

# 1931 W. Belmont Avenue

CHICAGO, IL 60618

# For Lease or Sale

RETAIL SPACE



- ▶ ±1,100 SF available for lease
- ▶ ±2,200 SF available for sale
- ▶ Centrally located commercial condo in Roscoe Village for sale or for lease
- ▶ Option to lease 1,100 SF storefront priced at \$22 PSF NNN or purchase vacant storefront and adjacent occupied 1,100 SF storefront for a total of 2,200 SF
- ▶ Long term nail salon tenant in occupied storefront
- ▶ Bring your business

## DEMOGRAPHIC SUMMARY

	.25 Mi	.50 Mi	1 Mi
Estimated Population	4,374	17,938	59,183
Adj. Daytime Demographics	2,957	13,093	47,634
Estimated Households	1,777	7,735	25,646
Estimated Average Household Income	\$240,653	\$223,585	\$216,556

### CHUCK WHITLOCK

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312.275.3133



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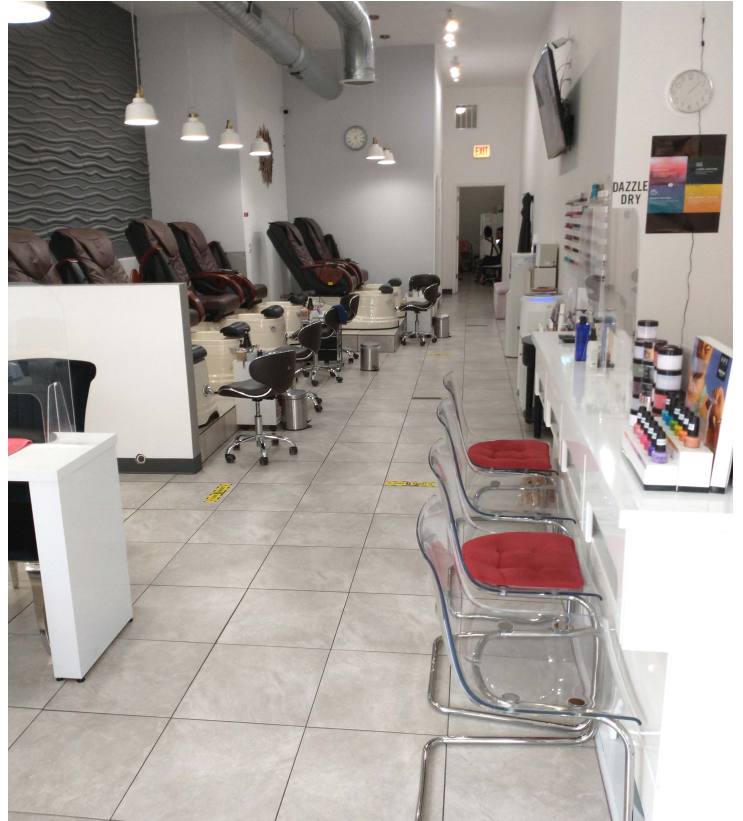
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## INTERIOR PHOTOS



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1931 W Belmont Ave  
Chicago, IL

W ADDISON ST

17,100 VPD

Addison-Ravenswood  
724,269 Riders/year

DUNKIN'

PNC

26,500 VPD

PAULINA MARKET

Paulina  
849,667  
Riders/year

FINLEY DUNNE'S  
fernandez's  
tequila bar & restaurant  
chicago

El Tapatio

Jewel  
Osco

PartyCity

Donuts

LUSH

JOHN'S PLACE

Hot Woks  
Cool Sushi

COMMONWEALTH

THE REVIEWS

CrossTownFitness

CrossTownFitness

cta

cta

34,100 VPD

WALGREENS PNC

W ROSCOE ST

JJ

Pokiology

the region

Starbucks

Speakeasy

Blue Moon

frasca  
PIZZERIA | WINE BAR

Starbucks

GREEN LADY

Target

XSPORT  
FITNESS

pure barre

MARIANO'S  
Fresh Market

Orangetheory  
FITNESS

petco

meatheads

WINTRUST

13,200 VPD

U-HAUL

repower  
YOGA

Bank of America

AspenDental

Wild Fork

BEAT  
KITCHEN

13,700 VPD

Pasta Al Gusto

1931 W Belmont

PIZZERIA SERIO

Seoul's

THE PONY

WHOLE  
FOODS  
MARKET

W BELMONT AVE

WALGREENS

SUBWAY

AS

13,600 VPD

N WESTERN AVE

7-ELEVEN

8,450 VPD

N CLEYBURN AVE

N DAMEN AVE

PIZZERIA SERIO

Freezing Point

Chicago's  
PIZZA

REDHOT RANCH

Doppio

Foss

DOLLAR TREE

BOSTON  
MARKET

Orangetheory  
FITNESS

DUNKIN'

BREAKFAST  
HOUSE

Jewel  
Osco

NASHLAND AVE

ALCOTT HUMANITIES  
HIGH SCHOOL  
272 Students