

The Depot

RETAIL/OFFICE SPACE FOR
LEASE

120-158 E. Irving Park Road
Wood Dale, IL 60191

Andrew Prunty

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HIGHLIGHTS

- Accessible from heavily traveled Irving Park Rd
- Located next to the Wood Dale Metra Station
- 123 parking spaces
- Traffic count = 24,900 VPD
- Affordable lease rates
- Strong mix of tenants



Suite	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
140	1st	1,200	\$10	NNN	Former dry cleaners space. Current layout is wide open with a washroom in the back of the unit.
142	1	1,560	\$10	NNN	Former staffing agency. The current layout includes an open work/retail area, 2 private offices, work/storage area, kitchenette and 1 washroom.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
11,496	75,595	183,877



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$97,413	\$95,888	\$99,394



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,143	26,393	65,890

Property Overview

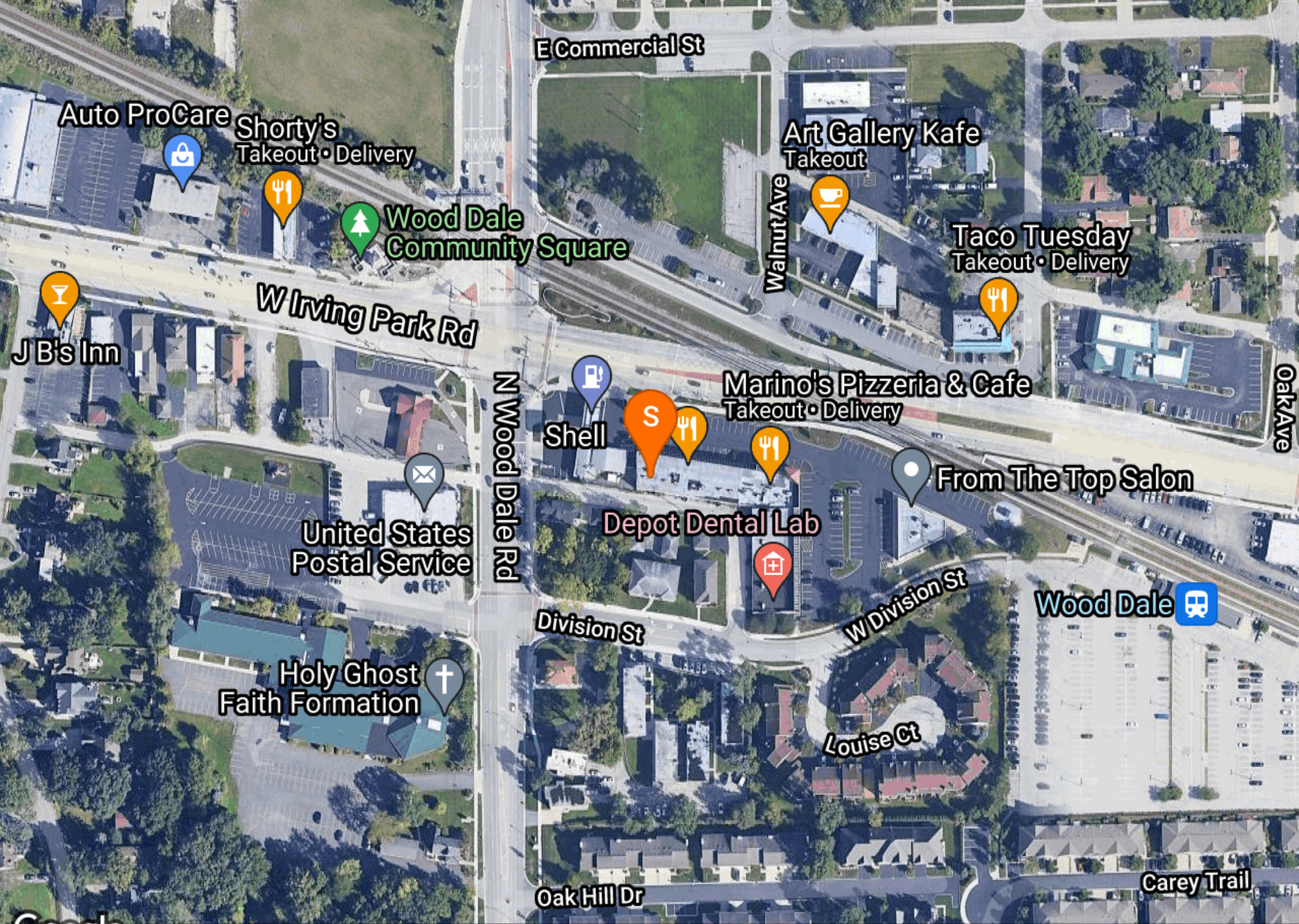
- Prime retail/office space available for lease in The Depot Shopping Center in Wood Dale. Excellent exposure on heavily traveled Irving Park Rd with a traffic count of 24,900 vehicles/day. The property offers abundant parking with 123 parking spaces and is conveniently located next to the Wood Dale Metra Station.
- Existing tenants include La Michoacana Supreme, Allstate Insurance, H&R Block, Marino's Pizzeria & Cafe, and Smiles Dental Center.
- One of the lowest lease rates in the area at \$10.00/SF/Year NNN.

Locator Map



Regional Map





Auto ProCare

Shorty's
Takeout • Delivery

Wood Dale
Community Square

Art Gallery Kafe
Takeout

Taco Tuesday
Takeout • Delivery

J B's Inn

W Irving Park Rd

Marino's Pizzeria & Cafe
Takeout • Delivery

Shell

From The Top Salon

United States
Postal Service

Depot Dental Lab

Wood Dale

Holy Ghost
Faith Formation

Division St

Louise Ct

Oak Hill Dr

Carey Trail

E Commercial St

Walnut Ave

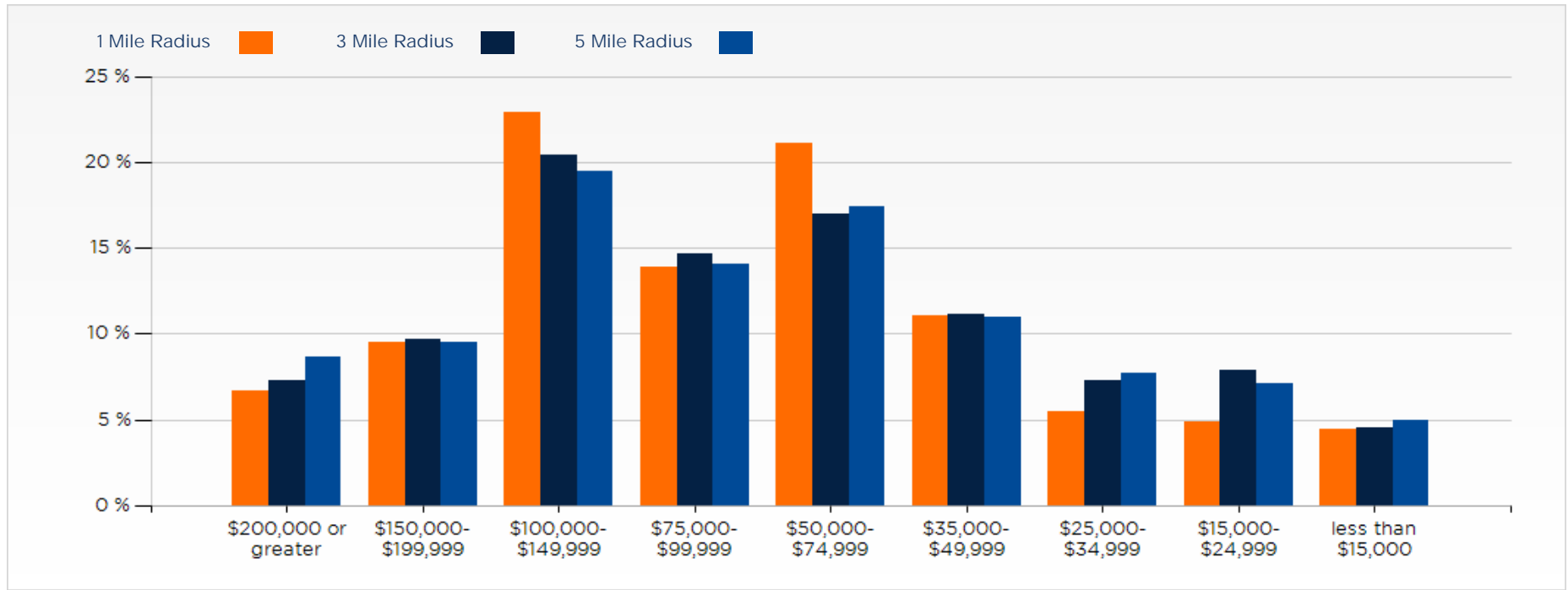
N Wood Dale Rd

Oak Ave

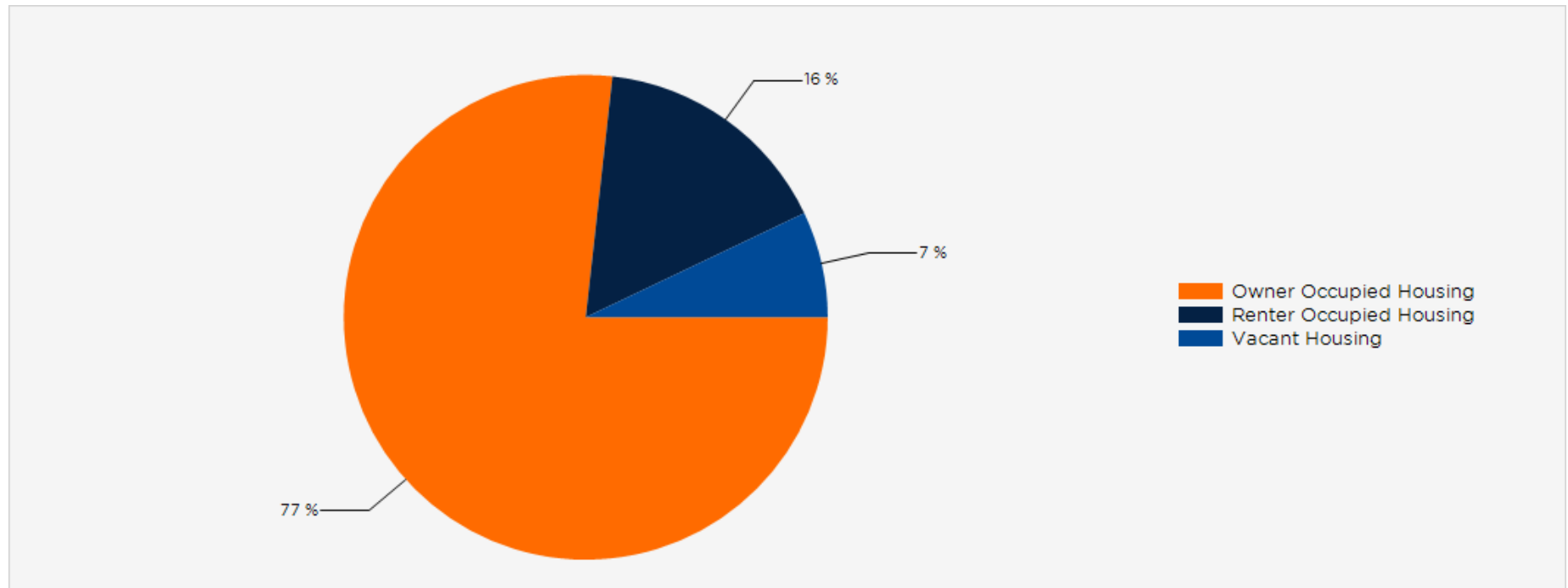
Google

Map data ©2021 Imagery ©2021 Maxar Technologies, Sanborn, U.S. Geological Survey, USDA Farm Service Agency

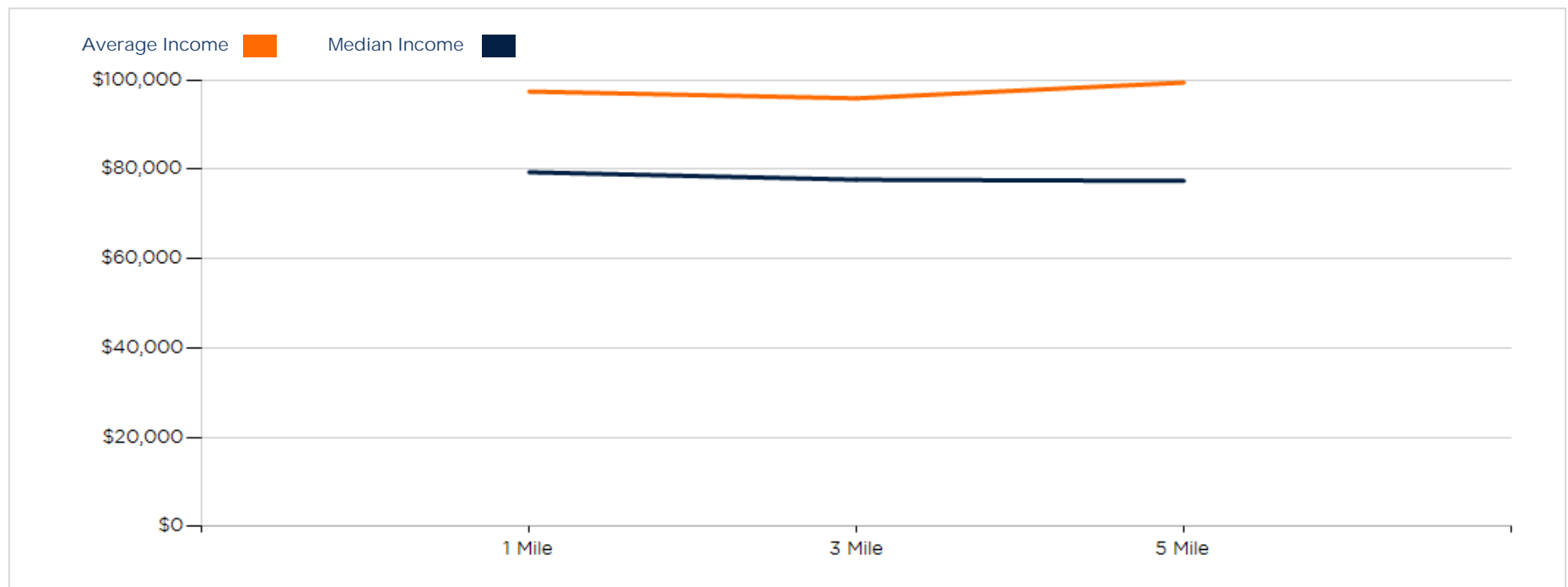
2020 Household Income



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



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DISCLAIMER:

The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Apex Commercial Realty LLC. Price subject to change and this listing may be withdrawn without notice.

Exclusively Marketed by:

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