

Portage Park - Chicago

HARD CORNER RETAIL SPACE AVAILABLE ON MONTROSE & CICERO

4358 N. Cicero Ave. Chicago, IL



Portage Park is a large Chicago community on the city's North West side. In addition to many shops, restaurants and delis, it is also known for its 36-acre namesake park, which hosted the Pan-American Games in 1956 and the 1972 U.S. Olympic swimming trials. You'll also find celebrated bakeries, flower shops and clothing boutiques in the area's three shopping districts, including a bustling European-inspired retail corridor on Six Corners. The area boasts a few must-see attractions, like the elegantly restored Portage Theater and The Patio.

4358 N. Cicero Ave. Chicago, IL 60625

Size	1,500 SF
Rental Rate	\$1,750 per Month (Gross Lease)
Yearly Adjustment	3%
Security Deposit	2 Months Rent

For additional information or to schedule a showing contact:

Anthony Citriglia Jarrett Fradin
 312.575.0480 ext. 10 312.575.0480 ext. 15
 anthony@kudangroup.com jarrett@kudangroup.com



566 Lake St. Suite 320
 Chicago, Illinois 60661-1411
 kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	22,383	208,264	541,684
2015 Female Population	22,759	209,424	549,862
2015 Total Population	45,142	417,688	1,091,546
2015 Total Households	16,915	142,432	407,627

Income

2015 Median Household Income	\$53,167	\$51,287	\$53,429
2015 Per Capita Income	\$27,859	\$24,993	\$29,673
2015 Average Household Income	\$73,989	\$72,696	\$78,574

Nearby Businesses

AWT World Trade Inc
 Sears
 Jewel-Osco
 Lake Effect Brewing Company

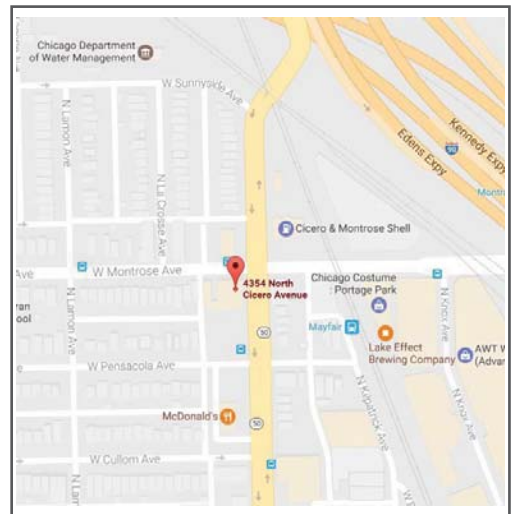
Description

Hard corner retail space located on the very busy intersection of Montrose and Cicero. The premise consists of approximately 1,500 square feet and the building itself is surrounded by four bus stops, the Mayfair Metra station, and easy access to the Kennedy Expressway.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 1.24.14

Map

Cicero and Montrose



LISTING INFO

Agents	Anthony Citriglia anthony@kudangroup.com Jarrett Fradin jarrett@kudangroup.com
Transaction Type	Retail Lease
Real Estate included in price?	No
Property Data	
Address	4358 N. Cicero
City, Zip Code	Chicago, IL 60641
Area	Portage Park
County	Cook
Rental Rate	\$1,750 Gross Lease
Yearly Adjustment	3%
Security Deposit	Two months' rent due at signing
Stories	Two story building
Size	1,500 Square feet
Parking	Street
Ac/Heat	Adequate
Zoning	B3-1
Ward	45
Alderman – Name and Phone Number	John Arena 4754 N. Milwaukee Ave 773-286-4545
Nearby Businesses	AWT World Trade Inc., Sears, Jewel–Osco, Lake Effect Brewing Company, McDonald’s, Galaxy Environmental, Bank of America, Walgreens
Property Description	Hard corner retail space located on the very busy intersection of Montrose and Cicero. The premise consists of approximately 1,500 square feet and the building itself is surrounded by four bus stops, the Mayfair Metra station, and easy access to the Kennedy Expressway.
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Cross Streets	Cicero and Montrose