

2920 W. Belmont Ave., Chicago, IL

**\$25.00/SF MG**



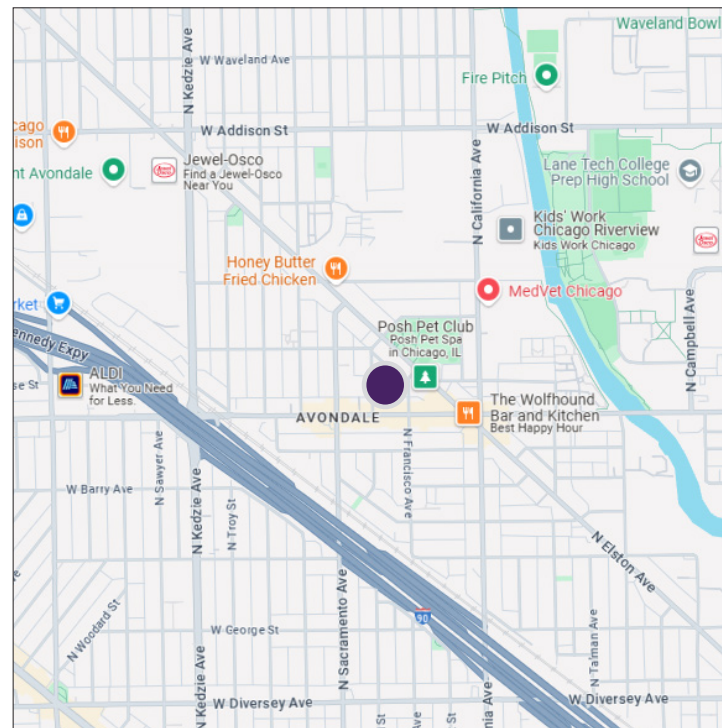
### Property Highlights

- 1,000 SF retail/office space
- Potential for 500 SF mezzanine
- Part of five-unit, mixed-use newly constructed building
- High ceilings with floor-to-ceiling windows
- Easy accessibility to West Loop, Wicker Park and Downtown Chicago
- Land area: 3,000 SF
- Businesses in the area include: Kuma's Corner, Dunkin', Home Depot, Jewel-Osco, ALDI, Posh Pet Spa, Avondale Coffee Club, Wolfhound Bar & Kitchen and more
- Traffic count: 12,563 vehicles daily
- Zoning: B3-3
- Taxes (2023): \$13,790.51

### Property Overview

Available for lease is a 1,000 SF square foot, retail/office storefront in Chicago, IL. This space potentially includes a 500 SF mezzanine and would be perfect for a spa, cafe, office or medical use. This space part of a newly constructed five-unit apartment building. Easy access to two CTA Blue Line stops, several CTA bus routes and the Kennedy Expressway. Amazing area with numerous restaurants, grocery stores, shops, bars, entertainment venues and more.

Avondale is one of the most desirable neighborhoods in Chicago for residents and businesses alike. This space is close to a large number of single-family homes, condos and apartments, generating a significant amount of pedestrian traffic.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	43,793	524,048	1,192,594
Households	18,465	225,502	533,970
Average Income	\$90,628	\$91,245	\$83,128

**Susan B. Silver**  
Executive Director  
(312) 338 - 3001  
ssilver@mpirealestate.com

**mpirealestate.com**

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.