

Freestanding Retail Building in the Heart of Ravenswood

1434 W MONTROSE AVENUE
CHICAGO, IL

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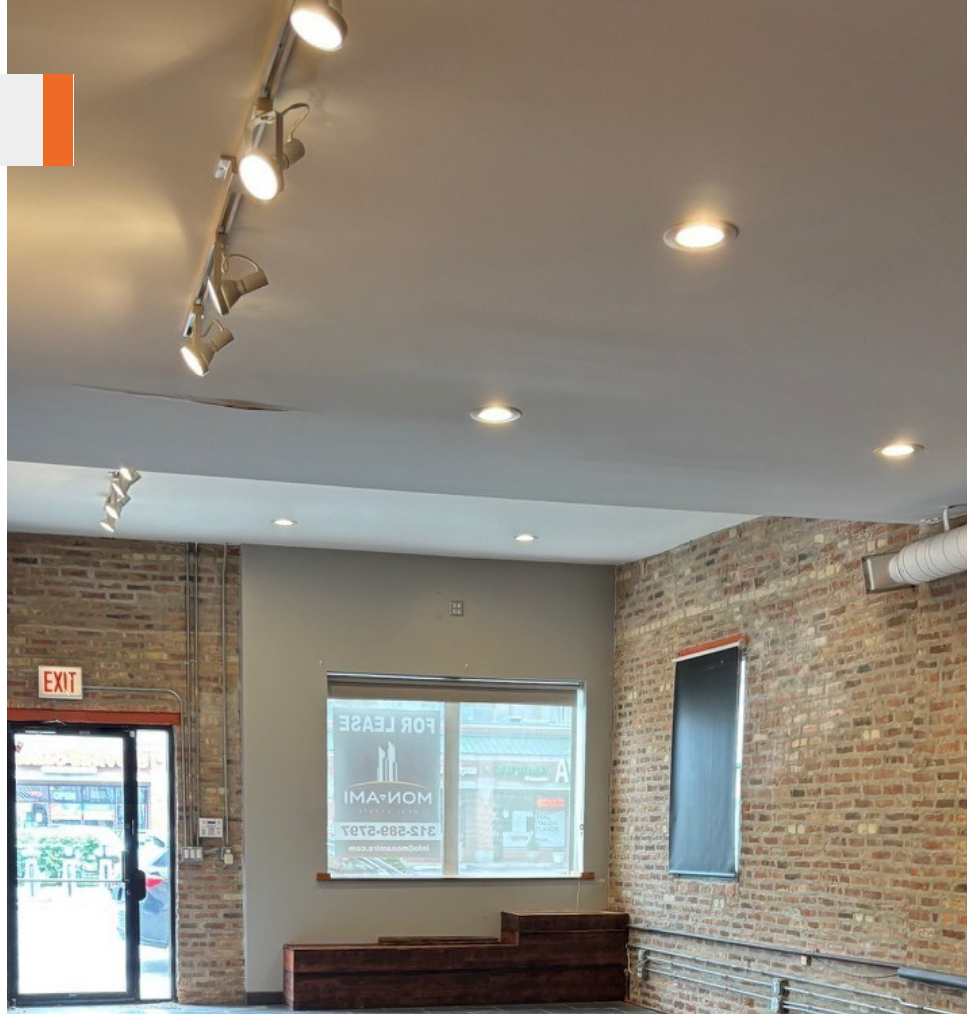
PROPERTY SUMMARY

FREESTANDING RETAIL BUILDING IN THE HEART OF RAVENSWOOD

1434 WEST MONTROSE AVENUE
CHICAGO, IL 60613

OFFERING SUMMARY

SALE PRICE:	\$400,000
LEASE RATE:	\$26 SF/yr (NNN)
BUILDING SIZE:	1,576 SF
AVAILABLE SF:	1,576 SF
LOT SIZE:	1,636 SF
PRICE / SF:	\$253.81



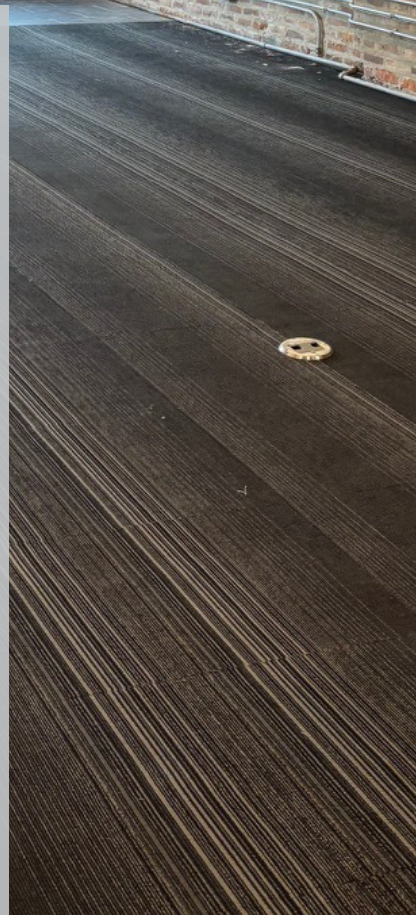
PROPERTY SUMMARY

Position your business in one of Chicago's most desirable neighborhood commercial corridors. This 1,576-square-foot, single-story commercial building at 1434 W. Montrose Avenue offers a highly functional layout, excellent street presence, and a prime location surrounded by a strong mix of established retailers, restaurants, service businesses, and residential density.

Currently configured as professional office space, the property features a bright and welcoming front area with large storefront windows that provide abundant natural light and outstanding visibility along Montrose Avenue. The efficient floor plan includes an updated kitchenette, an ADA-compliant restroom, a spacious private office, and additional storage space, making it well-suited for a variety of office, retail, medical, wellness, showroom, or service-oriented uses.

The property benefits from exceptional neighborhood demographics and outstanding co-tenancy within the surrounding trade area. Located in the vibrant Ravenswood/Lincoln Square corridor, the area is home to a diverse mix of successful local businesses, destination dining, boutique retail, and professional services, creating consistent foot traffic and a strong customer base.

Whether for an owner-user seeking a standalone presence, an investor looking for a well-positioned asset, or a tenant seeking a turnkey commercial space, 1434 W. Montrose Avenue presents a unique opportunity in one of Chicago's most sought-after North Side neighborhoods.



PROPERTY HIGHLIGHTS

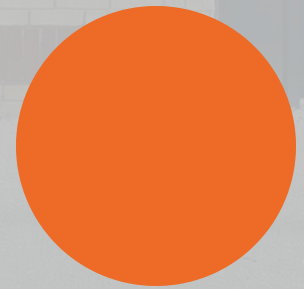
- 1,576 SF freestanding commercial space
- Available for sale or lease
- Prime location along the Montrose Avenue corridor
- Open front room with expansive storefront windows
- Excellent natural light and street visibility
- Updated kitchenette
- ADA-compliant restroom
- Large private office
- Additional storage area
- Flexible layout adaptable to a variety of commercial uses
- Strong surrounding co-tenancy and neighborhood amenities
- Dense residential population and established customer base
- Convenient access to public transportation



Private Office



Main Room



Street Presence

KEY DEMAND DRIVERS IN THE AREA

Located along the highly sought-after Montrose Ave corridor in Chicago's thriving Ravenswood neighborhood, 1434 W. Montrose Avenue offers an exceptional opportunity for retailers, restaurants, cafés, service providers, and boutique operators seeking a vibrant North Side location.

The property benefits from strong visibility on a well-traveled neighborhood artery connecting Ravenswood, Lincoln Square, and Uptown. Surrounded by a dense population of residents, professionals, and families, the area enjoys consistent pedestrian activity and a loyal local customer base that actively supports neighborhood businesses.

Ravenswood has become one of Chicago's most desirable neighborhoods, known for its blend of historic character, modern residential development, craft breweries, destination dining, and independent retail. The surrounding trade area features a dynamic mix of established businesses and emerging concepts, creating a lively commercial environment that attracts both daily foot traffic and destination visitors.

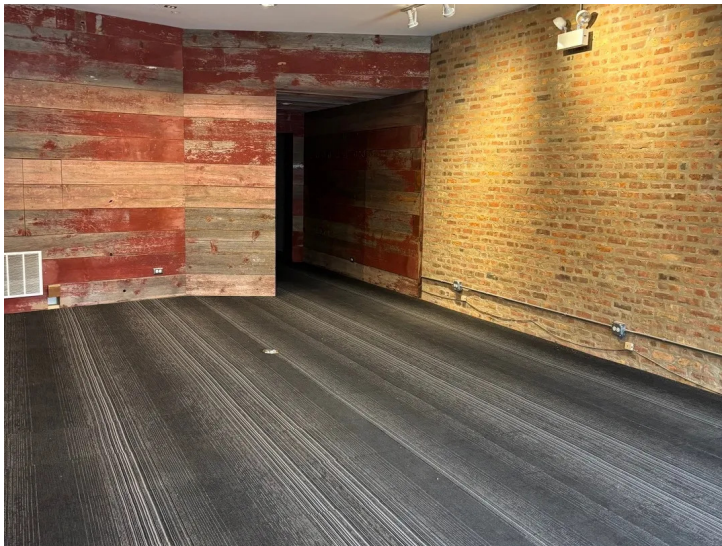
The location offers outstanding accessibility, with nearby CTA bus service and convenient access to the Ravenswood Metra station and CTA Brown Line, providing direct connections to downtown Chicago and surrounding neighborhoods. Ample neighborhood parking and bike-friendly streets further enhance customer convenience.

With its prominent street presence, strong demographics, and position within one of Chicago's most stable and growing commercial districts, 1434 W. Montrose Avenue presents a rare opportunity for businesses seeking a highly visible location in a walkable, amenity-rich urban neighborhood.

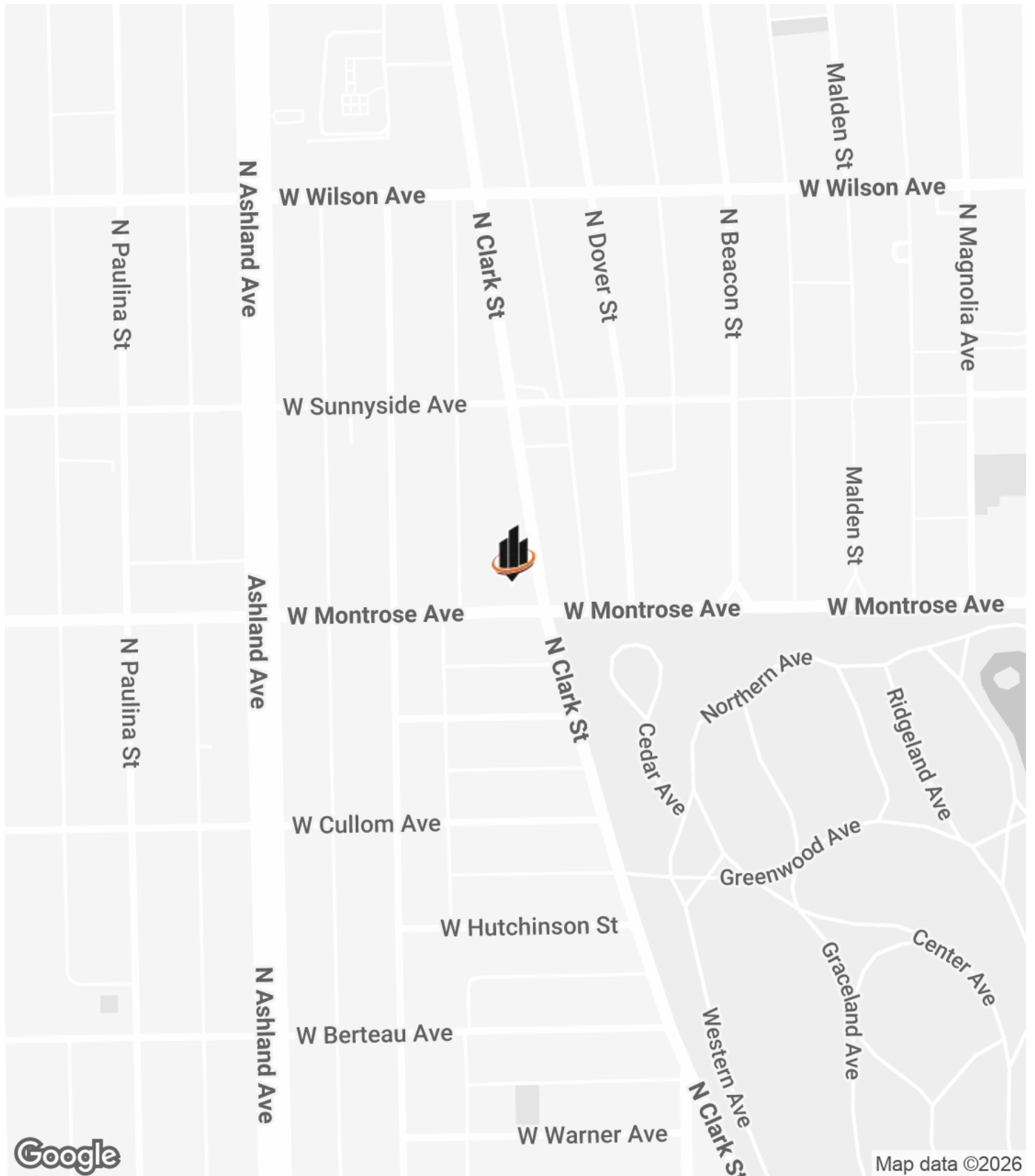
Demand Drivers

- Signalized Corner Exposure
- Dense Affluent North Side Demographics
- Fully Finished Space
- Excellent Public Transportation Access
- Strong Residential Density
- Proximity to Major Entertainment Destinations
- Established Retail Corridor
- High Walkability and Neighborhood Connectivity

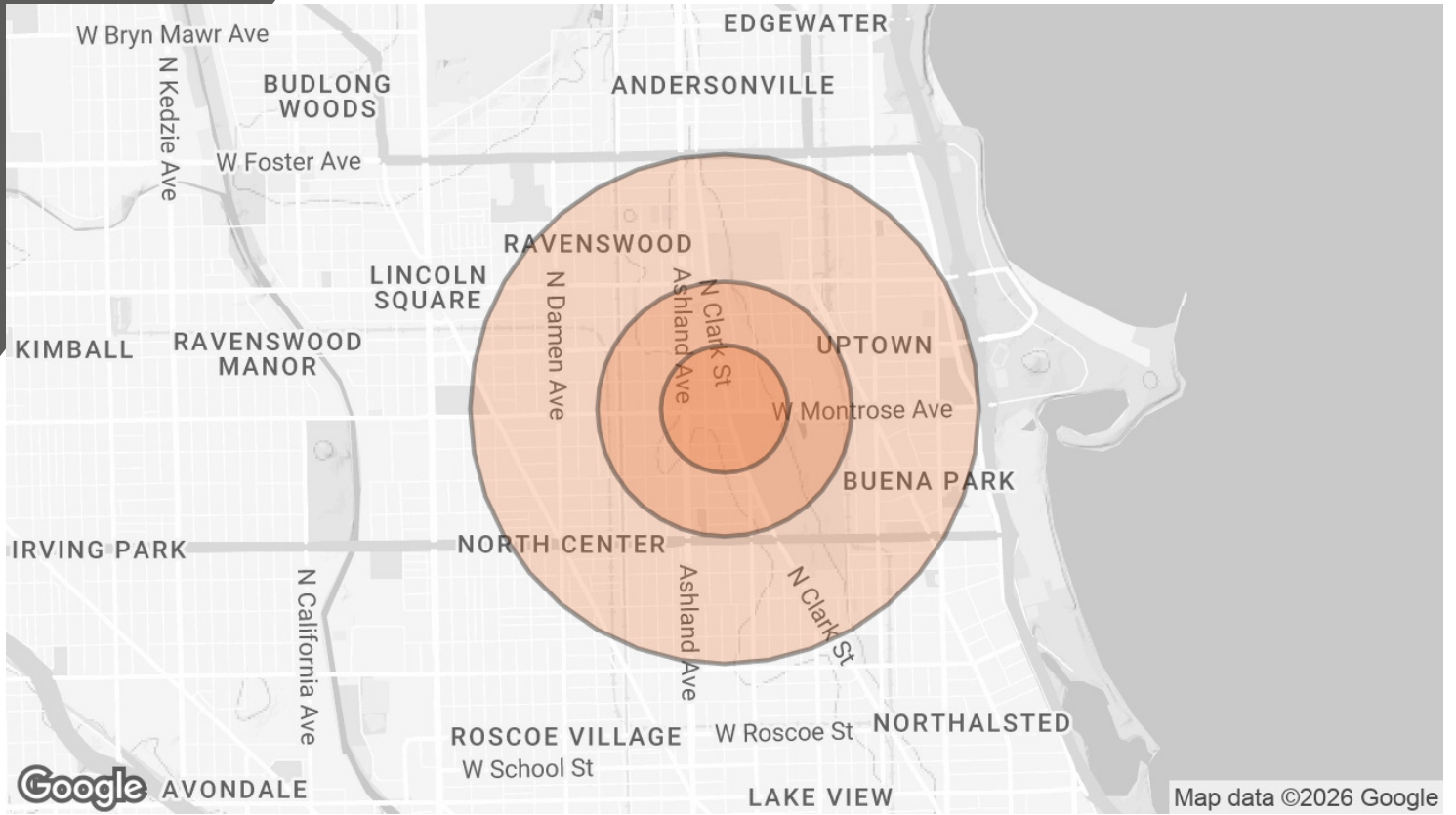
INTERIOR PHOTOS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	4,149	16,380	80,845
AVERAGE AGE	34.8	34.0	35.3
AVERAGE AGE (MALE)	35.5	34.0	35.5
AVERAGE AGE (FEMALE)	35.3	34.9	35.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,109	8,521	42,496
# OF PERSONS PER HH	2.0	1.9	1.9
AVERAGE HH INCOME	\$155,058	\$143,074	\$121,988
AVERAGE HOUSE VALUE	\$588,396	\$572,763	\$544,592

2023 American Community Survey (ACS)



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