



OFFICE FOR LEASE

Devon Nagle Center

6304-10 NORTH NAGLE AVENUE

Chicago, IL 60646

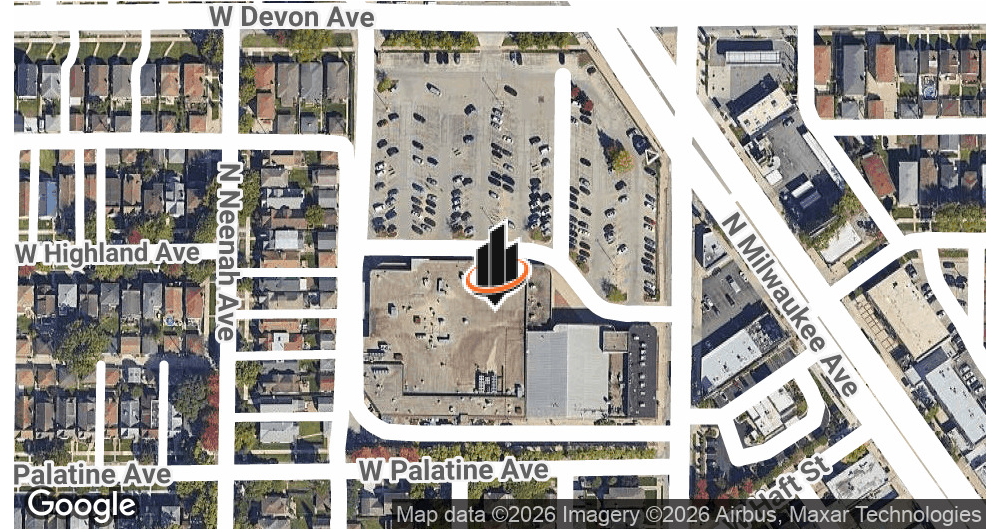
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10.00 SF/yr (NNN)
BUILDING SIZE:	29,762 SF
AVAILABLE SF:	1,800 SF
LOT SIZE:	0.61 Acres
ZONING:	PD 329
MARKET:	Chicago
SUBMARKET:	Northwest City

PROPERTY OVERVIEW

Join this Walgreens anchored center located at the busy intersection of Milwaukee, Nagle and Devon Avenues in Norwood Park. With an affluent trade area, the opportunities are excellent for medical, personal care, educational and general offices tenants. This corner unit second floor suite has two private offices and a kitchenette (water in the unit) with a large open area.

PROPERTY HIGHLIGHTS

- Located at busy intersection of Nagle, Devon and Milwaukee Avenue
- Walgreens anchored center

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SECOND FLOOR 1,810SF



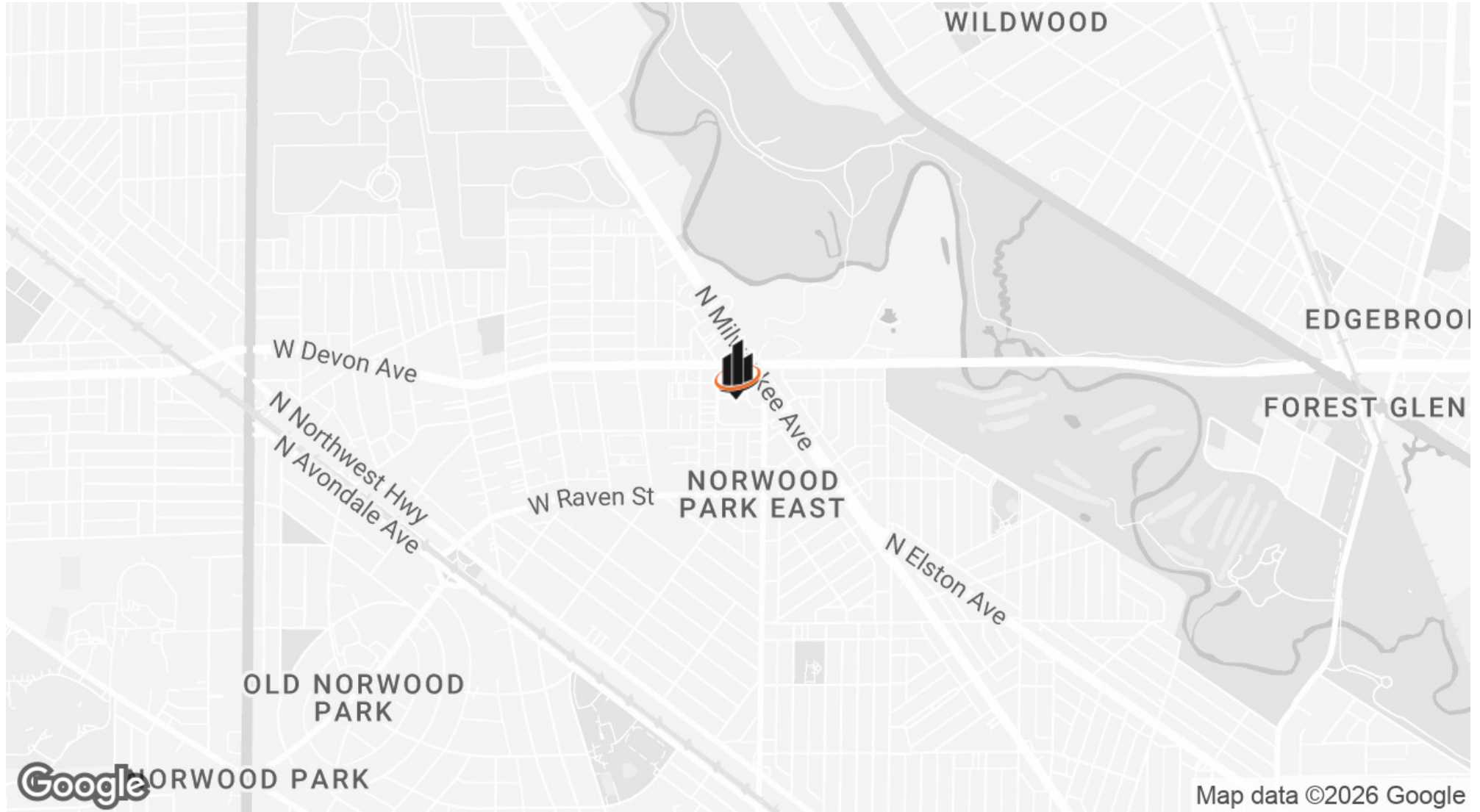
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ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

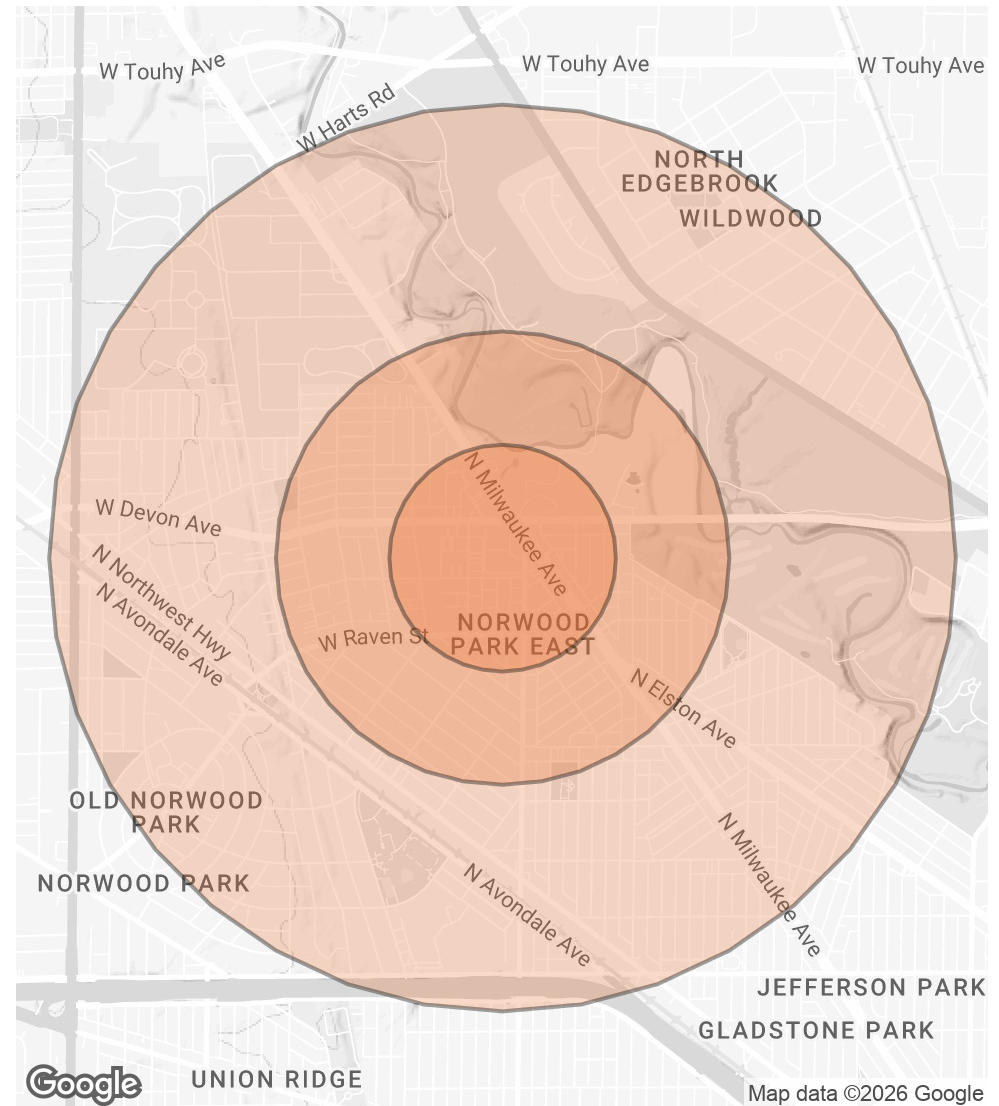
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,989	5,089	18,138
AVERAGE AGE	34.7	38.9	41.9
AVERAGE AGE (MALE)	29.1	33.8	38.9
AVERAGE AGE (FEMALE)	42.1	45.4	46.3

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	692	1,954	7,533
# OF PERSONS PER HH	2.9	2.6	2.4
AVERAGE HH INCOME	\$204,718	\$127,521	\$118,965
AVERAGE HOUSE VALUE	\$678,469	\$569,695	\$503,469

* Demographic data derived from 2020 ACS - US Census



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