



1904-06 & 1908-12 W MONTROSE AVE, CHICAGO, IL 60640

FOR LEASE

PRIME STOREFRONTS IN NORTH CENTER

FOR LEASE

1904-06 & 1908-12 W MONTROSE AVE, CHICAGO, IL 60640



1904-06 Montrose

Lease Price:	\$4,200 Monthly (\$36.00 PSF) Modified Gross
Unit SF:	1,400 SF
Zoning:	B1-2

PROPERTY DESCRIPTION

Prime storefronts (1,400 sq ft. and 2,860 sq ft.) for lease by corner of Montrose & Wolcott, only half a block from the Brown Line EL-stop. Former daycare center with 1,000 SF outdoor play area. Great visibility and signage opportunity. Co-tenant with Starbucks, Northside Barbershop and La Amistad Mexican Restaurant. North Center is known for its walkability, thriving mix of local retailers and restaurants, and convenient access to public transportation.



1908-12 Montrose

Lease Price:	\$9,226 Monthly (\$38.71 PSF) Modified Gross
Unit SF:	2,860 SF
Outdoor Area:	Yes, 1,000 SF
Zoning:	B1-2

Disclaimer. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Strauss Realty, Ltd.

CONTACT

MJ Weinberger
(847) 334-2587 Mobile
(773) 736-3600 Office
mj@straussrealty.com



INTERIOR PHOTOS

1904-06 & 1908-12 W MONTROSE AVE, CHICAGO, IL 60640



CONTACT

MJ Weinberger

(847) 334-2587 Mobile

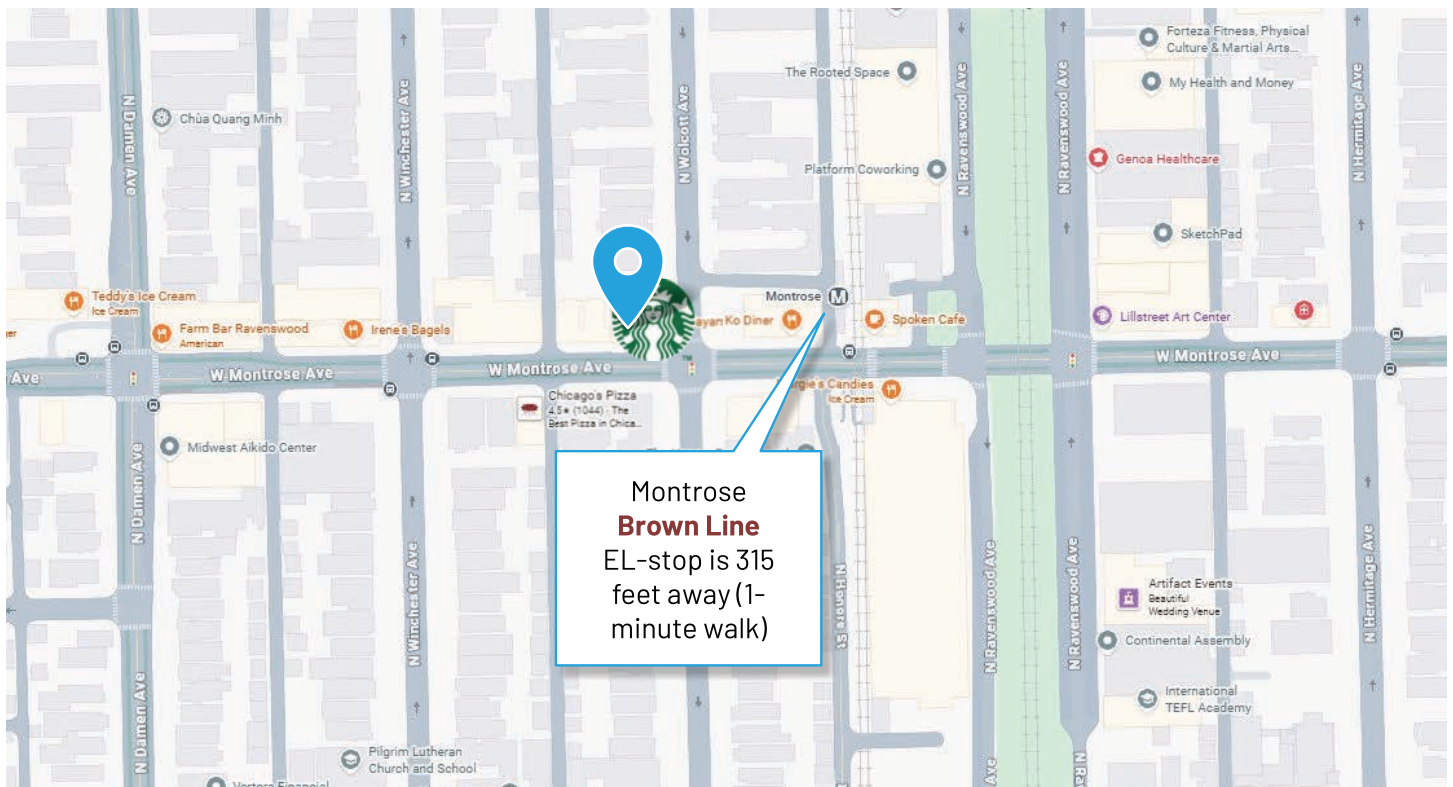
(773) 736-3600 Office

mj@straussrealty.com

STRAUSS
REALTY, LTD.

LOCATION

1904-06 & 1908-12 W MONTROSE AVE, CHICAGO, IL 60640



LOCATION HIGHLIGHTS

- Half a block from Montrose Brown Line which serves the North Center neighborhood
- Neighborhood tenants include:
Starbucks
Margie's Candies
Bayan Ko Diner
Irene's Bagels
Farm Bar
Spoken Cafe
LillStreet Art Center
- Strong incomes in immediate area -
Average Household Income within 1 mile is \$138K

DEMOGRAPHICS



POPULATION

1 Mile:	60,465
2 Miles:	265,445
3 Miles:	527,010



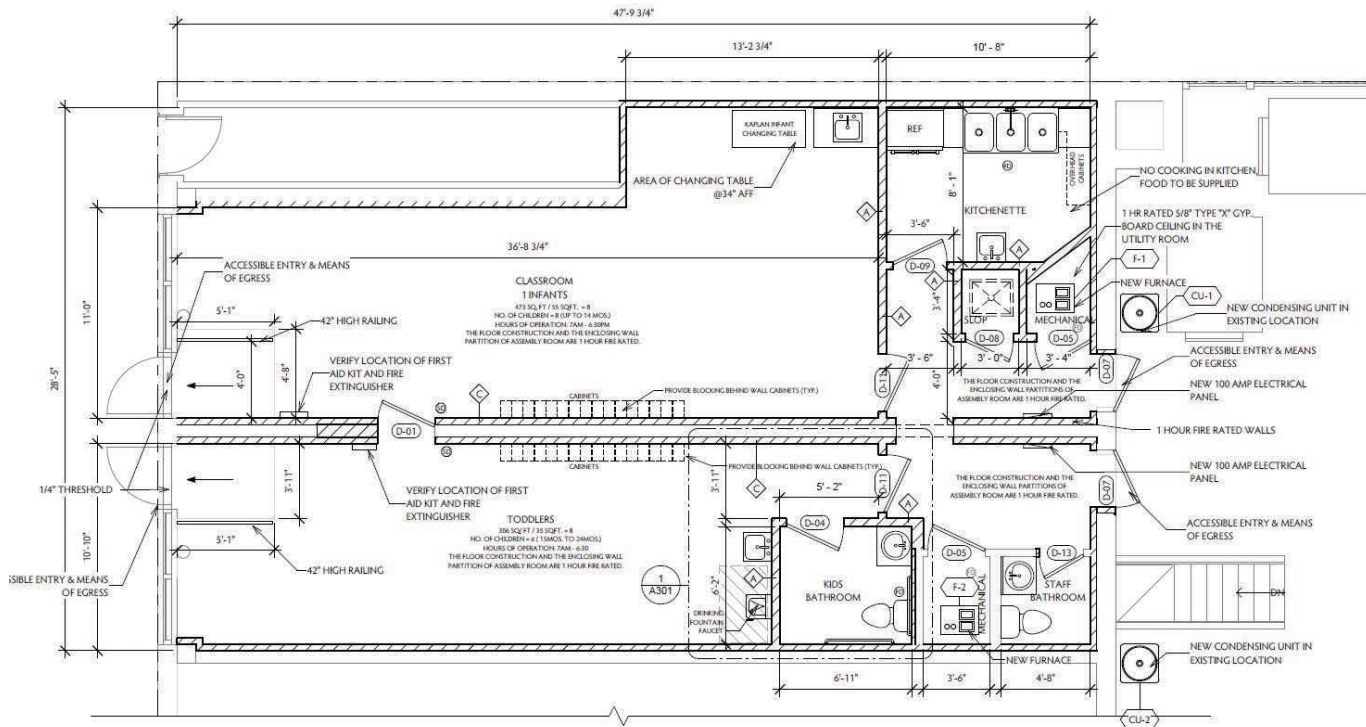
HOUSEHOLDS

1 Mile:	29,721
2 Miles:	130,372
3 Miles:	247,883



AVG HH INCOME

1 Mile:	\$138,702
2 Miles:	\$122,831
3 Miles:	\$119,703



CONTACT

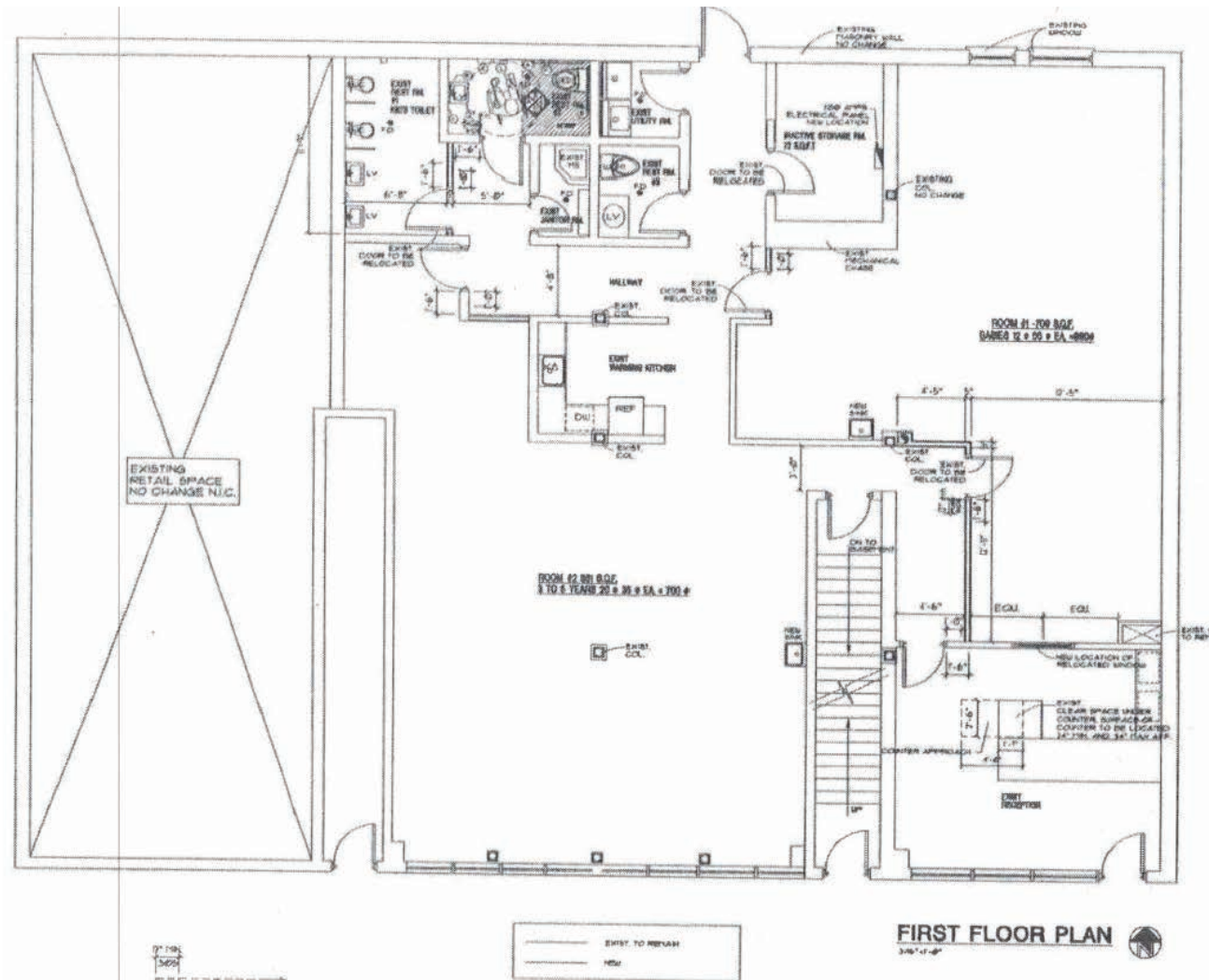
MJ Weinberger

(847) 334-2587 Mobile

(773) 736-3600 Office

mj@straussrealty.com

STRAUSS
REALTY, LTD.



CONTACT

MJ Weinberger

(847) 334-2587 Mobile

(773) 736-3600 Office

mj@straussrealty.com