

2220 W Belmont
Chicago, IL 60618

MEDTAIL FOR SALE & LEASE



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REAL ESTATE &
PRACTICE ADVISORY

2220 W Belmont

Medtail

Executive Summary



PROPERTY DESCRIPTION

Former ankle and foot medical office condominium available for sale and lease in Chicago's Roscoe Village neighborhood. The ±1,420 SF space is well suited for medical, dental, wellness, or professional office users and offers excellent street visibility and signage along Belmont Avenue. Surrounded by a strong mix of retail, restaurants, and dense residential neighborhoods, this is an outstanding opportunity for an owner-user seeking a highly visible location in one of Chicago's most established commercial corridors.

OFFERING SUMMARY



SALE PRICE
\$525,000



LEASE SUMMARY
\$29 SF/YR (NNN)



AVAILABLE SF
1,420 SF



CAM
\$2.00 SF



RET
\$8.50 SF

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Demographics



48,782

TOTAL POPULATION

1 MILE

13,936	130,662
0.5 MILES	1.5 MILES



34.0

AVERAGE AGE

1 MILE

33.7	34.1
0.5 MILES	1.5 MILES



\$205,619

AVERAGE HH INCOME

1 MILE

\$212,994	\$196,830
0.5 MILES	1.5 MILES



\$775,123

AVERAGE HOUSE VALUE

1 MILE

\$819,338	\$735,549
0.5 MILES	1.5 MILES

** Demographic data derived from 2020 ACS - US Census*

PROPERTY HIGHLIGHTS

- Former ankle and foot medical office
- Well suited for medical, dental, wellness or professional office users
- Strong owner-user opportunity
- Excellent visibility along Belmont Avenue
- Prominent exterior signage potential
- Located in Chicago's established Roscoe Village neighborhood
- Surrounded by dense residential neighborhoods
- Close to a strong mix of restaurants, retailers and neighborhood amenities

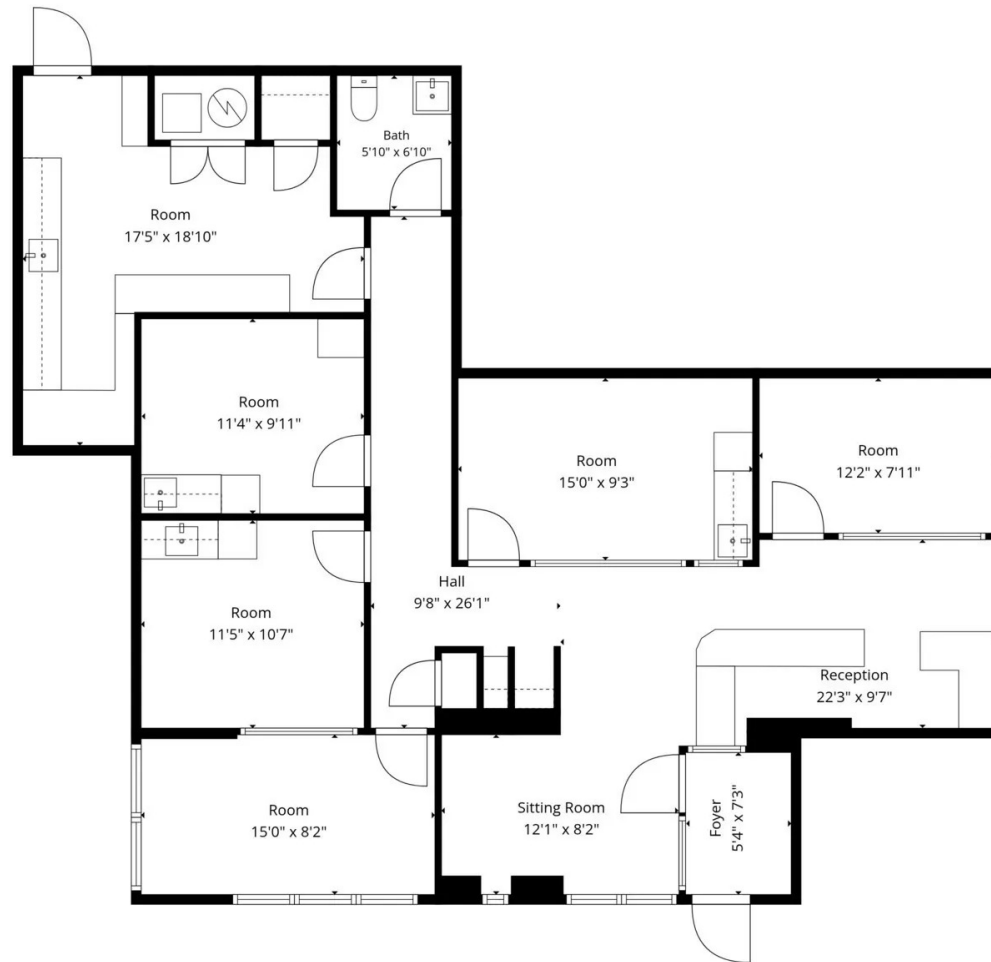


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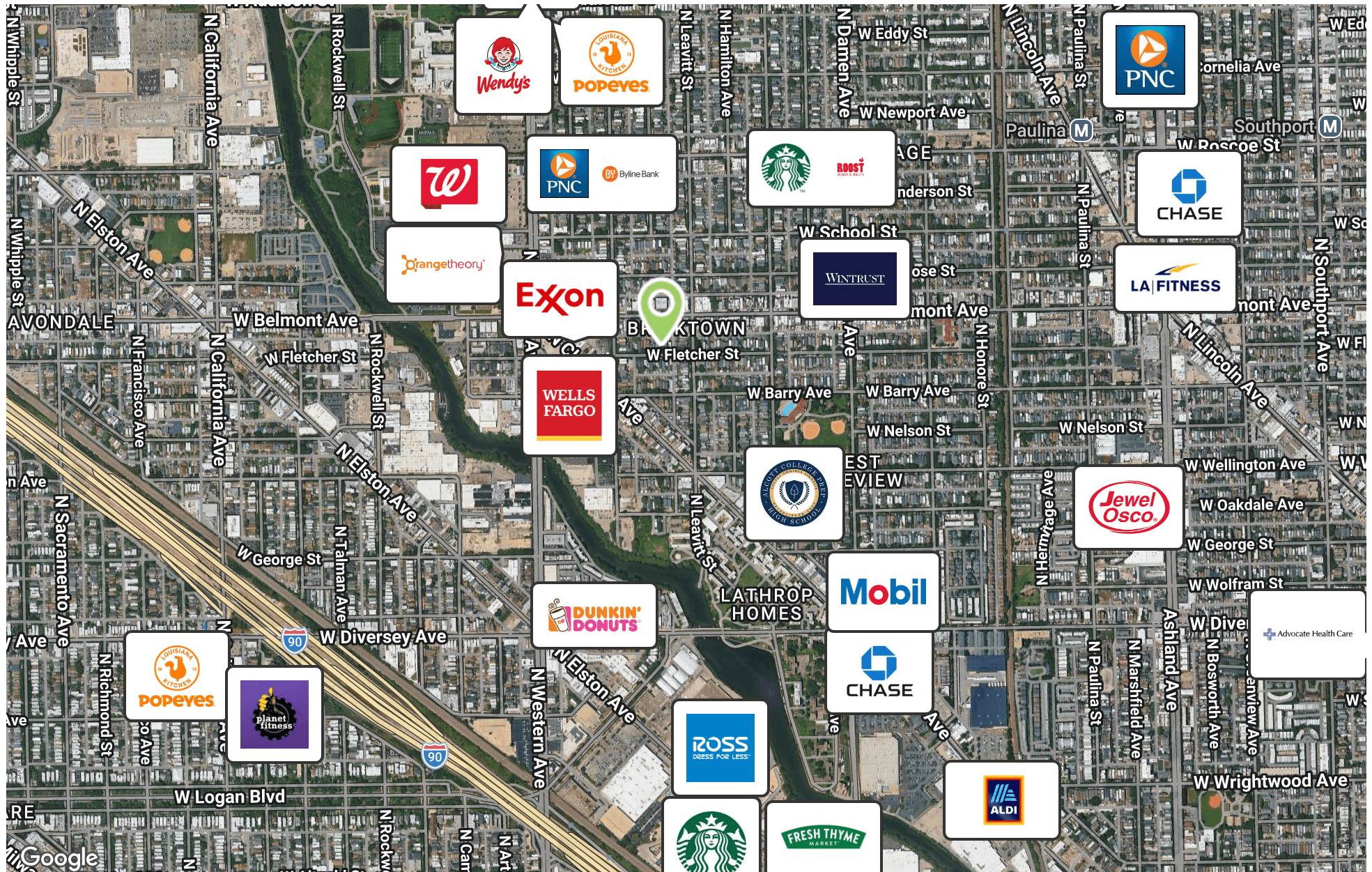
Additional Photos





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Retailer Map



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Meet The Team



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