

Belmont Cragin - Chicago

VACANT STREET RETAIL SPACE AVAILABLE FOR LEASE



566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
kudangroup.com

5714 W. Diversey Ave. Chicago, IL



Belmont-Cragin

The community area that is now known as Belmont-Cragin is one that was built on commerce and industry. The abundance of wide open spaces helped attract numerous businesses of all types to the region. Hard working people and the convenience of restaurants and retail in the area make this an ideal opportunity for your business.

5714 W. Diversey Ave. Chicago, IL 60639

Size (Approx.)	1,200 SF
Rental Rate	\$25 per square foot
Rental Type	Gross
Lease Term	3 to 5 Years (Negotiable)

For additional information or to schedule a showing contact:

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	34,838	211,508	488,703
2015 Female Population	34,403	218,869	509,609
2015 Total Population	69,241	430,377	998,312
2015 Total Daytime Pop.	53,476	354,174	867,828

Housing

2015 Total Housing Units	21,614	158,688	396,692
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Income

2015 Median Household Income	\$43,686	\$46,428	\$50,080
2015 Per Capita Income	\$15,899	\$21,767	\$26,906
2015 Average Household Income	\$57,314	\$66,089	\$74,486

Nearby Businesses

Aldi	Happy Cakes Bakery
Century Tile	My Fair Lady Banquets
Jimenez	Nancy's Beauty Shop
Autozone	Taqueria Diversey

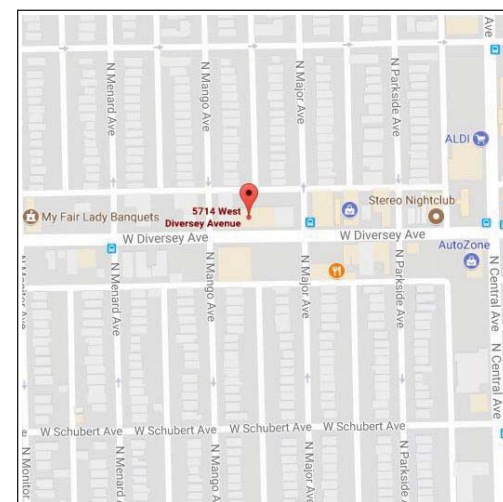
Description

Vacant street level retail unit in a two-story building. Formerly a hair salon; landlord currently preparing to deliver in vanilla box condition. Centrally located in a busy commercial district with longstanding shops and restaurants. Also near convenient public transportation.

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. A110 9-26-2013

Map

W. Diversey Ave. & Major Ave.



LISTING INFO

Transaction Type:	Retail Lease
Type of Property	Mix Use Building
Real Estate included in price?	No
Property Data	
Address	5714 W. Diversey
City, Zip Code	Chicago, IL 60639
Area	Belmont-Cragin
County	Cook
Rental Rate	\$25 per square foot
Lease Type	Gross
Lease Term	3 to 5 years (Negotiable)
Yearly Adjustment	3%
Security Deposit	Two months' rent
Building Type	Mix use
Stories	Two
Size	1,200 sq. ft. (Approx.)
Parking	No
Zoning	B3-1
A/C & Heat	Central air, gas heat
Electric (amps)	100 amps
Roof & Age	Two years old
Ceiling Heights	15 to 18 Ft. (Approx.)
Ward	30 th
Alderman	Ariel Reboyras 3559 N. Milwaukee Ave. 773-794-3095
Nearby Businesses	Aldi, Century Tile, Jimenez, AutoZone, Happy Cakes Bakery, My Fair Lady Banquets, Nancy's Beauty Shop, Taqueria Diversey
Property Description	Vacant street level retail unit in a two-story building. Formerly a hair salon; landlord currently preparing to deliver in vanilla box condition. Centrally located in a busy commercial district with longstanding shops and restaurants. Also near convenient public transportation.
Location Description	The community area that is now known as Belmont Cragin is one that was built on commerce and industry. The abundance of wide open spaces helped attract numerous businesses of all types to the region. Hard working people and the convenience of restaurants and retail in the area make this an ideal opportunity for your business.
Cross Streets	W. Diversey Ave. and N. Major Ave.