

Portage Park - Chicago RETAIL SPACE WITH EXISTING BLACK IRON FOR LEASE

4410 N. Milwaukee Ave. Chicago, IL



Portage Park

Portage 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.

	4410 N. Milwaukee Ave. Chicago, IL 60641
Size	2,265 SF
Rental Rate	\$2,450 per Month (Gross Lease)
Yearly Adjustment	3%
Security Deposit	2 Months Rent Due at Lease Execution

For additional information or to schedule a showing contact:

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	22,012	201,473	496,698
2015 Female Population	22,863	203,111	510,035
2015 Total Population	44,875	404,584	1,006,733
2015 Total Households	16,553	136,234	365,785

Income

2015 Median Household Income	\$55,689	\$51,283	\$53,563
2015 Per Capita Income	\$26,715	\$24,480	\$28,672
2015 Average Household Income	\$72,264	\$72,070	\$78,194

Nearby Businesses

Babe's on Milwaukee
Lucky Grill
Hops and Barley
Bacci Pizza

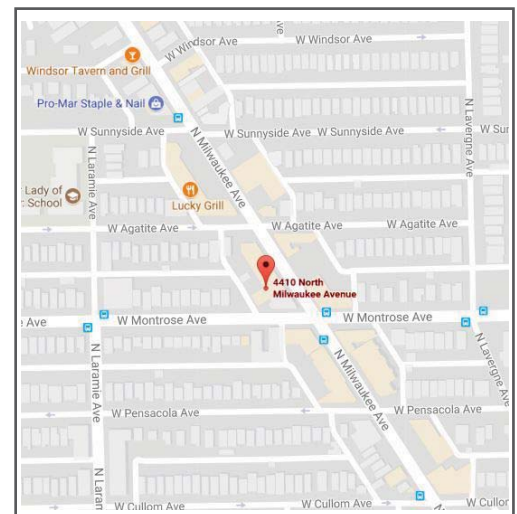
Description

Existing Black Iron with open floor plan and loading dock. Previously operated as a takeout deli with smoked meats, catering to locals in the area. New Landlord will deliver with modifications and upgrades based on client's experience, concept and financials. Space can be used for a variety of retail concepts.

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

Milwaukee and Montrose



LISTING INFO

Agents	Jarrett Fradin jarrett@kudangroup.com
Transaction Type	Retail Lease
Real Estate included in price?	No
Property Data	
Address	4410 N. Milwaukee
City, Zip Code	Chicago, IL 60641
Area	Portage Park
County	Cook
Rental Rate	\$2,450 Gross Lease
Yearly Adjustment	3%
Security Deposit	Two months' rent due at lease execution
Stories	Two story mixed use building
Size	Approx 2,265 Square feet
Parking	Street
Basement	Half Basement
Loading Dock	Yes
Ac/Heat	Adequate
Zoning	B1-1
Ward	45
Alderman – Name and Phone Number	John Arena 4754 N. Milwaukee Ave 773-286-4545
Nearby Businesses	Babe's, Lucky Grill, Hops and Barley, Bacci Pizza, Replica Chicago, State Farm, Windsor Tavern
Property Description	Existing Black Iron with open floor plan and loading dock. Previously operated as a takeout deli with smoked meats, catering to locals in the area. New Landlord will deliver with modifications and upgrades based on client's experience, concept and financials. Space can be used for a variety of retail concepts.
Location Description	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.
Cross Streets	Montrose & Milwaukee

