



3240 W LAWRENCE AVE, CHICAGO, IL 60625

FOR LEASE

GUT RENOVATED RETAIL SPACE IN ALBANY PARK

JUST LISTED

3240 W LAWRENCE AVE, CHICAGO, IL 60625



Property Data

Rental Rate:	\$18 PSF
Rental Type:	Modified Gross
Unit Size:	2,000 SF
Property Type:	Retail
Year Renovated:	2026
Ceiling Height:	14.5'
Storage:	Extra 300 SF
Zoning:	B2-3

PROPERTY DESCRIPTION

Newly gut renovated 2,000 SF retail storefront with approx. 300 SF of additional storage. Excellent visibility and pedestrian traffic in densely populated Albany Park. Features include impressive 14.5' ceilings, 40' of storefront frontage, and a flexible open layout ideal for a variety of retail or service uses. The redeveloped mixed-use building features a new facade and 26 residential units, providing a built-in customer base. The building includes parking in the rear for loading. Conveniently located within walking distance to the Kimball Brown Line L-stop.



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CONTACT

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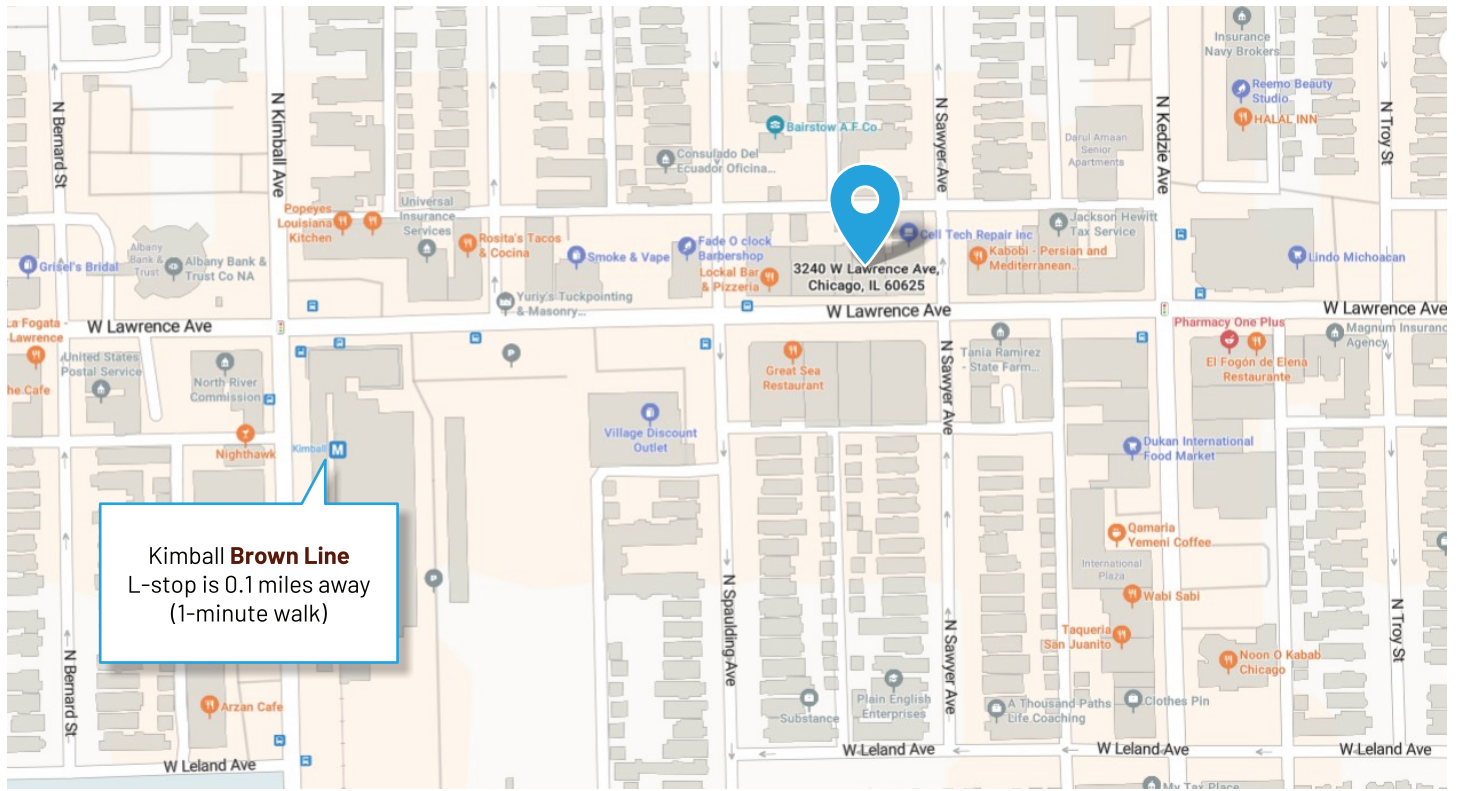
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LOCATION

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LOCATION HIGHLIGHTS

- Densely populated Albany Park
- Walk 1 minute to Kimball Brown Line L-stop
- 28,000 vehicles per day travel along Lawrence Avenue
- Nearby businesses include Kabobi Persian Grill, Great Sea Restaurant, Popeyes, Nighthawk, Village Discount Outlet, as well as a phone store, tech repair shop, beauty salon, furniture store, bicycle repair shop and more!

DEMOGRAPHICS



POPULATION

1 Mile:	64,864
2 Miles:	183,480
3 Miles:	445,372



HOUSEHOLDS

1 Mile:	24,263
2 Miles:	72,867
3 Miles:	185,915

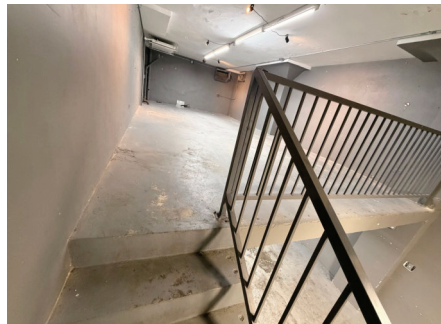
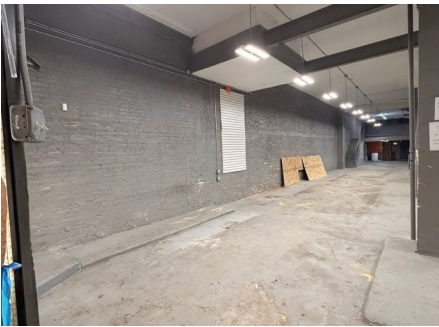
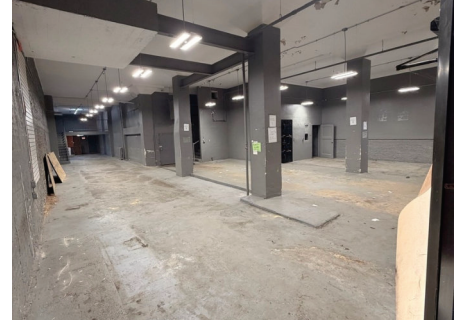


AVG HH INCOME

1 Mile:	\$110,305
2 Miles:	\$117,119
3 Miles:	\$117,361

PHOTOS

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