

3900 N. Harlem Ave., Chicago, IL

**\$15.00/SF MG**



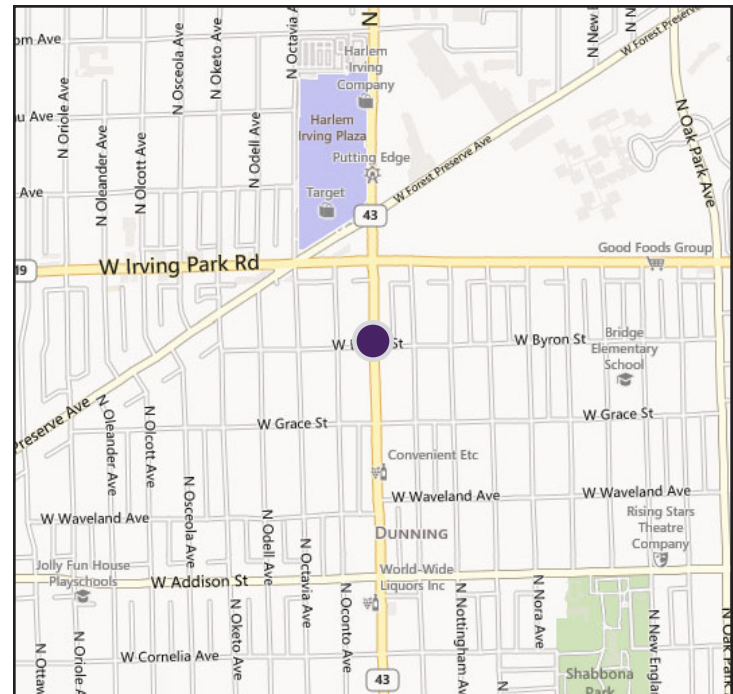
## Property Highlights

- 4,000 SF free-standing retail
  - 2,500 SF storefront/showroom
  - 1,500 SF warehouse area
- 15' ceiling heights
- 1 drive-in door in warehouse
- Highly visible corner location
- Good window line on Harlem
- Nearby businesses include Target, Best Buy, Old Navy, Kohl's, Xport Fitness, PNC Bank and more
- Hanging sign increases visibility
- Land Area: 15,240 SF
- Traffic Count: 24,900 cars daily
- Zoning: B3-1

## Property Overview

With lots of windows and exposure on Harlem Ave, this highly visible retail storefront features a 2,500 square foot showroom and a 1,500 square foot warehouse. Previously, the space was used as a carpet store. With its corner location, the storefront has ample signage including a hanging sign and room for banners on the southern facade of the building. This is a great location for a variety of businesses.

Located one block south of Irving Park, this area is a major crossroads in the area. This highly visible location is passed by 24,900 cars passing daily with 25,100 cars travelling on Irving Park, making it an ideal location to start a new business.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	29,608	288,646	701,145
Growth 2016-2021	1.02%	0.29%	(0.14%)
Households	10,808	103,589	246,455
Median Income	\$56,797	\$55,042	\$54,646

**Brad Thompson**

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**MILLENNIUM**  
PROPERTIES R/E

# *Retail Storefront For Lease Near Harlem & Irving Park*

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## Property Photos



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