

RETAIL FOR LEASE

1403-05 W. IRVING PARK
CHICAGO, IL

JAMESON.

ROBERT JAY FRIEDMAN
VICE PRESIDENT, SALES & LEASING
312.810.7203
RJFSITE@JAMESON.COM



EXECUTIVE SUMMARY



SPACE AVAILABLE

2,200 SF (DIVISIBLE)

PROPERTY TYPE

2ND GEN BAKERY/COFFEE SHOP

BUILT/RENOVATED

1930/2010

CEILING HEIGHT

11'

FOR LEASE

INQUIRE FOR PRICING

PROPERTY DESCRIPTION

Discover a prime leasing opportunity in Chicago's vibrant Lakeview neighborhood, featuring two adjacent 1,000 sq ft spaces ideal for a 2nd generation bakery or coffee shop. These last available spaces on a bustling corner can be leased together or separately, offering exceptional visibility and foot traffic, enhanced by a nearby bus stop and Divvy bike stand. Surrounded by popular shops, restaurants, and residential buildings, this location provides the perfect setting for your business to thrive. Competitive and negotiable lease rates are available, making this an opportunity you won't want to miss. Contact us today to schedule a tour and discuss leasing options.

TRANSPORTATION HIGHLIGHTS

Sheridan Station (Red Line) - 0.5 mi

Irving Park Station (Brown Line) - 0.6 mi

Addison Station (Red Line) 0.8 mi

Montrose Station (Brown Line) - 1.0 mi

Addison Station (Brown Line) - 1.1 mi

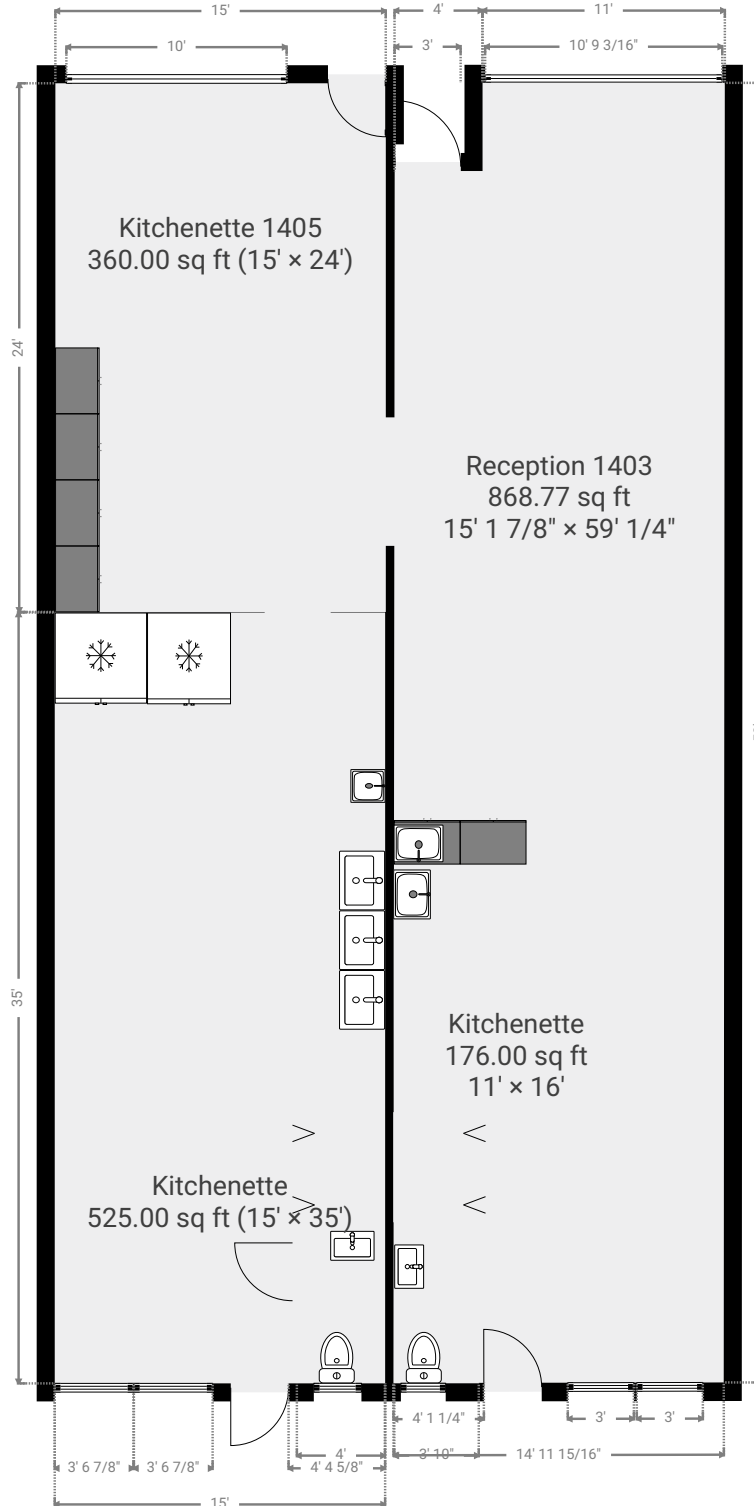
FLOOR PLAN

1403-05 W. IRVING PARK ROAD

CHICAGO

▼ Ground Floor

TOTAL AREA: 1931.47 sq ft • LIVING AREA: 974.06 sq ft • ROOMS: 8



INTERIOR PHOTOS

1403-05 W. IRVING PARK ROAD

CHICAGO



INTERIOR PHOTOS

1403-05 W. IRVING PARK ROAD

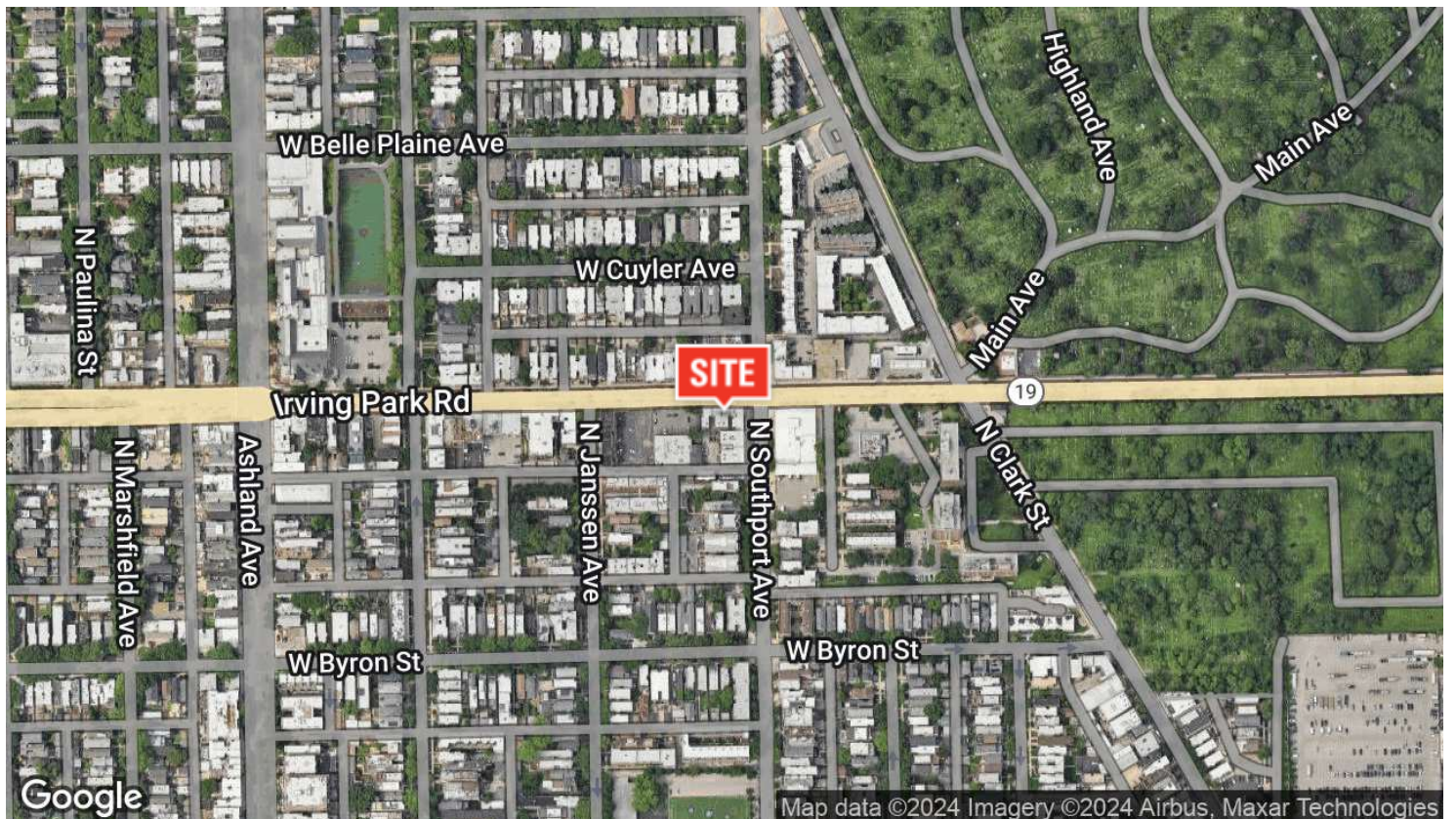
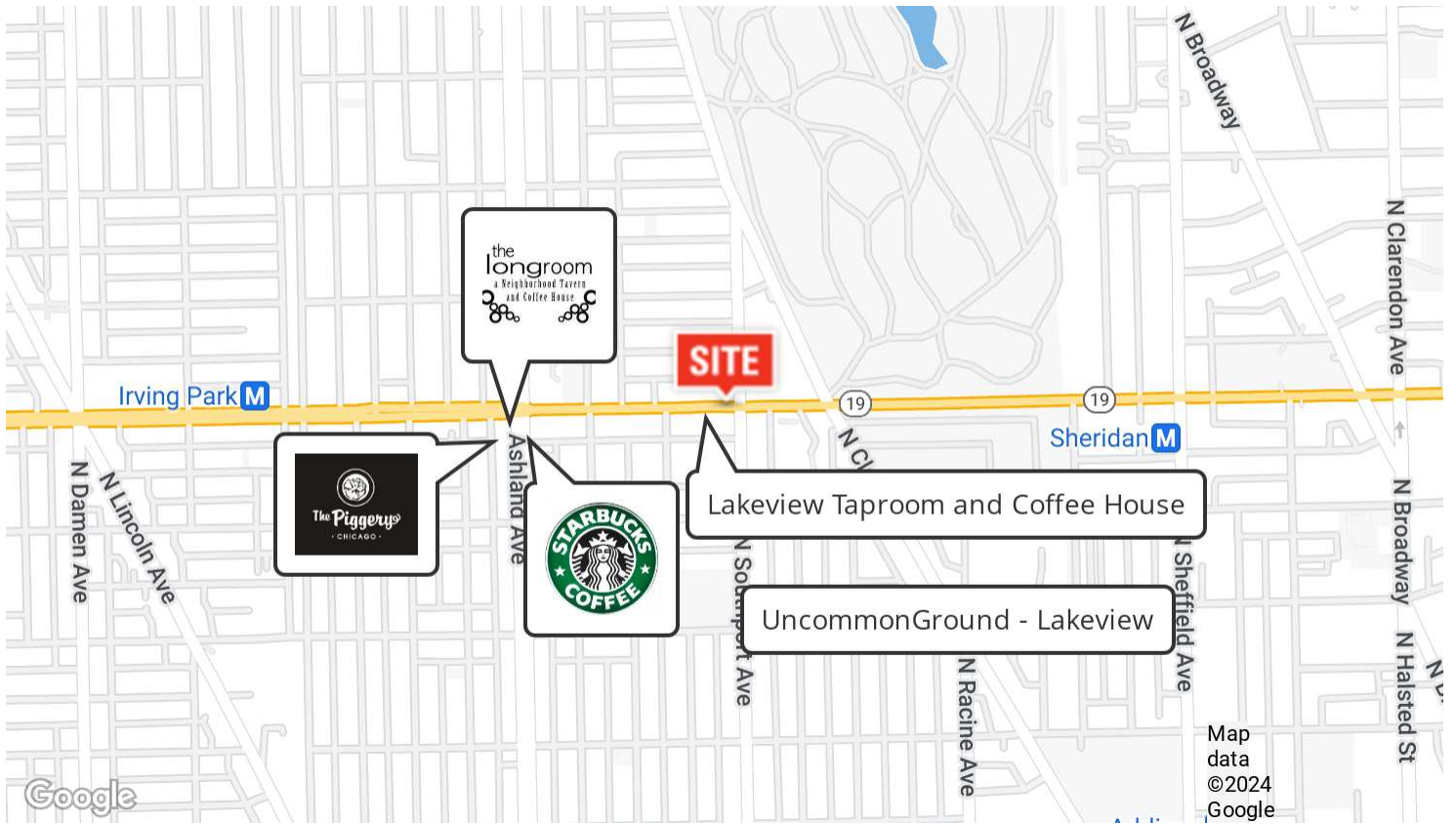
CHICAGO



AERIAL MAP

1403-05 W. IRVING PARK ROAD

CHICAGO



DEMOGRAPHIC INSIGHTS

1403-05 W. IRVING PARK ROAD
CHICAGO

KEY FACTS

88,978

Population



1.8

Average Household Size

33.0

Median Age

\$103,017

Median Household Income

EDUCATION

3%

No High School Diploma



6%

High School Graduate



13%

Some College



77%

Bachelor's/Grad/Pr of Degree

BUSINESS



3,104

Total Businesses



29,122

Total Employees

EMPLOYMENT



85.7%

White Collar



4.5%

Blue Collar



9.8%

Services

3.3%

Unemployment Rate

INCOME



\$103,017

Median Household Income



\$82,644

Per Capita Income



\$133,027

Median Net Worth

2024 Households By Income (Esri)

The largest group: \$200,000+ (22.2%)

The smallest group: \$15,000 - \$24,999 (3.7%)

Indicator ▲	Value	Diff	
<\$15,000	7.3%	-2.7%	<div style="width: 100%; height: 10px; background-color: red;"></div>
\$15,000 - \$24,999	3.7%	-2.4%	<div style="width: 100%; height: 10px; background-color: red;"></div>
\$25,000 - \$34,999	4.3%	-2.1%	<div style="width: 100%; height: 10px; background-color: red;"></div>
\$35,000 - \$49,999	7.2%	-1.9%	<div style="width: 100%; height: 10px; background-color: red;"></div>
\$50,000 - \$74,999	13.4%	-1.0%	<div style="width: 100%; height: 10px; background-color: red;"></div>
\$75,000 - \$99,999	12.5%	0	<div style="width: 100%; height: 10px; background-color: red;"></div>
\$100,000 - \$149,999	17.8%	+0.3%	<div style="width: 100%; height: 10px; background-color: red;"></div>
\$150,000 - \$199,999	11.7%	+2.1%	<div style="width: 100%; height: 10px; background-color: red;"></div>
\$200,000+	22.2%	+7.9%	<div style="width: 100%; height: 10px; background-color: red;"></div>

Bars show deviation from



JAMESON.

ROBERT JAY FRIEDMAN

VICE PRESIDENT, SALES & LEASING

312.810.7203

RJFSITE@JAMESON.COM