

STRAUSS

REALTY, LTD.

1300 W. NORTH AVE.
CHICAGO, IL 60642

NORTH BRANCH CORRIDOR FLAGSHIP RETAIL FOR LEASE HIGH TRAFFIC NORTH AVENUE (33K VPD)



Size (Divisible):	9,375 SF Total
	7,593 SF Unit (Divisible 3,230 SF)
	1,782 SF Unit
Rental Rate:	\$23 PSF
Lease Type:	NNN
Zoning:	M3-3
Parking:	Street Parking
Cross Streets:	North Avenue & Throop St.
Area:	North Branch Corridor

HIGHLIGHTS:

- Highly visible corner retail spaces with excellent signage opportunity
- Lease together or separately
- Directly across from Home Depot
- High traffic North Avenue sees 33,200+ vehicles per day
- Direct access to I-90/94
- Population of 290,190 within 2 mile radius with 149,877 households and average household income of \$148,842.
- This location is the gateway to the Foundry Park development—a new 28 acre community.



MJ WEINBERGER

847-334-2587

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4350 N. MILWAUKEE AVE.

CHICAGO, ILLINOIS 60641

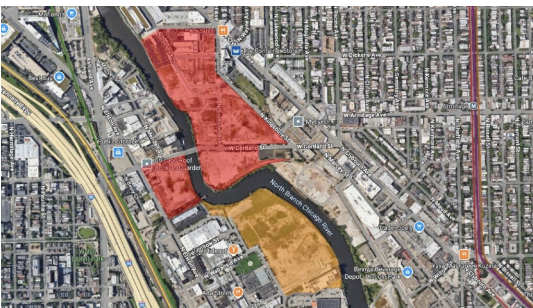
PHONE: 773-736-3600

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LOCATION



Foundry Park is a \$1 billion 28 acres development to include 3,273 residential units, 350,000 square feet of office space, 435,000 square feet of retail space, 250,000 square feet of hospitality space and 12 acres of open space.

- Directly across from one of the city's largest Home Depot Locations
- High traffic North Avenue sees 33,200+ vehicles per day
- Just east of I-90/94
- Easy to locate and access
- Centrally located between Wicker Park, Clybourn Corridor, and the proposed 28 acre Foundry Park development



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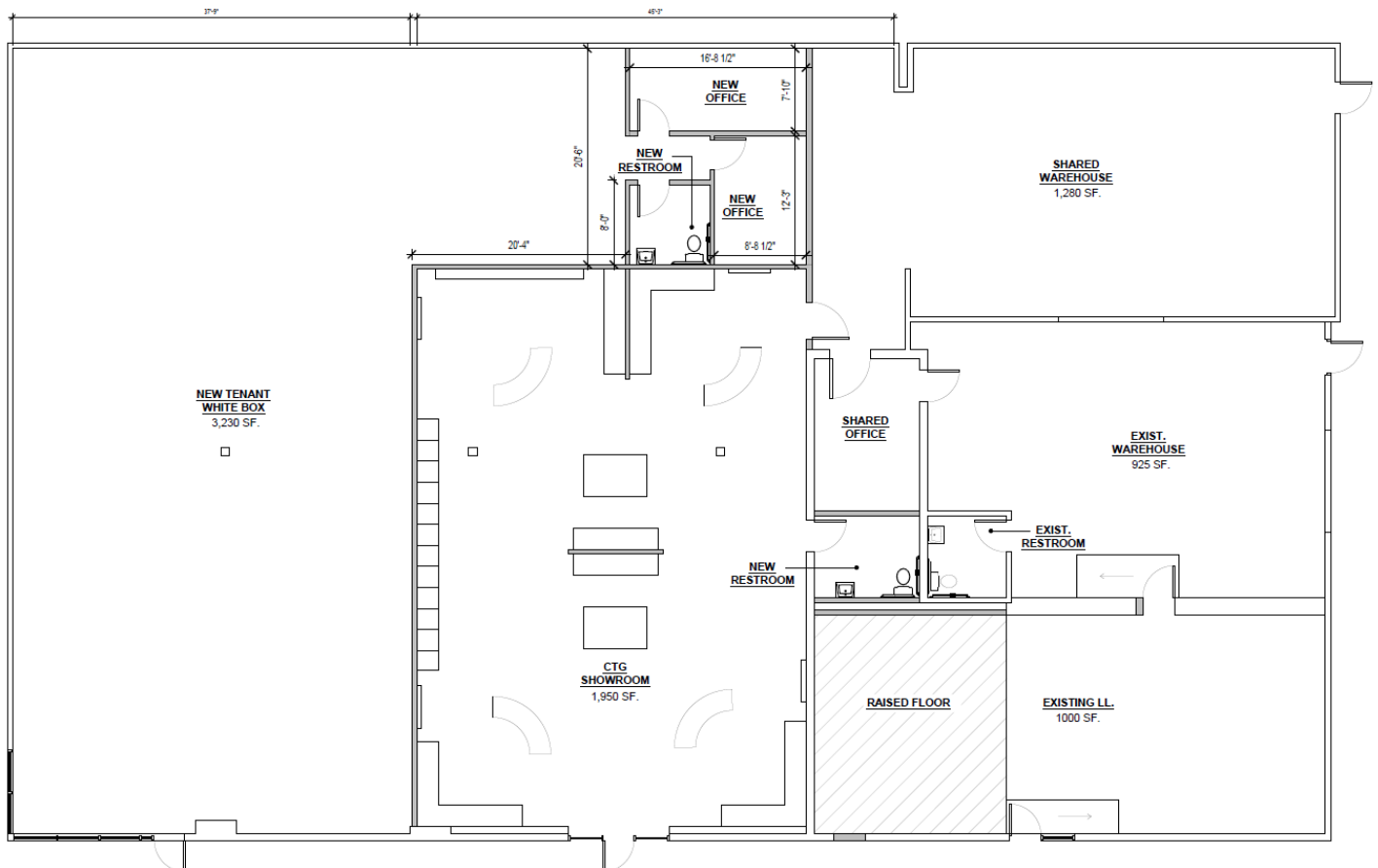
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FLOOR PLAN



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