



**CRE ADVISING**  
ANY PROPERTY ON EARTH



# 3025 WEST IRVING PARK

**RETAIL STORE FRONT FOR LEASE**

**IRVING PARK**



# SPACE DETAILS

## SPACE AVAILABLE

- ▶ Unit A: 1,600 square feet
- ▶ Unit B: 1,600 square feet
- ▶ Total 3,200 square feet

## RENTAL RATE

- ▶ Unit A \$28.50 psf mg
- ▶ Unit B: \$28.50 psf mg

## COMMENTS

- ▶ Fantastic retail store front for lease in mixed-use residential building
- ▶ White box space with all new electric, gas, hardwood flooring, HVAC and plumbing
- ▶ Space has high ceilings and access to shared lower level space
- ▶ Electricity is 200 amp but has ability for increase
- ▶ Parking available
- ▶ Great corner exposure for any type of retail/office/medical/gym - a variety of uses
- ▶ Can be divisible into two spaces at 1,600 square feet each or together for a total of 3,200 square feet

## DEMOGRAPHICS

	1 MI	3 MI
POPULATION	46,124	500,422
HOUSEHOLDS	18,347	215,717
MEDIAN HH INCOME	\$85,833	\$85,169
DAYTIME EMPLOYEES	14,929	163,496

*No representation or warranty is made to the accuracy herein.  
All broker opinions are subject to market conditions.*





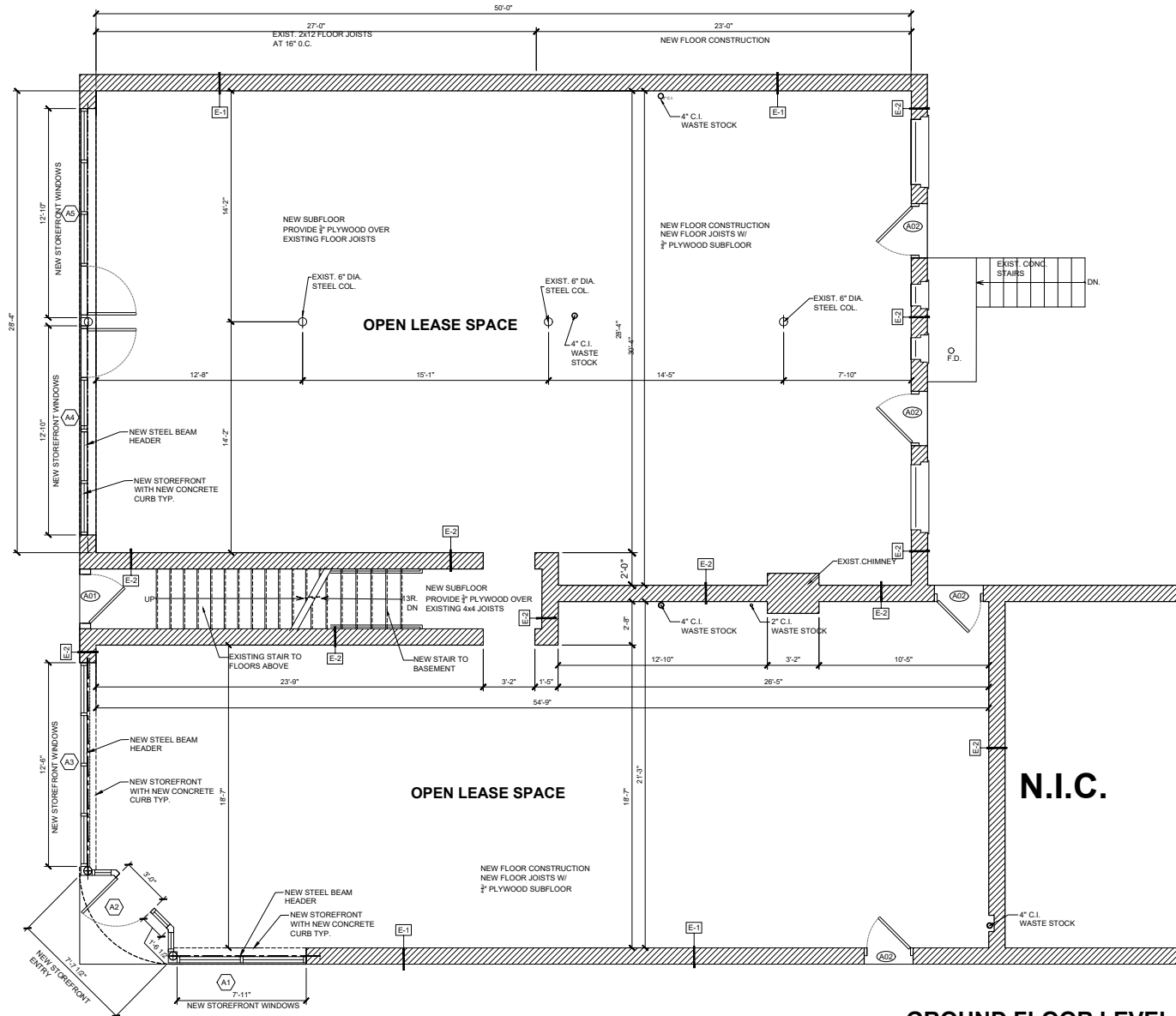
# SPACE PHOTOS



# SPACE PHOTOS



# FLOOR PLAN



**GROUND FLOOR LEVEL  
NEW FLOOR PLAN**

N  
01  
A210  
SCALE: 1/4" = 1'-0"

0 2 4 8  
IN FEET  
1/4" = 1'-0"





**3025 WEST  
IRVING PARK  
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**EXCLUSIVE AGENT**

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