

4933 W. Irving Park Road

PORTAGE PARK | CHICAGO, IL 60641

For Lease

RETAIL / OFFICE SPACE



Conceptual Rendering - Office User

- ▶ 1,952 SF of retail / office space available
- ▶ Strong storefront visibility along Irving Park Road near Chicago's Six Corner shopping district
- ▶ Vanilla box condition providing flexible build-out opportunity
- ▶ One block from public parking lot and steps from the Irving Park CTA bus (80) connecting to nearby Irving Park CTA Blue Line and Metra stations

DEMOGRAPHIC SUMMARY

	.25 Mi	.50 Mi	1 Mi
Estimated Population	3,479	12,251	42,564
Adj. Daytime Population	2,887	9,476	32,587
Estimated Households	1,518	4,960	17,102
Estimated Average Household Income	\$106,581	\$124,071	\$133,528

KERWIN ALVERO

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Existing Vanilla Shell Condition



Existing Vanilla Shell Condition



Potential Tenant Blade Sign

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