

For Lease  
OFFICE STOREFRONT IN OLD IRVING PARK

4210 W. Irving Park Rd.  
Chicago, IL 60641



**PROPERTY HIGHLIGHTS**

- Existing office space for lease with great window frontage and signage opportunity in Old Irving Park area. Flexible zoning allows for many uses.
- Includes very large open area, fireplace, hardwood floors, 3 spacious private offices, conference room and kitchen.
- Basement area for storage.
- 3 parking spaces in rear.
- Excellent accessibility; 1 block to I-94 walk to Metra, Blue Line and bus stop.

<b>LEASE PRICE:</b>	\$3,875 Monthly
<b>LEASE TYPE:</b>	Gross
<b>SIZE:</b>	3,000 SF
<b>PARKING:</b>	3 Spaces
<b>BASEMENT:</b>	Yes
<b>ZONING:</b>	B3-1

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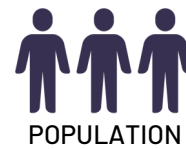
**STRAUSS**  
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# LOCATION



- Immediate access to I90/94, Metra and EL.
- Bustling commercial district in Old Irving Park.
- Highly visible location on Irving Park Road. Traffic Count: 19,700 vehicles per day.
- Nearby businesses include; Eris Brewery, Irving Park YMCA, Midas Auto Repair, Potbelly, Kumon Math & Learning, Lola's Diner, Lou Malnati, Backlot, Leona's Pizzeria and more.

## DEMOGRAPHICS (2024)



POPULATION

1 Mile:	42,235
2 Mile:	182,236
3 Miles:	400,931



HOUSEHOLDS

1 Mile:	17,000
2 Mile:	68,285
3 Miles:	151,463



AVG HH INCOME

1 Mile:	\$103,488
2 Miles:	\$98,045
3 Miles:	\$104,489

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PHOTOS



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