

4540 N. Pulaski Road

Chicago, IL 60630 | Albany Park

For Lease

Retail Property



- ▶ 22,575 SF available at the SWC of Wilson & Pulaski
- ▶ Located over a full block which encompasses a huge parking field
- ▶ High traffic counts and easy access from Pulaski Road
- ▶ Pulaski Road leads to the Kennedy Expressway less than 1 mile to the south
- ▶ Less than 1 mile from Theodore Roosevelt High School and the Kimball Brown Line CTA 'L' station
- ▶ Located in Albany Park, 8 miles northwest of the Loop
- ▶ Market tenants include AutoZone, Chase Bank, Walgreens, Petco, Starbucks and Subway

DEMOGRAPHICS

| | .25 MILE | .5 MILE | 1 MILE |
|------------------------------------|----------|----------|----------|
| Estimated Population | 4,246 | 18,382 | 61,567 |
| Adj. Daytime Demographics | 3,421 | 14,292 | 49,182 |
| Estimated Households | 1,337 | 6,163 | 21,227 |
| Estimated Average Household Income | \$78,297 | \$75,774 | \$83,070 |

DOUG RENNER

312.275.3137
doug.renner@baumrealty.com

MARK FREDERICKS

312.275.3109
mark@baumrealty.com



© 2020 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

4540 N. Pulaski Road
Chicago, IL 60630

4540 N. Pulaski



Buds. N' Suds
Dog Grooming

Susie's Drive-Thru

Fortini & Son

T-Mobile



19,300 VPD

16,000 VPD

15,800 VPD

Google

Map data ©2021 Imagery ©2021, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA Farm Service Agency



© 2020 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

