

4842-4848 W. Irving Park Road

PORTAGE PARK | CHICAGO, IL 60641

For Lease

RETAIL SPACE



- ▶ ±4,800 SF high-visibility storefront retail space with exposure along W. Irving Park Road
- ▶ Located in the Six Corners shopping district near the Milwaukee / Irving Park / Cicero intersection in Chicago's Portage Park neighborhood
- ▶ Former entertainment space with about 12' ceiling heights and open floor-plan
- ▶ Surrounded by a mix of national retailers and local businesses, including Oak Street Health as co-tenant
- ▶ Combined traffic count of approximately 36,100 VPD at Irving Park & Milwaukee
- ▶ B3-2 zoning permits a wide variety of retail and commercial uses

DEMOGRAPHIC SUMMARY

	.25 Mi	.50 Mi	1 Mi
Estimated Population	2,581	10,645	43,312
Adj. Daytime Population	2,780	9,583	32,159
Estimated Households	1,169	4,349	17,762
Estimated Average Household Income	\$107,631	\$121,973	\$128,039

KERWIN ALVERO

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312.278.2189



BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · BAUMREALTY.COM

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PROPERTY PHOTOS



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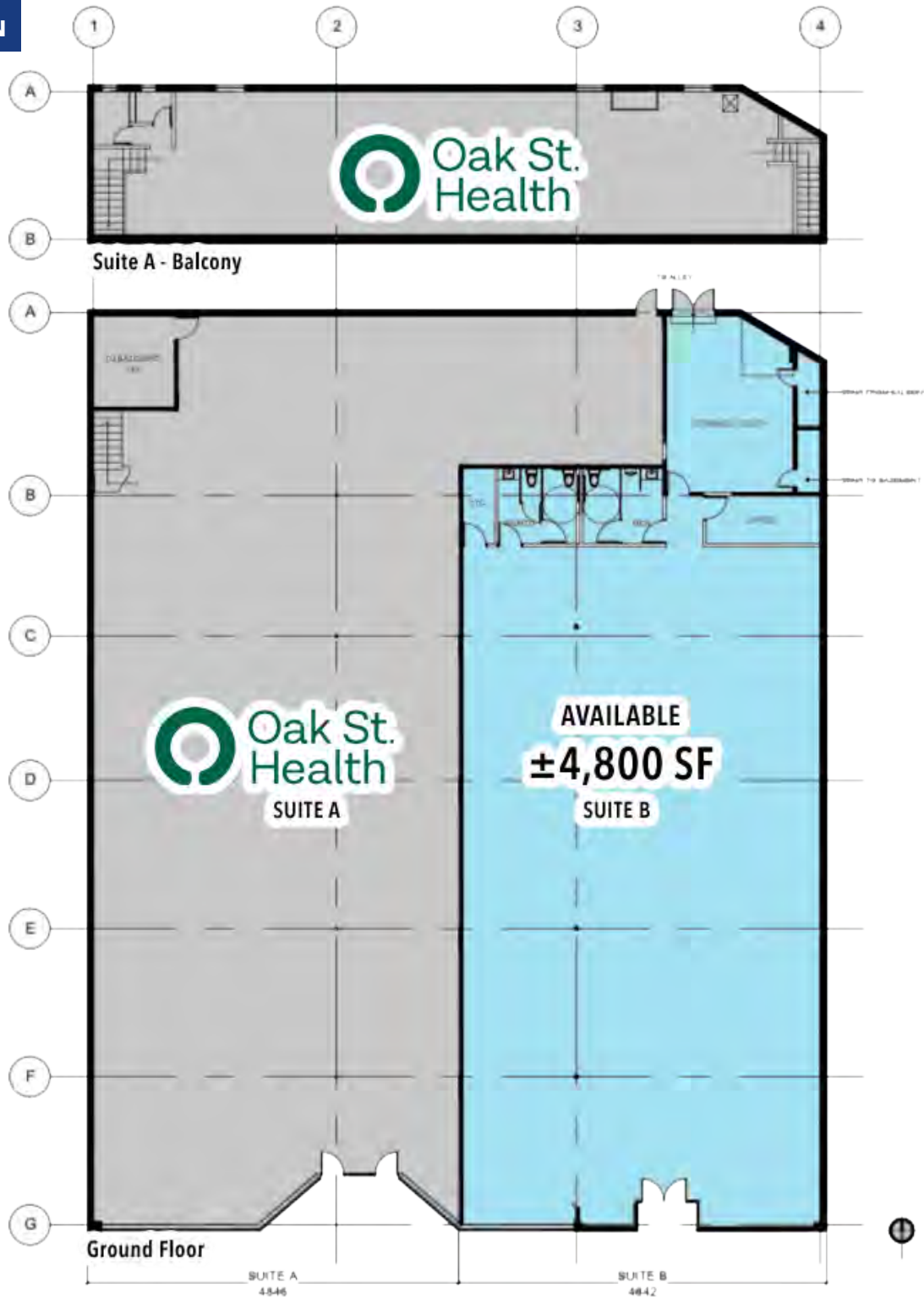
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FLOOR PLAN



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4842-4844 W. Irving Park Road
Chicago, IL

