



# FOR LEASE UPTOWN RETAIL

4334 N Hazel Street  
Chicago, IL 60613



## HIGHLIGHTS

**Property Type:** Retail  
**Lease Type:** Gross  
**Size:** 683 - 1,207 Sq Ft  
**Zoning:** PD-132  
**Alderman:** Capplemen

## SNAPSHOT



- 683-1,207 Sq Ft of retail space available on the ground floor of The Montrose, a 287-unit apartment complex
- Corner space features floor to ceiling windows and excellent natural light
- High visibility location with 20,373 vehicles per day and a Walk Score of 97
- Ideal location for a boutique, cafe / coffee shop, office, retail, or any resident amenity use
- Conveniently located 0.8 miles to the Aragon Ballroom, 0.8 miles to Montrose Beach, and 1 mile to Wrigley Field

## TRANSIT



On CTA #78  
Montrose Route



0.2 miles to CTA  
#151 Sheridan bus route



0.5 miles to CTA Wilson  
Red Line station



**DEMOGRAPHICS**



**Population**

1 Mile 74,918



**Households**

1 Mile 39,995



**Avg Household  
Income**

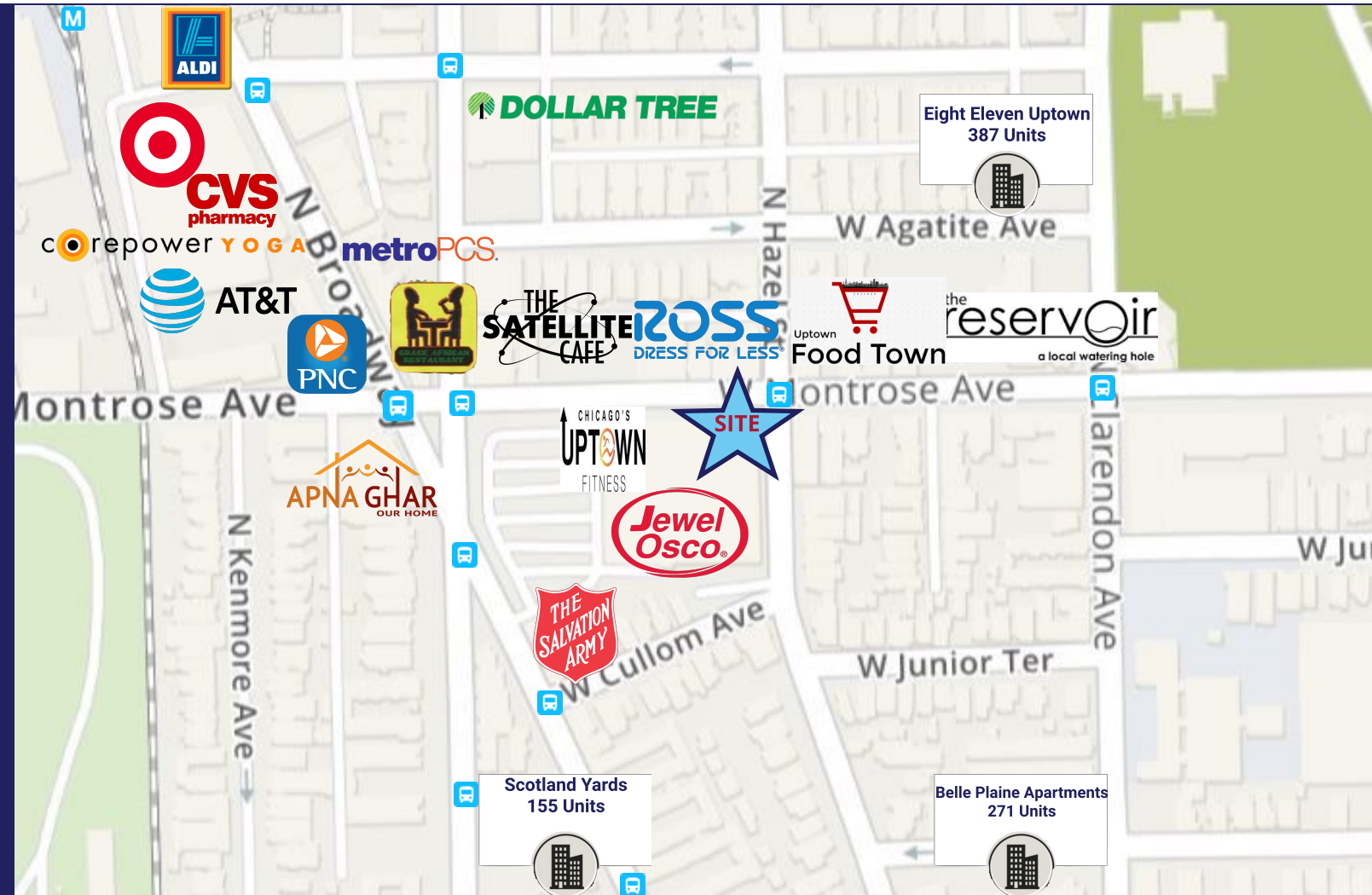
1 Mile \$81,353



**Consumer Spending**

1 Mile \$841,637

**AREA MAP**



**TRAFFIC COUNT**

W Montrose Ave 20,737