

6126-34 W. Belmont Ave., Chicago, IL

\$12.50/SF MG



Property Highlights

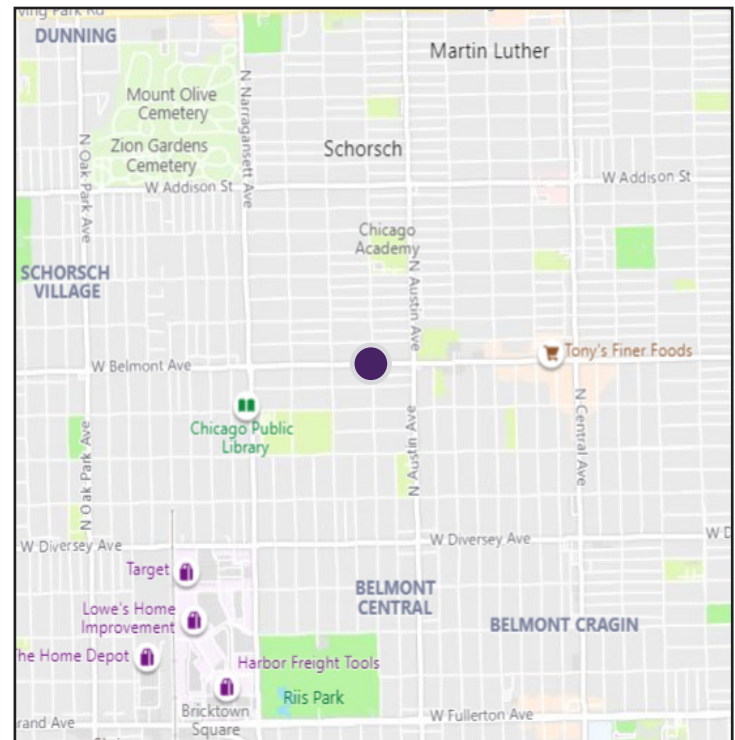
- 1,073 SF storefront
- Unit is in vanilla box condition
- Part of 6,438 SF retail strip center
- Tenant parking in rear
- Just off intersection of Belmont and Austin Avenues
- Substantial frontage in busy Belmont Avenue commercial corridor
- Nearby businesses: Target, Jewel-Osco, XSport Fitness, Lowe's, Home Depot, PetSmart, Tony's Fresh Market, Domino's Pizza and more
- Traffic count: 20,224 vehicles daily
- Zoning: B-1
- Also available for sale

Property Overview

Available for lease is a 1,073 square foot storefront. Located in the Belmont-Cragin neighborhood on heavily trafficked Belmont Avenue, the unit is part of a 6,438 square foot retail strip center. Long-term tenants include Cakes & Beyond, Kung Fu Karate, Oscar's Foods and Puzio Insurance Agency. Nearby retailers include Target, Jewel-Osco, XSport Fitness, Lowe's, Home Depot, PetSmart, Tony's Fresh Market, Domino's Pizza and more.

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	46,996	357,276	858,215
Households	13,857	119,281	301,147
Median Income	\$62,304	\$60,917	\$61,979



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MILLENNIUM
PROPERTIES R/E

*Small Shop for Lease in Prime
Belmont-Cragin Location*

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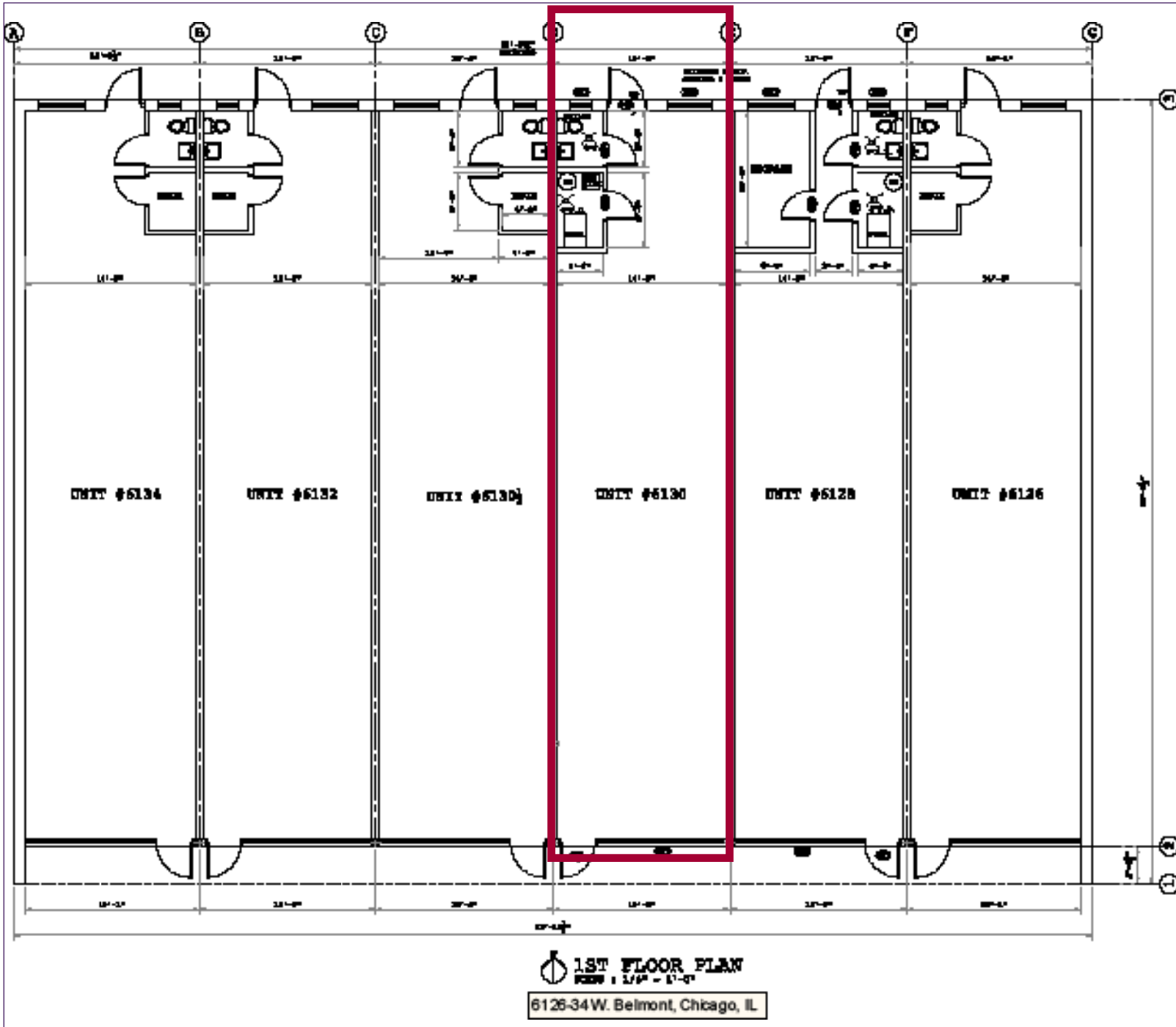
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Site Plan



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Demographics

Radius	1 Mile	3 Mile	5 Mile
Population:			
2023 Population	45,836	350,477	855,460
2028 Population Projection	44,959	343,396	842,899
Annual Growth 2010-2023	-0.7%	-0.8%	-0.6%
Annual Growth 2023-2028	-0.4%	-0.4%	-0.3%
Households:			
2023 Households	13,552	116,403	299,399
2028 Household Projection	13,183	113,408	293,631
Annual Growth 2010-2023	0.1%	0.1%	0.1%
Annual Growth 2023-2028	-0.5%	-0.5%	-0.4%
Owner Occupied Households	8,520	67,869	155,513
Renter Occupied Households	4,663	45,540	138,118
Avg Household Income	\$90,453	\$93,252	\$96,784
Median Household Income	\$73,423	\$70,999	\$71,756
2021 Households by Household Inc:			
Less than \$25,000	1,866	19,879	53,951
\$25,000 - 50,000	2,814	22,592	54,785
\$50,000 - 75,000	2,230	18,483	46,683
\$75,000 - 100,000	2,099	15,017	36,413
\$100,000 - 125,000	1,386	11,796	29,431
\$125,000 - 150,000	1,320	8,975	22,346
\$150,000 - 200,000	984	10,227	26,326
Greater than \$200,000	852	9,432	29,464
Businesses and Employment:			
Total Number of Businesses	1,013	9,519	28,169
Total Number of Employees	7,808	81,231	248,010

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Consumer Spending (2023) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	\$436,784	\$3,634,292	\$9,214,730
Apparel	\$26,618	\$214,440	\$541,080
Women's Apparel	\$10,176	\$82,794	\$209,067
Men's Apparel	\$5,461	\$44,134	\$111,291
Girl's Apparel	\$1,864	\$14,942	\$38,117
Boy's Apparel	\$1,403	\$11,086	\$28,162
Infant's Apparel	\$1,270	\$10,028	\$25,535
Footwear	\$6,444	\$51,456	\$128,909
Entertainment, Hobbies & Pets	\$59,689	\$510,633	\$1,303,487
Entertainment	\$7,208	\$55,628	\$130,960
TV, Radio & Sound Equipment	\$13,430	\$114,700	\$293,049
Reading Material	\$874	\$7,775	\$20,068
Pets, Toys, Hobbies	\$10,126	\$86,718	\$219,505
Personal Items	\$28,051	\$245,813	\$639,906
Food & Alcohol	\$128,490	\$1,051,266	\$2,660,199
Food at Home	\$70,909	\$567,667	\$1,409,878
Food Away From Home	\$49,073	\$411,268	\$1,062,038
Alcoholic Beverages	\$8,508	\$72,332	\$188,283
Household	\$69,219	\$589,671	\$1,520,815
House Maintenance & Repair	\$15,540	\$125,699	\$295,765
Household Equipment/Furniture	\$26,408	\$225,267	\$580,187
Household Operations	\$19,934	\$171,592	\$456,576
Housing Costs	\$7,336	\$67,113	\$188,287
Health Care	\$22,370	\$184,773	\$456,505
Medical Services	\$13,175	\$109,141	\$272,744
Medical Supplies	\$2,518	\$20,760	\$51,793
Prescription Drugs	\$6,677	\$54,872	\$131,968
Education & Daycare	\$26,427	\$231,866	\$631,090
Education	\$17,337	\$150,940	\$408,238
Fees & Admissions	\$9,090	\$80,926	\$222,852

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Consumer Spending (2027) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	\$466,232	\$3,881,614	\$9,901,001
Apparel	\$27,551	\$221,981	\$563,764
Women's Apparel	\$10,560	\$85,930	\$218,600
Men's Apparel	\$5,663	\$45,792	\$116,296
Girl's Apparel	\$1,910	\$15,297	\$39,274
Boy's Apparel	\$1,436	\$11,351	\$28,977
Infant's Apparel	\$1,337	\$10,540	\$26,780
Footwear	\$6,646	\$53,071	\$133,837
Entertainment, Hobbies & Pets	\$61,375	\$525,626	\$1,351,066
Entertainment	\$7,199	\$55,733	\$131,990
TV, Radio & Sound Equipment	\$13,500	\$115,436	\$296,870
Reading Material	\$883	\$7,858	\$20,407
Pets, Toys, Hobbies	\$10,219	\$87,684	\$223,449
Personal Items	\$29,574	\$258,915	\$678,351
Food & Alcohol	\$137,156	\$1,123,016	\$2,861,024
Food at Home	\$76,096	\$609,100	\$1,523,131
Food Away From Home	\$52,369	\$439,810	\$1,143,643
Alcoholic Beverages	\$8,691	\$74,106	\$194,250
Household	\$70,557	\$601,369	\$1,558,483
House Maintenance & Repair	\$15,669	\$127,169	\$300,723
Household Equipment/Furniture	\$26,249	\$224,339	\$581,606
Household Operations	\$21,112	\$181,077	\$481,984
Housing Costs	\$7,528	\$68,784	\$194,170
Health Care	\$24,617	\$203,362	\$506,584
Medical Services	\$14,445	\$119,784	\$301,666
Medical Supplies	\$2,787	\$22,942	\$57,653
Prescription Drugs	\$7,386	\$60,635	\$147,265
Education & Daycare	\$28,291	\$248,785	\$683,779
Education	\$19,086	\$166,768	\$456,607
Fees & Admissions	\$9,205	\$82,016	\$227,172

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