

3301 W. ADDISON ST. CHICAGO, IL 60618

23,226 SF (DIVISIBLE)

RETAIL BRANDED FLEX OPPORTUNITY
ON CHICAGO'S NORTH SIDE



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PROPERTY FEATURES



RETAIL BRANDED FLEX OPPORTUNITY ON CHICAGO'S NORTH SIDE

LOCATION	NWC of W. Addison St. & N. Spaulding Ave.
TOTAL BUILDING SIZE	23,226 (divisible)
FRONTAGE	Approx. 210' on W. Addison St. Approx. 155' on N. Spaulding Ave.
PARKING	27 Interior Covered Spaces
ZONING	PMV-14 Alderman Carlos Ramirez-Rosa Ward 35
POSSESSION	Q4 2020
RENT	Upon Request
2019 TAXES	\$42,901 (\$1.80 psf)

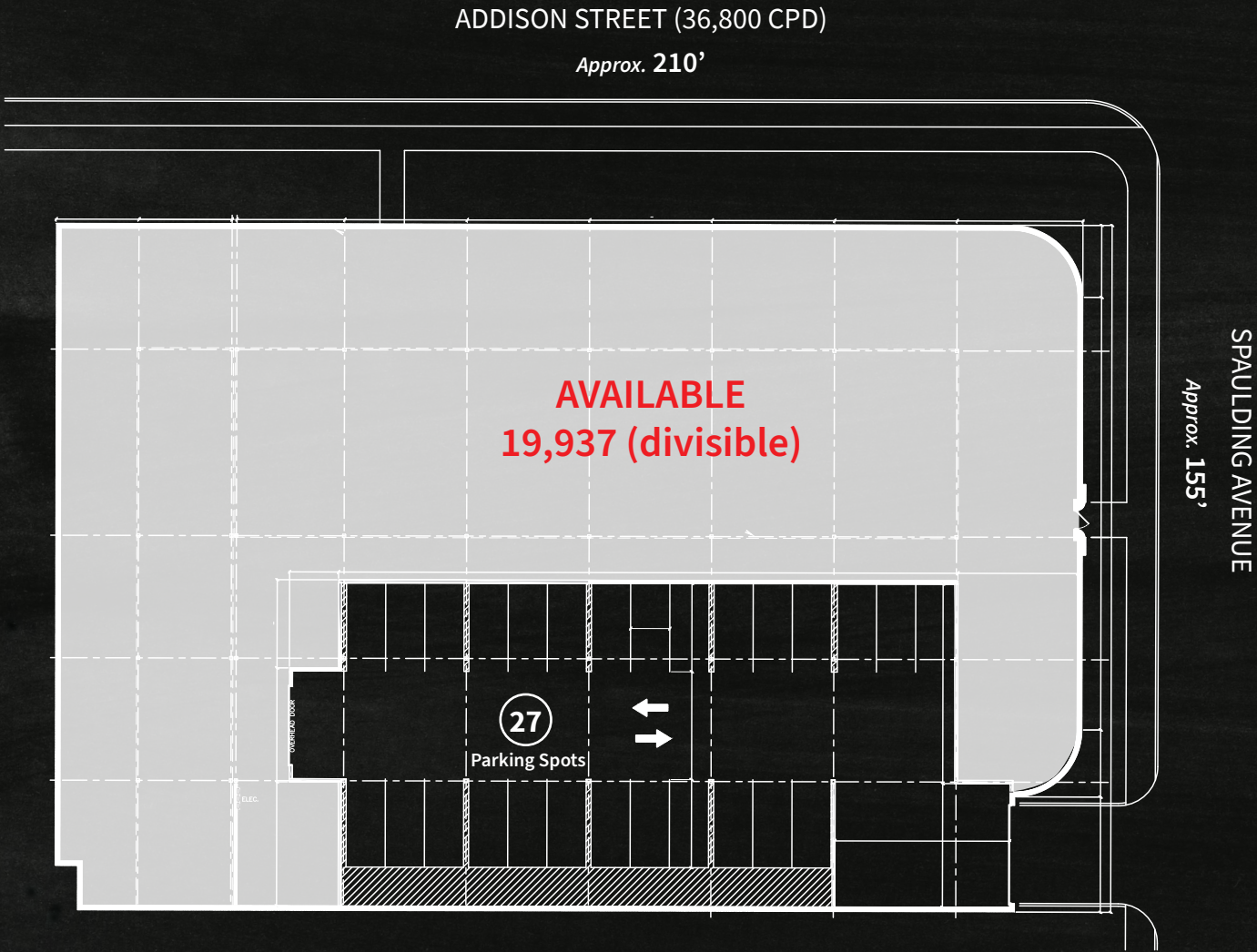
Comments:

- This north side regional location offers a tenant identity, exposure and parking.
- A robust brick structure, concrete floors, lofty ceilings heights and an abundance of natural light make the site attractive for a variety of retail, medical office and other commercial uses.



3301 W. Addison St.
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Option A



Option B



Neighborhood Demographics



61,312

DAYTIME POPULATION



\$91,560

AVG. HOUSEHOLD INCOME



\$320,808

AVG. HOME VALUE



250,286

RESIDENTIAL POPULATION



2,794,533

ANNUAL 'ADDISON' ROUTE RIDERSHIP



1,510,068

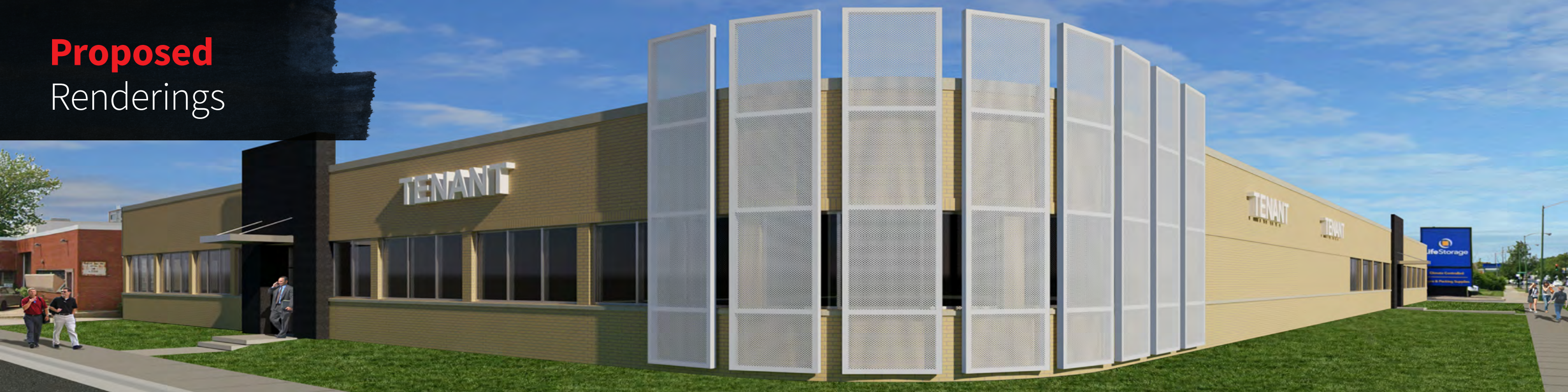
ANNUAL 'ADDISON' BLUE LINE RIDERSHIP



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Proposed
Renderings



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