

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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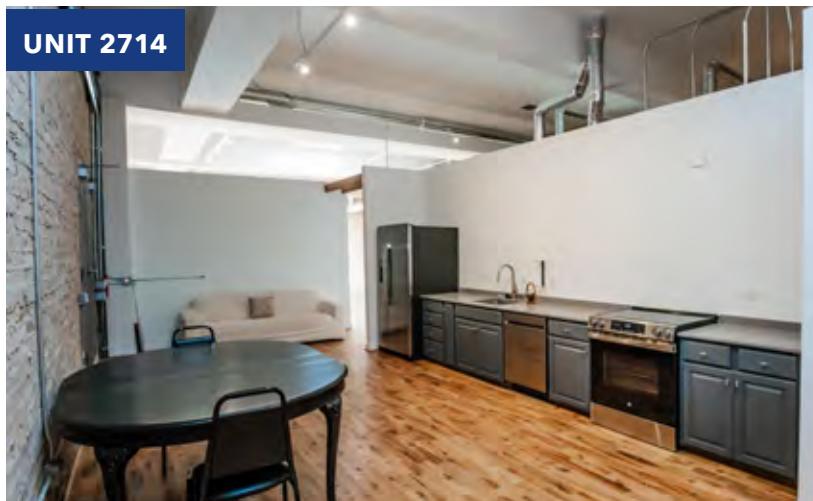
UNIT 2714



UNIT 2714



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UNIT 2714



UNIT 1F



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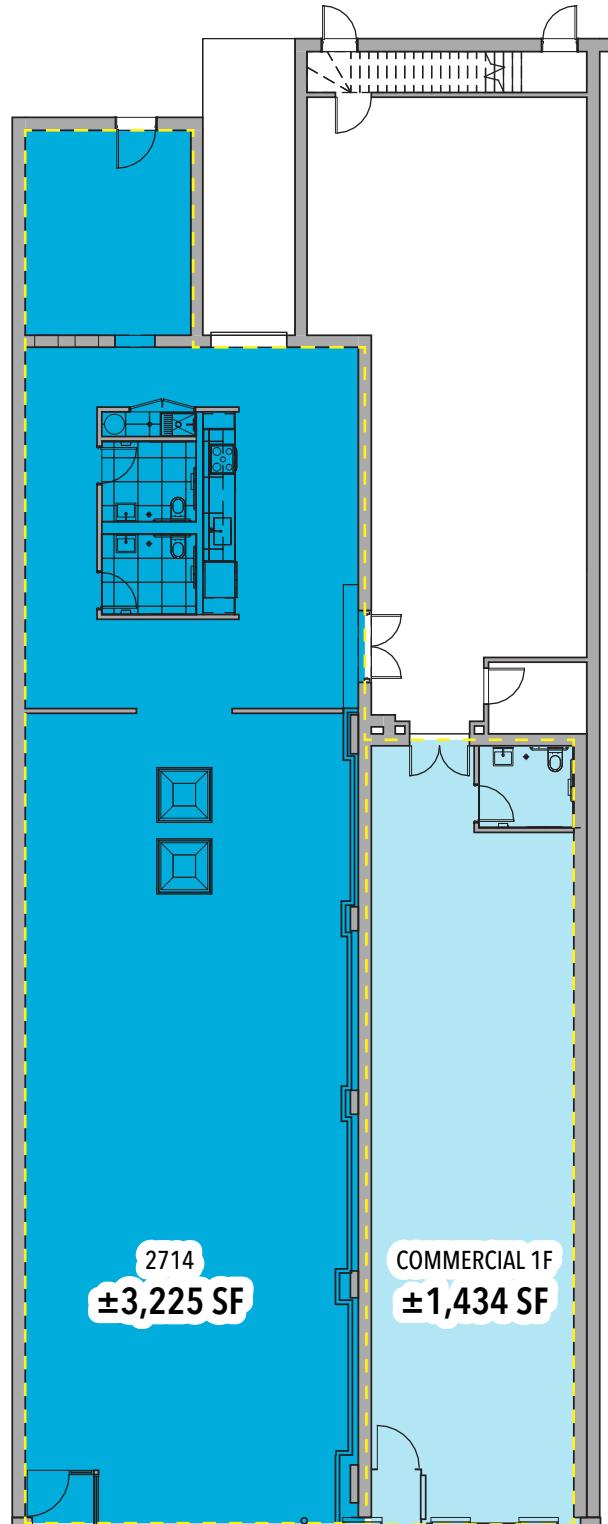
 **BAUM**
REALTY GROUP

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