

Retail Property For Lease


CATON
COMMERCIAL
REAL ESTATE GROUP



LOGAN SQUARE MEDICAL FACILITY FOR LEASE

3109 W ARMITAGE AVE, CHICAGO, IL 60647



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OFFERING SUMMARY

Available SF: 5,500 - 6,500 SF

Lease Rate: \$21.50 SF/yr (NNN)

Building Size: 12,500 SF

Zoning: B3-1

PROPERTY OVERVIEW

- Versatile, move-in-ready former medical clinic ideal for healthcare providers, specialized clinics, or professional services.
- First floor: large waiting/reception area, 11 exam rooms with water supply, 2 eye exam rooms, 4 dental suites, cafeteria, 2 labs, and physician's room.
- Second floor: 1,000 SF executive office space and locker room.
- Flexible leasing: full 6,500 SF or first floor 5,500 SF medical clinic.
- High-visibility lot in a B3-1 Community Shopping District, offering strong branding and easy access for local residents.

LOCATION OVERVIEW

Logan Square is a vibrant northwest-side neighborhood known for its historic boulevards, stately Greystones, and the iconic Illinois Centennial Monument. Long a center of Chicago's Latinx community, it has evolved into a premier creative hub where old-school taquerias sit alongside Michelin-rated restaurants and indie cocktail bars. With a strong focus on local arts, a thriving farmers market, and easy access to the elevated 606 trail, the area maintains a trendy yet deeply rooted community feel.

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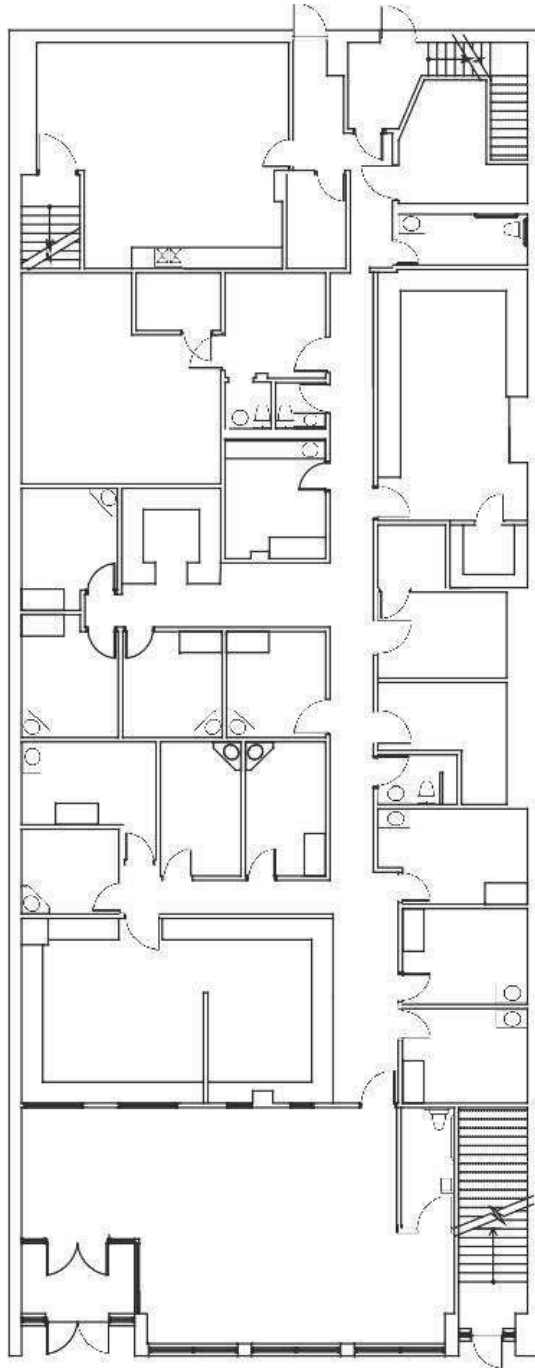
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First Floor



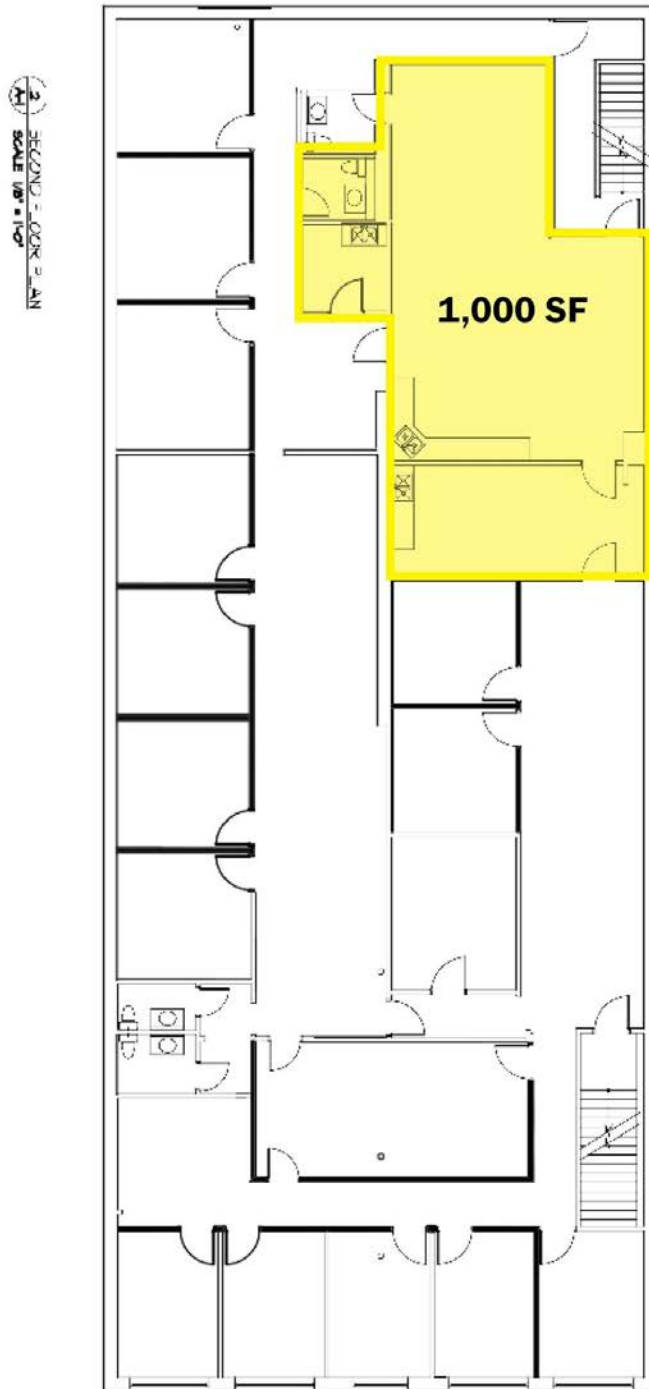
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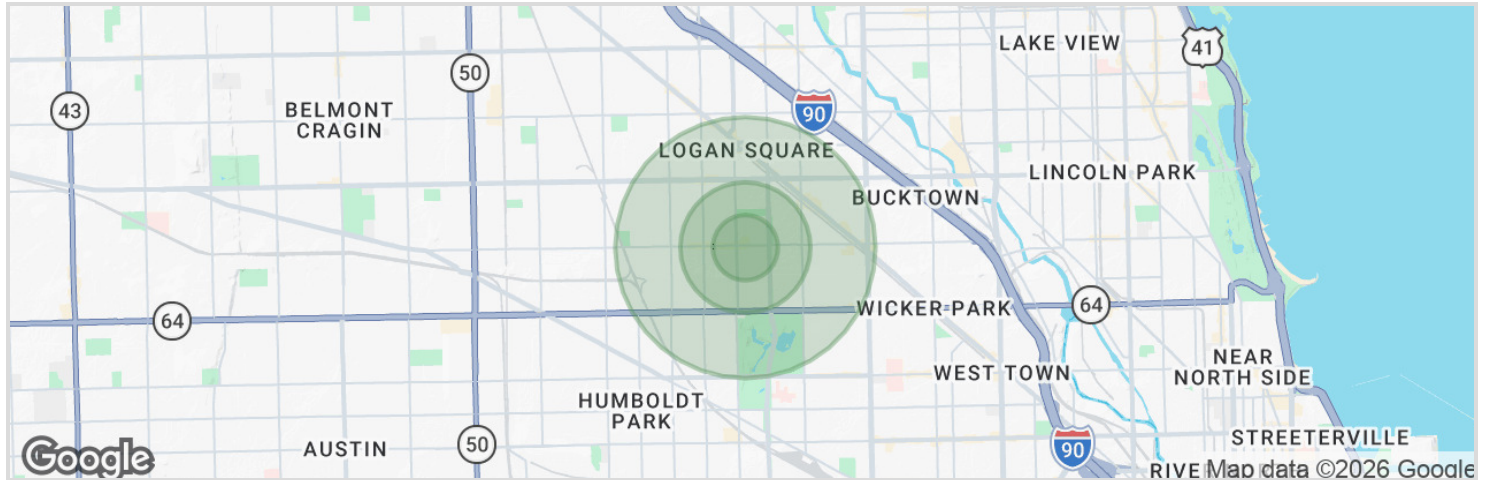
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1 mile



\$134,758

Median Household Income



4,216

Population



1,968

Households



33.2

Median Age



\$77,155

Median Disposable Income

3 miles



\$133,663

Median Household Income



18,983

Population



8,350

Households



33.2

Median Age



\$78,724

Median Disposable Income

5 miles



\$129,988

Median Household Income



69,132

Population



30,690

Households



33.2

Median Age



\$75,556

Median Disposable Income

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