

4004-4008 W. Montrose Ave., Chicago, IL

\$24.00/SF Gross



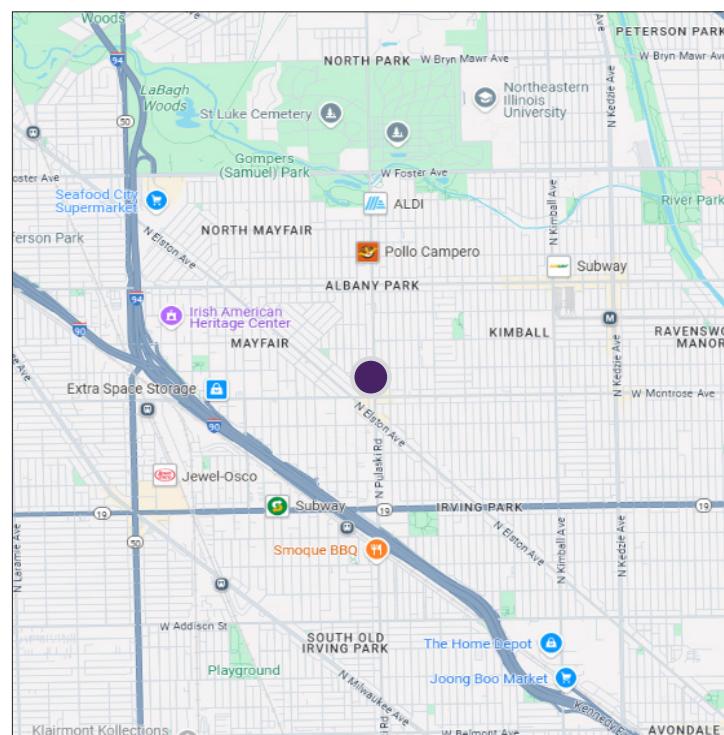
### Property Highlights

- 700 SF retail/office space available
- Situated at the intersection of Montrose Ave. and Pulaski Rd.
- Newly updated, plug and play unit
- Prominent signage opportunity
- Easy access to public transportation and I-90/94 expressway
- Businesses in the area: Jewel-Osco, Tony's Fresh Market, Wendy's, Subway and more
- Traffic Count: 15,099 vehicles daily
- Zoning: B3-2
- Taxes (2023): \$21,692.75

### Property Overview

A 700 square foot retail storefront IS available for lease on the signalized corner at Montrose Avenue and Pulaski Road. This high-visibility, corner property is move-in ready and offers excellent signage opportunities. The space is perfect for professional services, retail or a small office. Positioned just minutes from the I-90/94 expressway, the property benefits from a dense residential population, high foot traffic and a diverse mix of local businesses.

Located on the northwest side of Chicago, in the Mayfair neighborhood, which is part of Albany Park. This area is one of the city's most dynamic and diverse neighborhoods. Known for its vibrant cultural mix and historic architecture, Albany Park continues to attract small businesses, entrepreneurs and residents.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	52,340	392,178	1,111,420
Households	19,741	150,631	465,112
Median Income	\$78,744	\$80,250	\$77,695

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