

# 4715 W. Irving Park Road

*Retail space at Clarendale Six Corners*



FOR MORE INFORMATION

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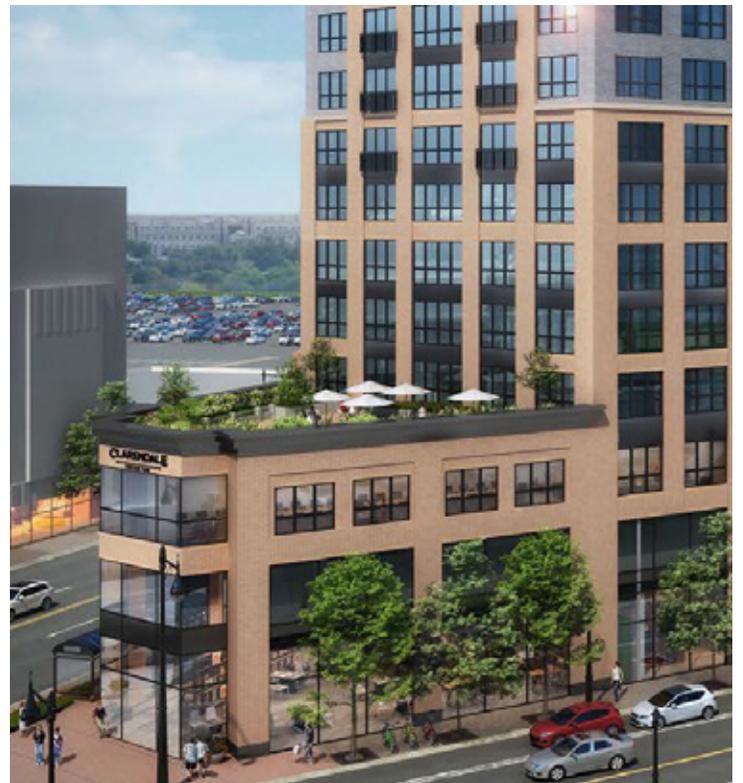
# 4715 W. Irving Park Road

Portage Park · Chicago, IL



## Site Highlights

- » ±780 - 10,830 SF available
- » Highly visible retail / medical / restaurant opportunities available with multiple footprint options, located at the base of the new 258-unit Clarendale Six Corners
- » Located in Portage Park, a Chicago neighborhood experiencing major development, once in a generation revitalization, and a substantial retail makeover
- » Dense and affluent, Portage Park home values are expected to grow 5.9% by 2025
- » Phenomenal traffic counts of 61,000 VPD at the 6 Corners intersection of Milwaukee / Cicero / Irving Park
- » Great transportation hub with multiple train and bus stops and close proximity to the Kennedy Expressway
- » On-site parking: 31 ground floor parking spaces and 14 designated parking spaces in 2nd floor garage



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## Portage Park

Portage Park is named for the 'portage' link of the Des Plaines and Chicago Rivers. With 3 library branches, 17 elementary schools and 2 high schools, as well as 6 public parks, Portage Park is the 14th 'most diverse neighborhood' in the Chicago area.

The area has one of the largest Polish communities in Chicago. In addition to its many Polish shops, restaurants and delis, one of the neighborhood's green spaces, Chopin Park, is named for Poland's most famous pianist. The northwest side community is also known for its 36-acre namesake park.



### DEMOGRAPHIC SUMMARY (1 MILE)

**45,819**

EST. POPULATION

**\$98,706**

AVG. HOUSEHOLD INCOME

**37,952**

EST. DAYTIME POPULATION

**17,289**

EST. HOUSEHOLDS

### Transportation

Portage Park is located 10 miles from the Loop and is a 20 minute drive via the Kennedy Expressway, just east of the Six Corners intersection.

CTA Blue Line and Metra Stations are also located just east of the intersection. The Irving Park CTA Blue Line 'L' Station (1.3M annual riders) travels from the Loop to O'Hare International Airport connecting riders around Chicago. The Irving Park Metra travels downtown to the Loop and northwest to Harvard, IL on the UP-NW line.

The #80 CTA bus route (3.2M annual riders) is immediately accessible from Clarendale Portage Park.

### Area Attractions

In addition to the parks, the neighborhood has a lot to offer for families and businesses. You'll find the Filament Theater, the historic Patio Theater (under renovation), the National Veterans Art Museum, the Irish American Heritage Center, as well as celebrated bakeries, flower shops and clothing boutiques in the area's three shopping districts, including a bustling European-inspired retail corridor on Six Corners.

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## Area Retail & Developments

The area is exploding with new retail and retail development. In recent years, the addition of Binny's Beverage Depot, Potbelly, and Lou Malnati's has brought additional retail opportunities to the Irving Park corridor to compliment the already existing retailers which include Starbucks, Chipotle, Jewel-Osco, Marshalls, PetSmart, BATL and more.

Six Corners in particular is experiencing an exciting revival. The Shops @ Six Corners development is bringing nearly 100,000 square feet of new retail to the corner of Kilpatrick and Irving Park, anchored by a grocery tenant and including co-tenants like Burlington and Panera Bread.

The new Six Corners Plaza at Milwaukee and Cicero has a retail footprint of over 80,000 square feet and tenants Ross Dress for Less and dd's Discounts are currently open for business.

While not a retail development, Northwestern Medical Group is proposing an exciting project just east of Six Corners on Irving Park that will bring a 5-story, 140,000 square foot mixed-use building to the neighborhood featuring an immediate care facility, medical offices, and 5,000 square feet of ground floor retail.

## IMAGES

- 1 Portage Park
- 2 Irish American Heritage Center
- 3 Six Corners Intersection Sign

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## Neighboring Retail Tenants



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