

IN THE HEART OF IT ALL

# 4715 W. Irving Park Road

Retail Space at Clarendale Six Corners



CONCEPTUAL RETAIL SIGNAGE

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# 4715 W. Irving Park Road

## Retail Space at Clarendale Six Corners



±780 – 10,830 SF  
highly visible retail /  
medical / restaurant  
opportunities available in  
the heart of it all



Retail at the base of  
Clarendale Six Corners,  
a 258-unit new  
construction luxury  
senior living development



On-site parking:  
31 ground floor spaces  
14 designated 2<sup>nd</sup> floor  
garage spaces



Located at the center  
of a once-in-a-generation  
neighborhood retail  
revitalization



Transportation hub with  
multiple train & bus stops  
and close proximity to  
the Kennedy Expressway







# Multiple Footprint Options Available

Ideal for retail, medical, and restaurant use

±780 – 10,830 SF available

## Option 1\*

Retail A	±6,205 SF
Retail B	±2,090 SF
Retail C	±2,535 SF
Retail D	±1,490 SF
Retail E	±1,260 SF
Retail F	±780 SF
Retail G	±2,465 SF
Retail H	±900 SF

\* SUITE SIZES ARE FOR EXAMPLE ONLY.  
Spaces can be combined or subdivided to suit



## Option 2\*

Retail A-C	±10,830 SF
Retail D-G	±5,995 SF
Retail H	±900 SF

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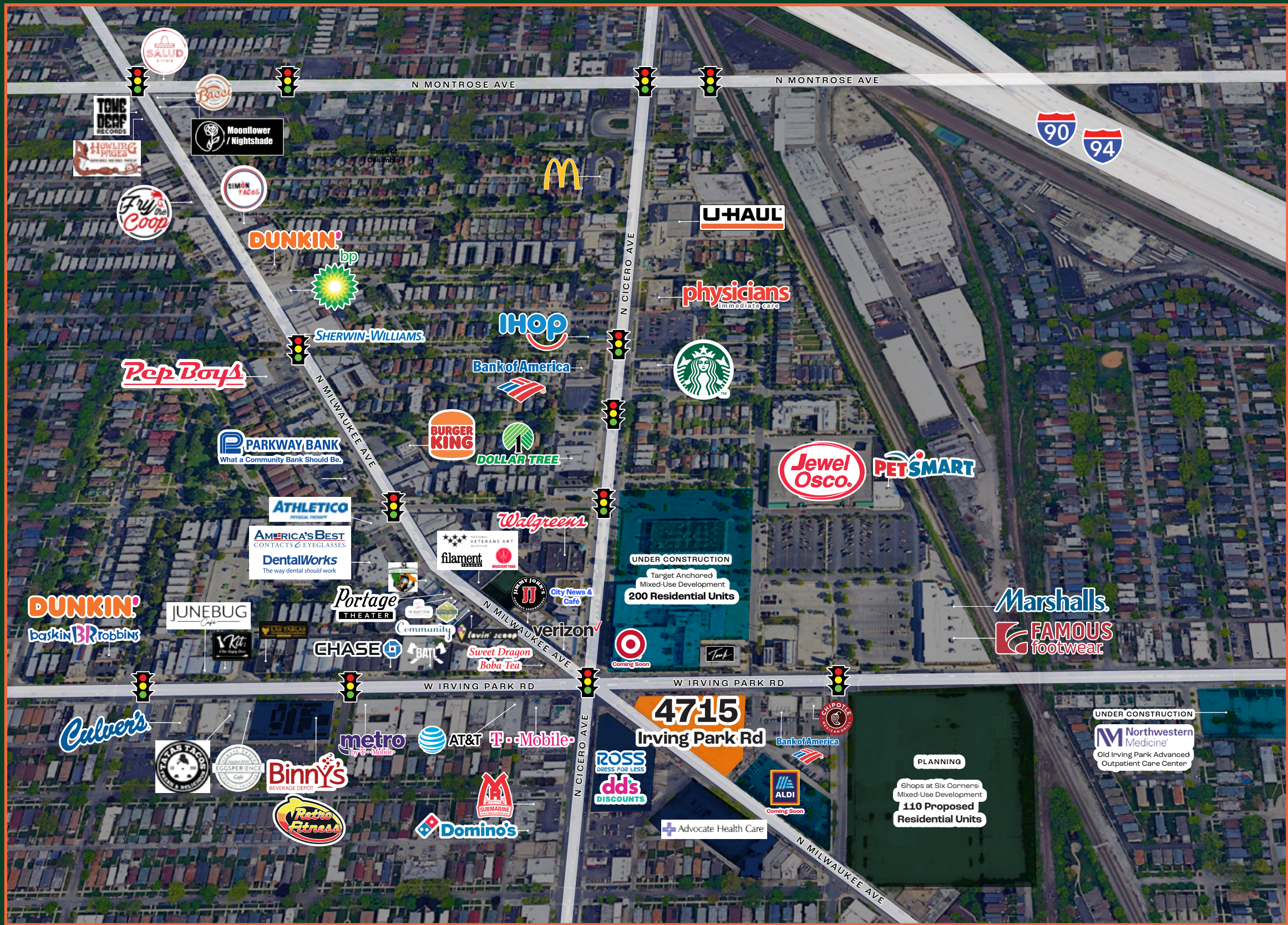
# Highly Visible Location

Phenomenal traffic counts of ~61,000 VPD at Milwaukee / Cicero / Irving Park intersection



CONCEPTUAL TENANT BUILD OUTS





Join the growing roster of national and local retailers, restaurants, and entertainment venues in Portage Park!

NEIGHBORHOOD RETAIL INCLUDES:


...and many more.



4715 W. IRVING PARK ROAD - CLARENDALE SIX CORNERS  
New construction luxury senior living development with retail and parking. Now leasing.

In the  
heart  
of it all.



CONCEPTUAL RETAIL SIGNAGE

# Once-In-A-Generation Retail Revitalization

Portage Park's Six Corners intersection is experiencing a once-in-a-generation revitalization and 4715 W. Irving Park Road is located at the heart of the emerging retail renaissance.

Multiple new developments are adding an influx of new residents and retail opportunities that will transform this historic retail district into the go-to retail destination on Chicago's northwest side.

## ROSS & DD'S ANCHORED RENOVATION

Across the street from 4715 W. Irving Park - Completed 2020



## NEW CONSTRUCTION ADVOCATE HEALTH MEDICAL BUILDING

Across the street from 4715 W. Irving Park - Completed 2022



## BINNY'S ANCHORED ADAPTIVE REUSE

0.2 miles west of 4715 W. Irving Park @ Lamon & Irving Park - Completed 2017



## TARGET ANCHORED MIXED USE DEVELOPMENT

Across the street from 4715 W. Irving Park - Under Construction



## SHOPS @ SIX CORNERS DEVELOPMENT

Adjacent to 4715 W. Irving Park - Planning / Pre-Construction





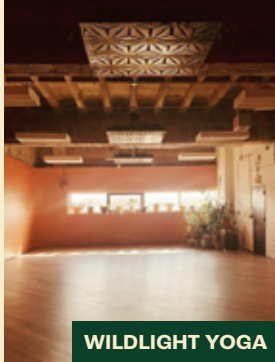
# Six Corners

Portage Park

Neighborhood highlights within a 5 minute walk from 4715 W. Irving Park Road

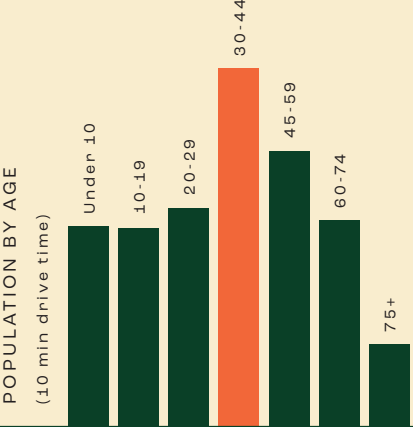


Portage Park's Six Corners has become a vibrant new hub of development in the last few years and local businesses have been working together to make Six Corners an exciting destination for anyone in the city looking for something special. From trendy eateries, innovative stores offering unique items, to art galleries and experimental theatre, the area is becoming a go-to destination for great food and entertainment.



## Dense & Affluent Northwest Side Location

POPULATION & HOUSEHOLD DEMOGRAPHICS (10 MINUTE DRIVE TIME)



Avg. household income of ~\$107K

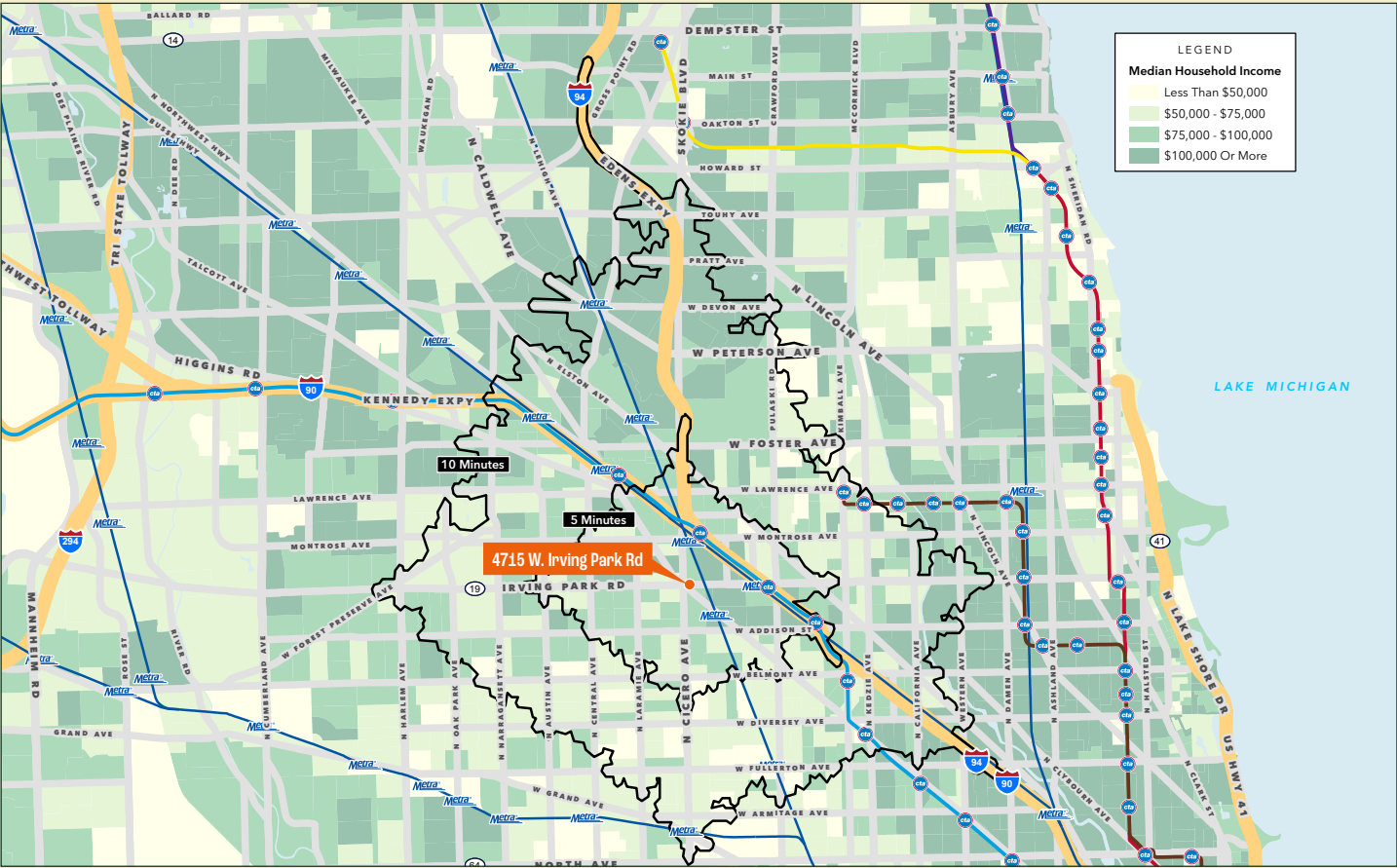
52,971 households with income over \$100K

## Portage Park home values are expected to grow 5.9%

by 2023

### TRANSPORTATION HUB

- 54 56 4 CTA BUS ROUTES**  
At the Irving Park/ Milwaukee / Cicero intersection
- 54A 80**
- 90 94 KENNEDY EXPY**  
3 min drive
- Blue Line CTA BLUE LINE**  
Irving Park Station  
15 min walk / 4 min bike
- MD-N METRA MD-N LINE**  
Irving Park Station  
15 min walk / 4 min bike
- UP-NW METRA UP-NW LINE**  
Grayland Station  
9 min walk / 3 min bike







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