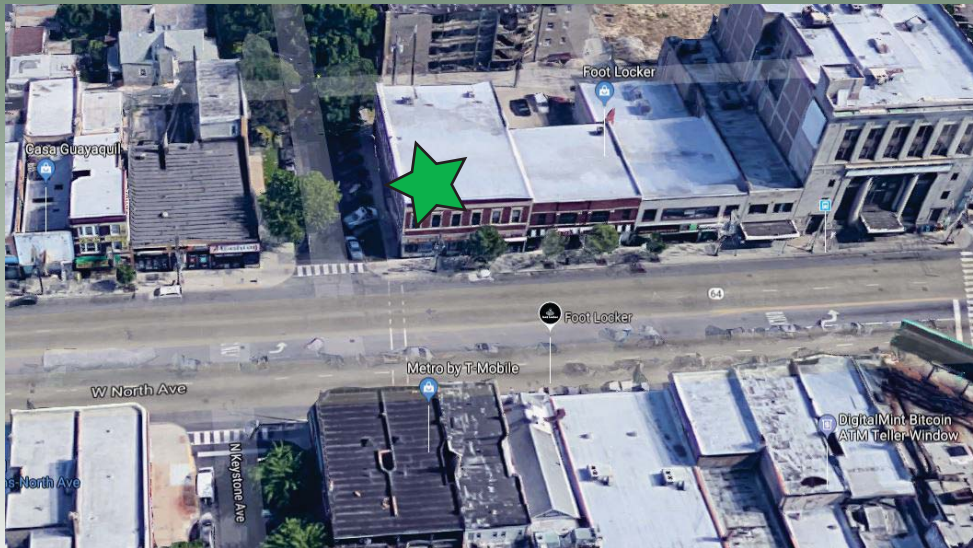


Humboldt Park - Chicago CORNER RETAIL SPACE WITH FULL BASEMENT FOR LEASE

4024 W. North Ave. Chicago, IL



Humboldt Park

Humboldt Park is one of the 77 designated community areas on the West Side of Chicago, Illinois. The official community boundaries established by the City of Chicago include Bloomingdale Ave to the north, the Union Pacific railroad tracks to the south, the train tracks running between Kostner and Cicero to the west, and Humboldt Park proper to the east (to the East side of California Ave). The area is home to many social service institutions, bars, restaurants, cafes and shops.

4024 W. North Ave. Chicago, IL 60639

Size (Approx.)	3,000 SF + Additional Basement Space
Rental Rate	\$13/SF Gross

For additional information or to schedule a showing contact:

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Demographics

	Total
Population	
Male Population	25,304
Female Population	25,900
Total Population	51,204
Housing	
Total Housing Units	21,861
Income	
Median Household Income	\$68,223
Average Household Income	\$85,571

Nearby Businesses

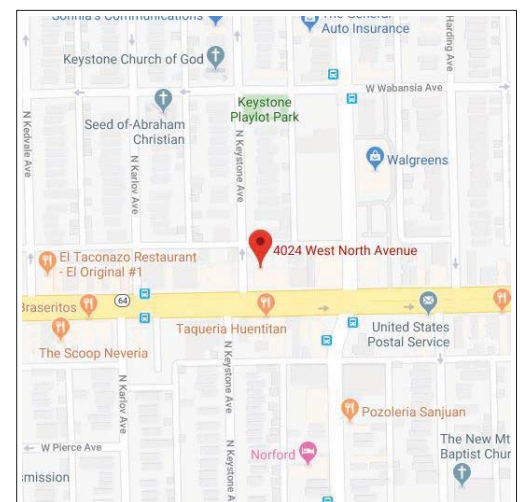
Foot Locker
El Taconazo
Boost Mobile
Dental Dreams

Property Description

Corner retail space for lease in Humboldt Park. Includes additional full basement space. Formerly Payless Shoesource.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 652 04-21-14

Map North & Pulaski



LISTING INFO

Agents	Georg Simos / Jarrett Fradin
Transaction Type	Lease
Type of Property	Corner Retail Space
Property Data	
Property Name	4024 W. North Ave.
Address	4024 W. North Ave.
City, Zip Code	Chicago, IL 60639
Area	Humboldt Park
County	Cook
Rental Rate	\$13/SF
Lease Type	Gross
Yearly Adjustment	3%
Square Feet	±3,000 sf with additional basement space
Lease Term	Negotiable
Building Type	Two Story Mixed-Use
Stories	2 Floors- Retail on First w/ basement
Security Deposit	Two Month's Rent
Parking	Metered street parking
Zoning	B1-5
A/C & Heat	Separate units
Type of Basement	Full Basement
Ward	26 th
Alderman	Robert Maldonado
Nearby Businesses	Foot Locker, El Taconazo, Boost Mobile, Dental Dreams
Property Description	Corner retail space on heavily trafficked stretch of North Ave. Formerly Payless Shoesource.
Location Description	Humboldt Park
Cross Streets	North & Pulaski

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