

# 2712-2714 W. North Avenue

HUMBOLDT PARK | CHICAGO, IL 60647

## For Sale or Lease

RETAIL SPACE



► Two commercial spaces available for lease:

- » **±3,225 SF – Unit 2714:** Recently improved, column-free retail space with 13' ceiling heights, large windows, and a kitchenette with two restrooms
- » **±1,434 SF – Commercial 1F:** Features large windows and a dedicated entrance

► Strong traffic counts and neighborhood visibility with 22,800 VPD along W. North Avenue

► Conveniently accessible just under 1 mile from both the Western and the Damen CTA Blue Line stations and 1.5 miles from I-90/94

► Near grocery anchors and national retailers including Cermak Produce, Family Dollar, Burger King and near Humboldt Park

► B3-2 zoning, accommodating a wide range of retail, service, medical, and office uses

► **Lease Rate: Contact brokers**

► **Also available for sale, contact brokers for pricing details**

### DEMOGRAPHIC SUMMARY

	.25 Mi	.50 Mi	1 Mi
Estimated Population	4,344	16,319	67,454
Adj. Daytime Population	3,362	11,075	49,813
Estimated Households	1,877	7,630	32,692
Estimated Average Household Income	\$166,513	\$159,006	\$155,454

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BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · BAUMREALTY.COM

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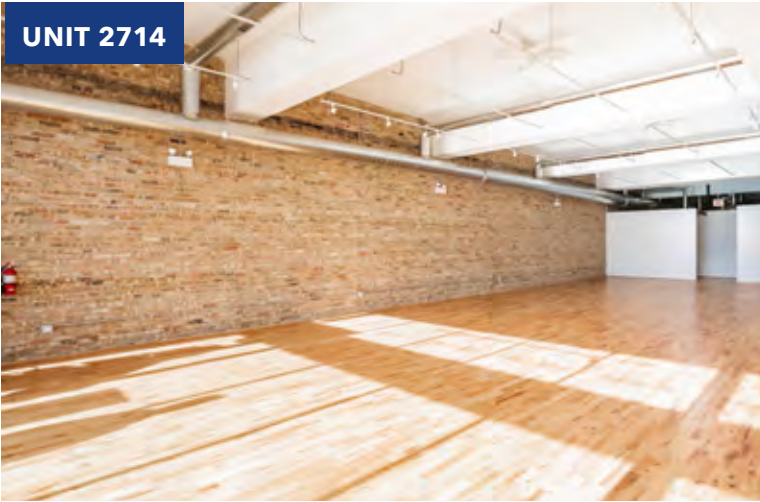
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UNIT 2714



UNIT 2714



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UNIT 1F



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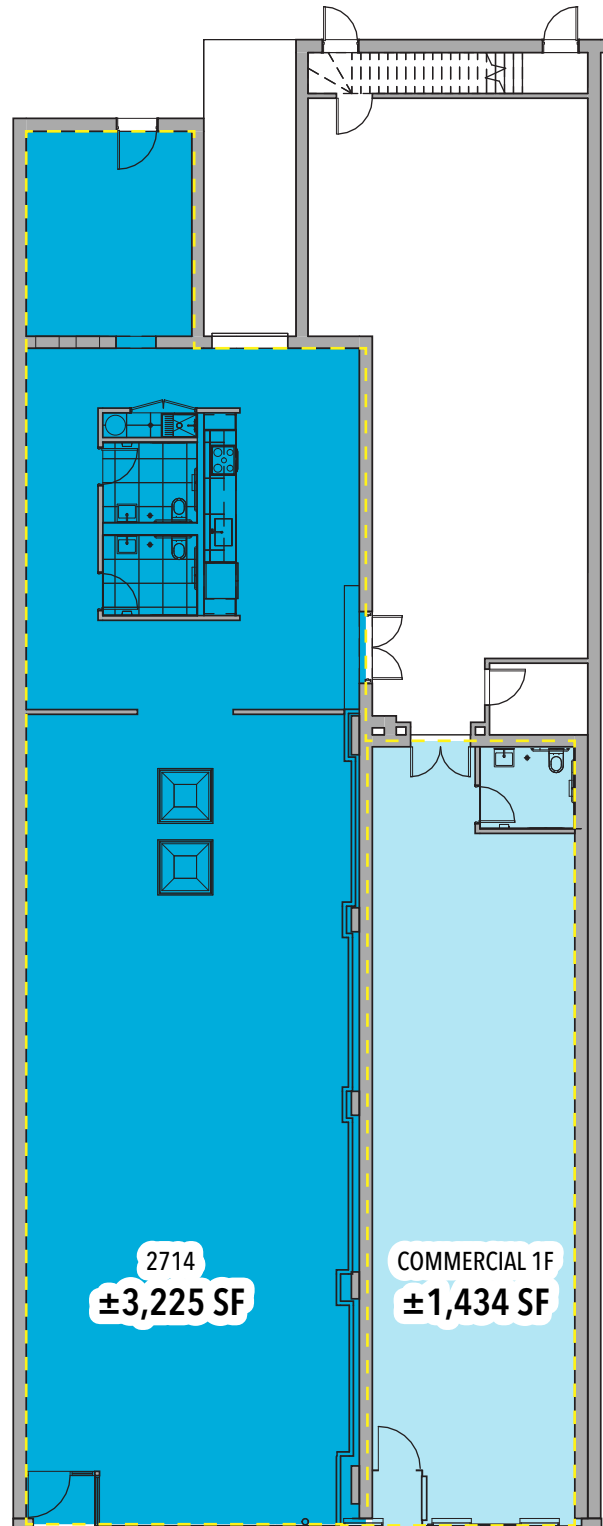


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**2712 W. North Avenue**  
Chicago, IL

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**PRIMECARE WEST + TOWN HEALTH CENTER**  
455 Beds

**11,400 VPD** (on W North Ave near Kedzie Ave)

**12,600 VPD** (on W North Ave near Humboldt Dr)

**13,700 VPD** (on W North Ave near California Ave)

**9,550 VPD** (on W North Ave near Western Ave)

**9,650 VPD** (on Humboldt Dr)

**10,500 VPD** (on California Ave)

**22,800 VPD** (on W North Ave near Western Ave)

**26,300 VPD** (on Western Ave)

**9,700 VPD** (on Western Ave near CTA station)

**CTA**  
Western/Milwaukee  
1,004,555 Riders/Year

**Challenger**  
CHALLENGER & COMPANY

**WOLF & CO**

**FRERA**

**SHERWIN WILLIAMS**

**DUNKIN'**

**CHIPOTLE**

**W**

**N KEDZIE AVE**

**N HUMBOLDT DR**

**N CALIFORNIA AVE**

**N WESTERN AVE**

**W NORTH AVE**

**Zoku Sushi**

**metro by 99c**

**Aqua Clean Laundry**

**Humble Bar**

**CHICAGO PUBLIC LIBRARY**

**Humboldt Haus Sandwich Bar**

**METRO Construction & Remodeling**

**BURGER KING**

**Familia**

**FAMILY DOLLAR**

**Anthony Gowder Designs**

**Illumination Art & Design**

**Black Box**

**PRINT STUDIO**

**DEKO**

**Black Box**

**Super Burrito**

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