

6126-34 W. Belmont Ave., Chicago, IL

**\$12.50/SF MG**



## Property Highlights

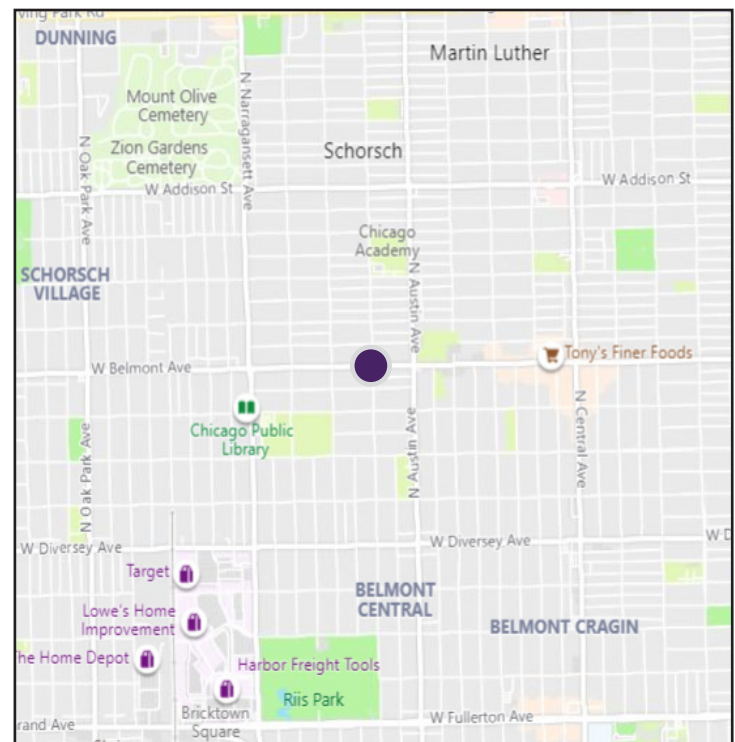
- 1,073 SF storefront
- Unit is in vanilla box condition
- Part of 6,438 SF retail strip center
- Tenant parking in rear
- Just off intersection of Belmont and Austin Avenues
- Substantial frontage in busy Belmont Avenue commercial corridor
- Nearby businesses: Target, Jewel-Osco, XSport Fitness, Lowe's, Home Depot, PetSmart, Tony's Fresh Market, Domino's Pizza and more
- Traffic count: 20,224 vehicles daily
- Zoning: B-1
- Also available for sale

## Property Overview

Available for lease is a 1,073 square foot storefront. Located in the Belmont-Cragin neighborhood on heavily trafficked Belmont Avenue, the unit is part of a 6,438 square foot retail strip center. Long-term tenants include Cakes & Beyond, Kung Fu Karate, Oscar's Foods and Puzio Insurance Agency. Nearby retailers include Target, Jewel-Osco, XSport Fitness, Lowe's, Home Depot, PetSmart, Tony's Fresh Market, Domino's Pizza and more.

The Belmont Cragin community has benefited from steady growth in population and renewed investment. Local businesses enjoy a strong residential consumer base, great public transportation, and quick access to the Expressway.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	46,996	357,276	858,215
Households	13,857	119,281	301,147
Median Income	\$62,304	\$60,917	\$61,979



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