



# 3233-3249 N. HARLEM AVE.

CHICAGO, IL 60634



## FOR LEASE | RETAIL

PRIME ENDCAP SPACE, FACING BUSTLING HARLEM AVENUE, AVAILABLE NOW! TENANTS AND THEIR CUSTOMERS ENJOY A FULL-SIZED PARKING LOT, JUST NORTH OF BELMONT AVENUE. GREAT SIGNAGE FACING THE 22,000+ VEHICLES PER DAY!

**SPACE AVAILABLE** | 600 - 2,800 SF ENDCAP

**ANNUAL NET RENT** | \$16.75 / SF

**CAM & TAX** | \$8.23 / SF

**POPULATION** | 42,406 WITHIN 1 MILE

**AVERAGE HH INCOME** | \$73,964 WITHIN 1 MILE

**TRAFFIC** | 22,000 VEHICLES PER DAY

RETAIL  
NEARBY



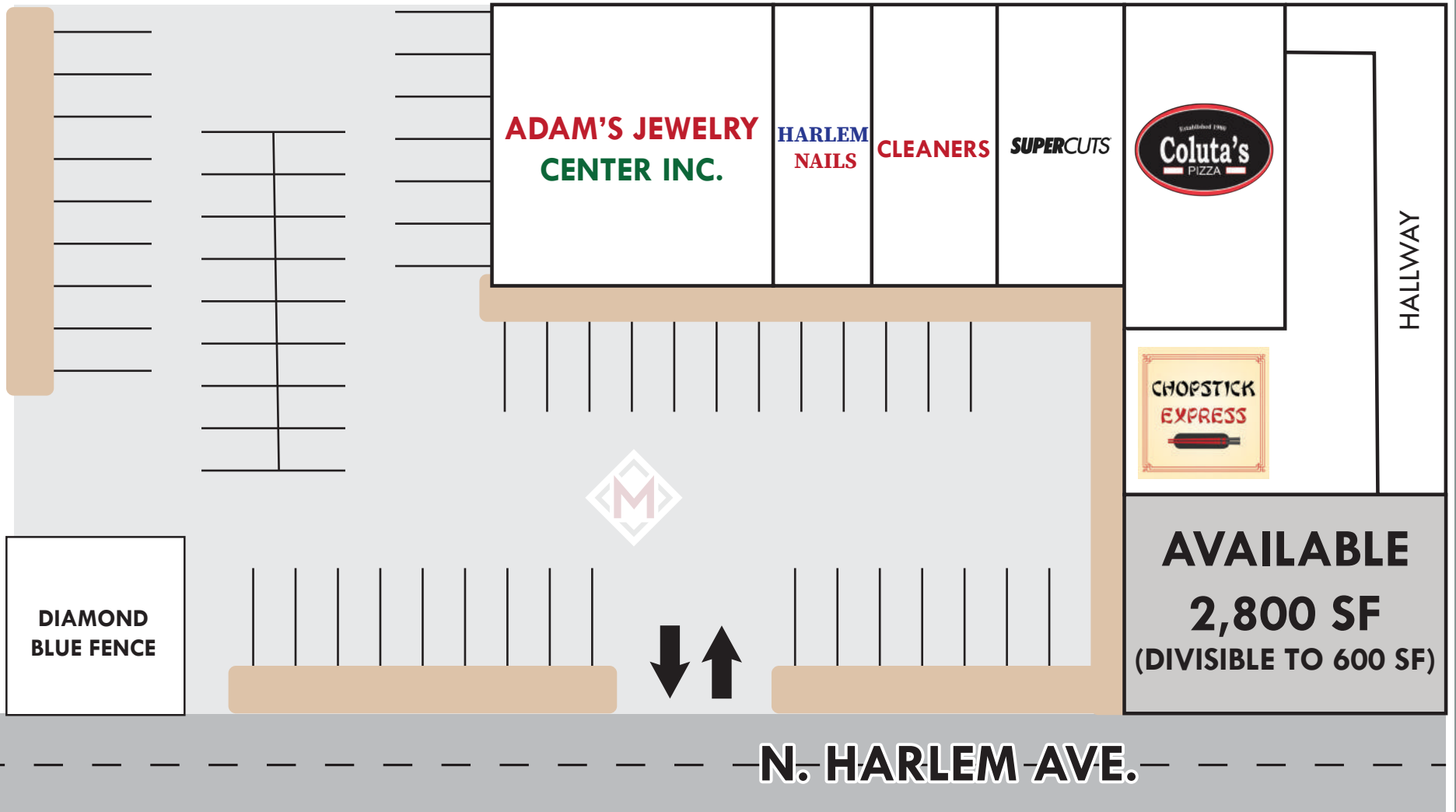
CONTACT

**SCOTT LEVINSON** | 312-977-2022 | SLEVINSON@MATANKY.COM

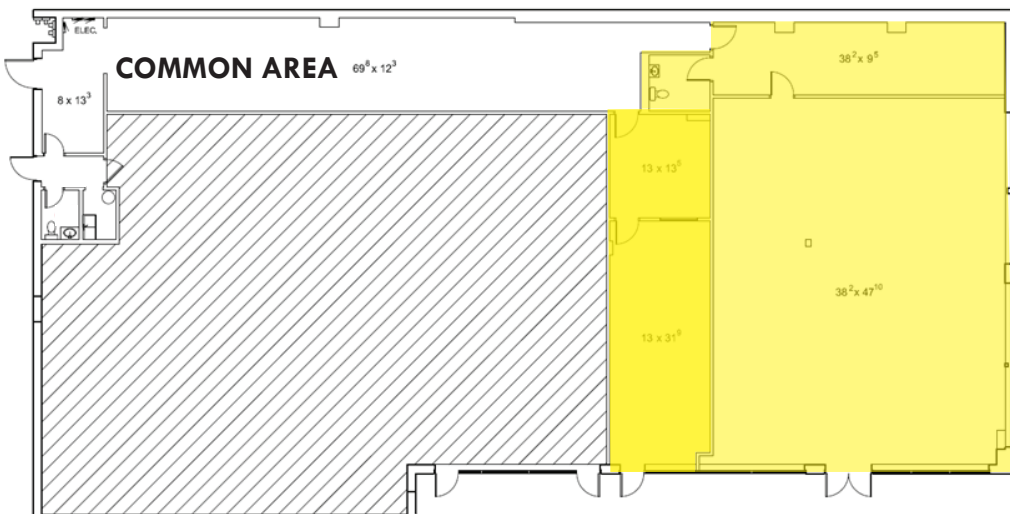
# 3233-3249 N. HARLEM AVE.

CHICAGO, IL 60634

SITE MAP



FLOOR PLAN



MAP



 **312-337-1001**  **SCOTT LEVINSON**

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