

#### andrea@millerchicagorealestate.com



# FOR LEASE LOGAN SQUARE

**RETAIL** 3201-05 W Fullerton Avenue Chicago, IL 60647



## **HIGHLIGHTS**

**Property Type:** Retail **Lease Type:** NNN

5,224 Sq Ft Size: Max Contiguous: 6,529 Sq Ft

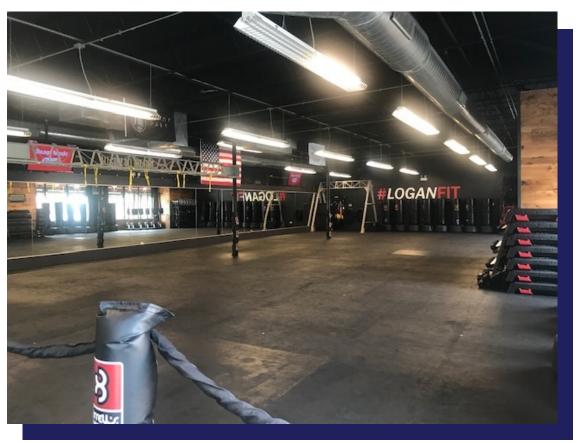
**Zoning: B3-1** 

Alderman: Waguespack



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#### **SNAPSHOT**



- 5,224 Sq Ft retail / office space in high-traffic location at corner of Fullerton & Kedzie
- High-visibility location with traffic over 36,775 vehicles per day & Walk
   Score of 96
- Open floor plan includes large main room, 2 bathrooms with showers, private office, and storage room
- Currently occupied by Ferrell's Extreme Bodyshaping
- On-site parking available (non-exclusive use of parking lot from 5:30 pm to 8:00 am, shared with adjacent tenant)
- Can be combined with 3207 W Fullerton for a total of 6,529 Sq Ft

**TRANSIT** 



On CTA #74
Fullerton Route



0.4 miles to CTA
Blue Line Logan
Square Station



0.2 miles to Kedzie & Palmer Divvy Bike





### **DEMOGRAPHICS**



**Population** 

1 Mile 70,082



1 Mile 25,267



Avg Household Income 1 Mile \$68,335



Consumer Spending (000s) 1 Mile \$537,369

#### **AREA MAP**



TRAFFIC COUNT