

Old Irving Park - Chicago

INDUSTRIAL/WAREHOUSE/OFFICE/RETAIL FOR LEASE



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



**OPERATING BUSINESS.
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**



Old Irving Park
Old Irving Park is a neighborhood of Chicago bounded by Montrose Avenue, Pulaski Road, Addison Street and Cicero Avenue. It has a variety of historical housing stock including Queen Anne, Victorian, and Italianate which are restored throughout generations. The neighborhood has recently emerged as a new hot spot for homebuilders. The CTA Blue Line runs through the neighborhood.

3746-50 N. Cicero Ave. Chicago, IL

Size (Approx.)	10,000 SF Building
Lot Size (Approx.)	.25 Acres
Rental Rate	\$10.85 PSF NET
Parking	Private Parking Area for 10+

For additional information or to schedule a showing contact:

Jarrett Fradin

312.575.0480 Ext. 15

Jarrett@kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	23,046	224,188	542,626
2015 Female Population	23,463	224,963	556,626
2015 Total Population	46,509	449,151	1,099,252
2015 Total Households	15,983	149,627	407,949

Income

2015 Median Household Income	\$51,223	\$48,468	\$53,489
2015 Per Capita Income	\$24,984	\$22,915	\$30,042
2015 Average Household Income	\$72,547	\$68,265	\$79,819

Nearby Businesses

Cicero Auto Repair
Martin's Mini Market
Kiddieland Educational Center
Majestic Tire Store

Description

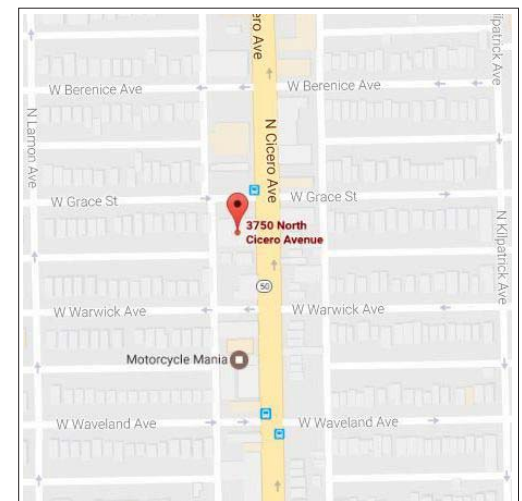
Clear span warehouse space in substantial free-standing one-story building with adjacent vacant land. Located on the Near North Side of Chicago, .25 miles from I-94. Divisible and open to a variety of uses.

Operating business. Do not disturb employees or management.

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. 653 04-18-14

Map

Cicero Ave. & Grace St.



3746-3750 N Cicero Information Sheet

Broker	Jarrett Fradin Jarrett@Kudangroup.com
Property Type	Industrial/Warehouse/Office/Retail for Lease
Property Name	Currently Operating as JETZ
Address	3746-50 N. Cicero Ave
City, Zip	Chicago, IL 60641
Area	Near North
County	Cook County
Building Information and Lease Request	
Lease Price	\$10.85 PSF Net
Lot Size	+/- .25 Acres
Building Size	10,000 S.F.
Parking	Private Parking Area for 10+
Property Taxes	\$0.78 PSF
Garage Doors	Height - 11 ft . Width - 10 ft. 10 inches
HVAC Age	Contact Agent
Heating	Warehouse area has 3 heaters total of 400,000 btu/hr
Air Conditioning	There is cooling only in the office area. 48,000 btu/hr
Electric Supply	400 amps
Water Supply	Lines are 1 inch in diameter
Gas Supply	Lines are 1.5 inches in diameter
Roof Age	Contact Agent
Roof Type	Contact Agent

Stories	Single Story
Zoning	B3-1
Property Index Number	13-21-219-032 13-21-219-035 13-21-219-036
Cross Streets	Cicero/Grace
Zoning	General Commercial
Ceiling Height	15+ Feet
Loading	2- 12 Foot Loading Garages in Rear.
Property Description	Clear span warehouse space in substantial free standing, one story building with adjacent vacant land. Located on the near North side of Chicago, less than .25 miles from I-94. Divisible and open to variety of different uses including retail.
Location Description	Old Irving Park
Years of Operation	35

ADDITIONAL PHOTOS

