

# For Lease

Retail Space

# 342 E. Irving Park Road

Wood Dale, IL 60191



- Available space:
  - ±2,500 SF
  - ±2,200 SF drive-thru
- Brand new development with drive-thru
- Located at the signalized intersection of Irving Park Road and Addison Road with excellent access and visibility
- Close proximity to Route 83, I-290, I-355 and the Elgin O'Hare Tollway
- Area retailers include Target, Jewel-Osco, Big Lots, Frank's Fresh Market, Petco, Famous Footwear, Autozone, GNC, TCF Bank, Crossroads Tavern, Domino's Pizza, Taco Bell, Burger King and many more

## DEMOGRAPHIC SUMMARY

	RADIUS		
	1 MILE	3 MILES	5 MILES
AVERAGE HHI	\$87,166	\$83,151	\$85,391
DAYTIME POPULATION	23,196	95,262	271,771
RESIDENTIAL POPULATION	13,478	67,829	191,939

## TRAFFIC COUNTS

E. IRVING PARK ROAD	18,500 VPD
N. ADDISON ROAD	11,400 VPD

Doug Renner  
312.275.3137  
doug.renner@baumrealty.com

Mark Fredericks  
312.275.3109  
mark@baumrealty.com

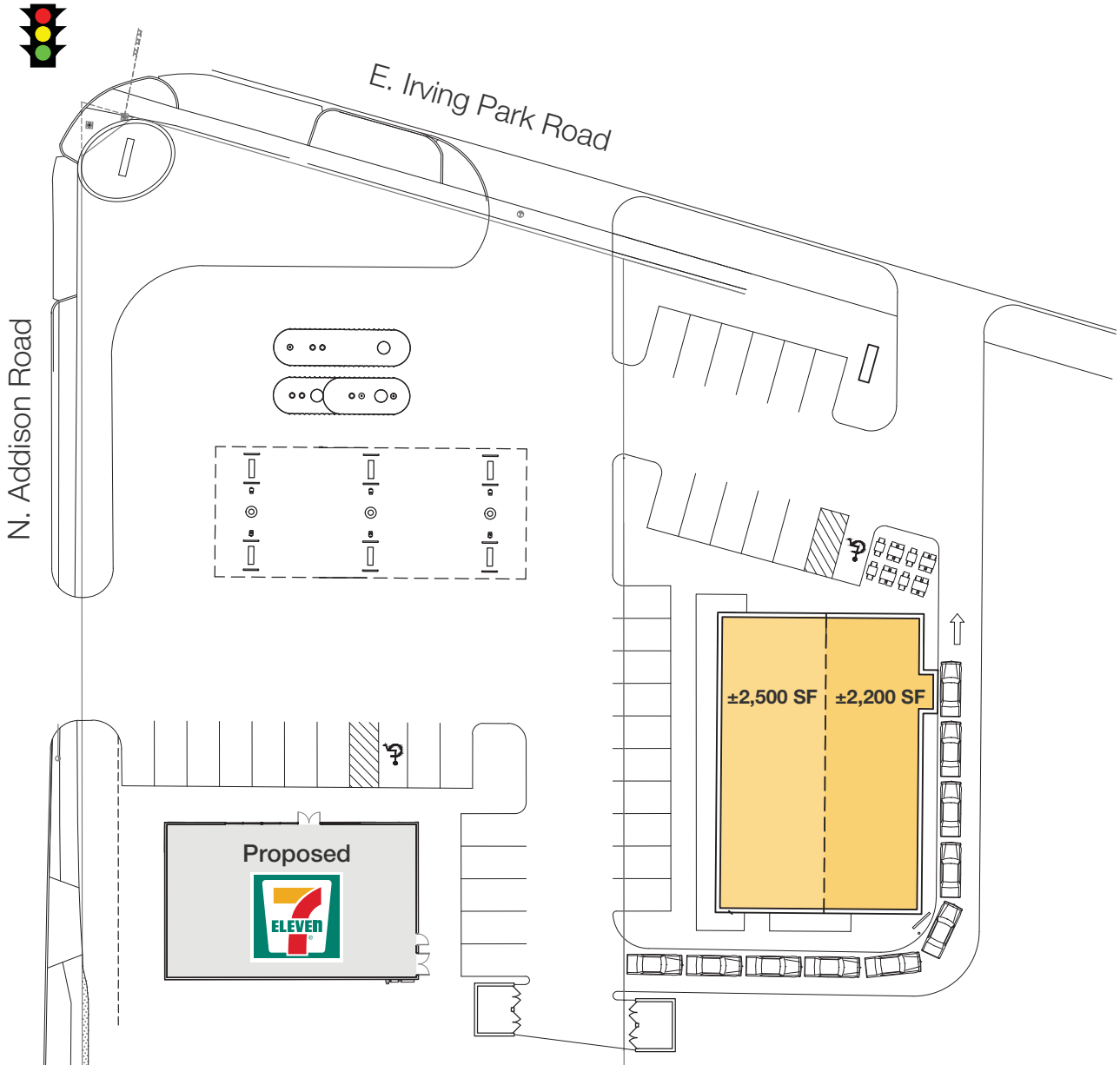


# For Lease

Retail Space

# 342 E. Irving Park Road

Wood Dale, IL 60191



Doug Renner  
312.275.3137  
doug.renner@baumrealty.com

Mark Fredericks  
312.275.3109  
mark@baumrealty.com





