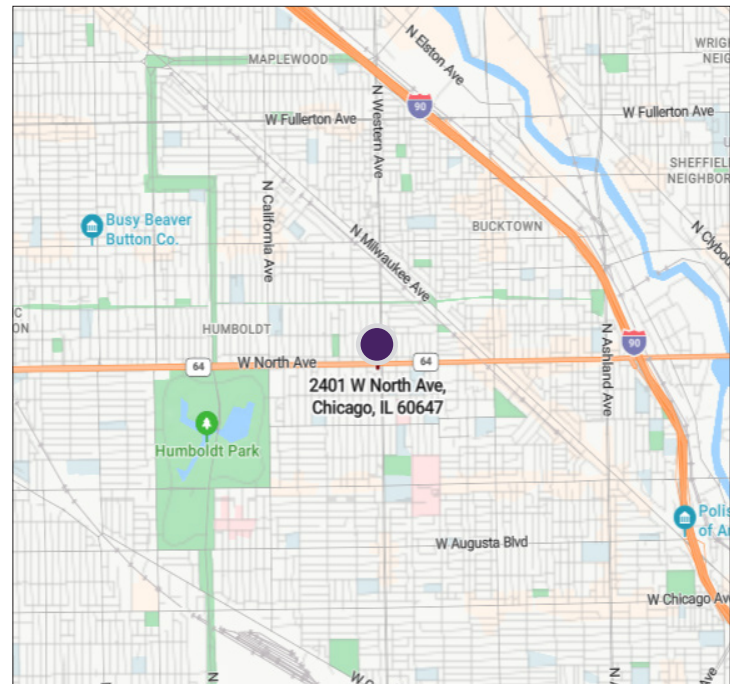
## Property Highlights

- 4,500 SF retail storefront
  - Spacious reception area, multiple private offices and storage area
  - Perfect for office, medical or retail
- Excellent window line
- Situated at the corner of North and Western Avenues
- Excellent visibility and signage opportunities
- Nearby businesses: Walgreens, Cermak Produce, Auto Zone, H&R Block, Subway, Dental 360 and Pizza Hut
- Intersection traffic count: 51,700 vehicles
- Zoning: B3-2
- Real Estate Taxes (2022): \$49,410.24

## Property Overview

A 4,500 square foot retail storefront is available for lease. The building is located at the southwest corner of North and Western Avenues with CTA stops on both corners. The space features excellent window lines throughout the unit with high-end residential apartments above. Property has close proximity to both the CTA Blue Line, Western and Damen stations, and the 606 Trail.

The Wicker Park/Humboldt Park neighborhood is a dense, affluent area for young professionals and families. With rapidly changing demographics, a variety of businesses and residents are drawn to this area.



DEMOGRAPHICS	2 Mile	5 Mile	10 Mile
Population	70,063	517,205	1,269,480
Households	30,374	224,610	536,523
Average HH Income	\$140,024	\$129,951	\$115,486