

4014-16 N. Rockwell Ave., Chicago, IL

**\$18.50/SF NNN**



## Property Highlights

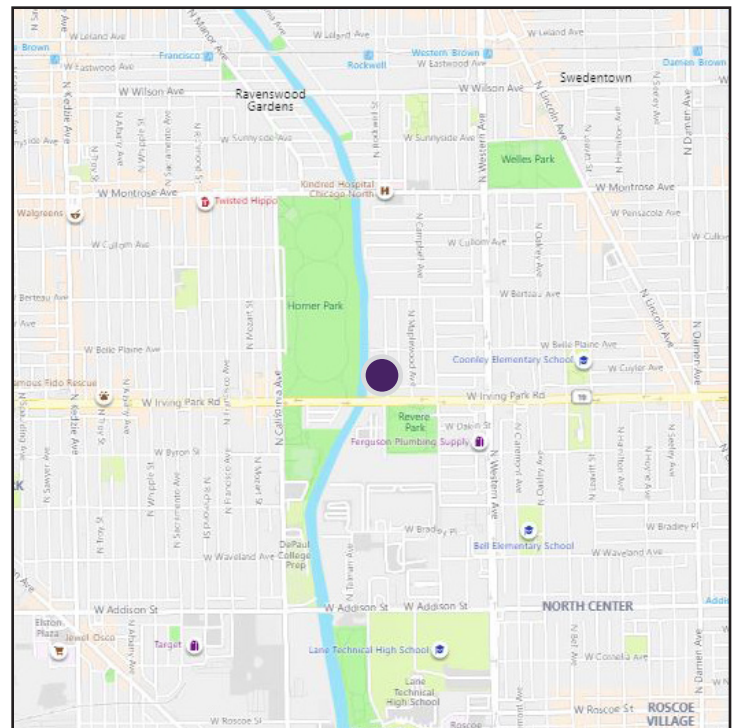
- 5,500 SF retail space for lease
- Located on the water with unbeatable views
- Part of 17,100 SF of retail on Rockwell Avenue
- Tenants at the center include Burning Bush Brewery and Anytime Fitness
- Space is perfect for retail, office, restaurant, dance or exercise studio and more
- Shared parking across the street
- Located in strong retail corridor
- Nearby businesses: Children's Lighthouse building, McFetridge and Bradley Sports Center, Walgreens, CVS, Jewel-Osco, several restaurants, pubs, shops and more
- Traffic Count: 30,650 cars daily

## Property Overview

A 5,500 square foot retail space with incredible views is available for lease. Located on the waterfront in a strong retail corridor, the space is part of a 17,100 square foot of retail on Rockwell Avenue near Western and Irving Park Road. Tenants include Burning Bush Brewery and Anytime Fitness. The space is in vanilla box condition, perfect for retail, office, restaurant, dance or exercise studio and more. There is shared parking across the street. Nearby attractions include Children's Lighthouse building, McFetridge and Bradley Sports Center and nationals such as Walgreens, CVS, Jewel-Osco, several restaurants, pubs, shops and more.

Irving Park is a quiet residential neighborhood on the northwest side of Chicago. Much of the area is filled with older single-family homes, but commercial and mixed-use properties line the major streets.

DEMOGRAPHICS	2 Mile	5 Mile	10 Mile
Population	249,923	1,149,148	2,416,352
Households	105,800	487,923	942,688
Median Income	\$77,876	\$69,609	\$69,185



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