

2946 N. CENTRAL AVE.
CHICAGO, IL 60634



For Lease / **Rare & High-Profile Retail Space Available with Highly Coveted Parking**

**WE ARE
THE CENTER
OF RETAIL**



AVAILABLE SPACE

7,000 SF of retail space easily adaptable to numerous uses including medical (space can be demised to optimize tenant's needs)

PROPERTY HIGHLIGHTS

- High-profile, free-standing retail building
- Signalized intersection at Central & Wellington
- Highly coveted parking with 28 spaces (4/1,000 sf)
- Visibility to over 19,100 cars per day

LOCATIONAL ADVANTAGE

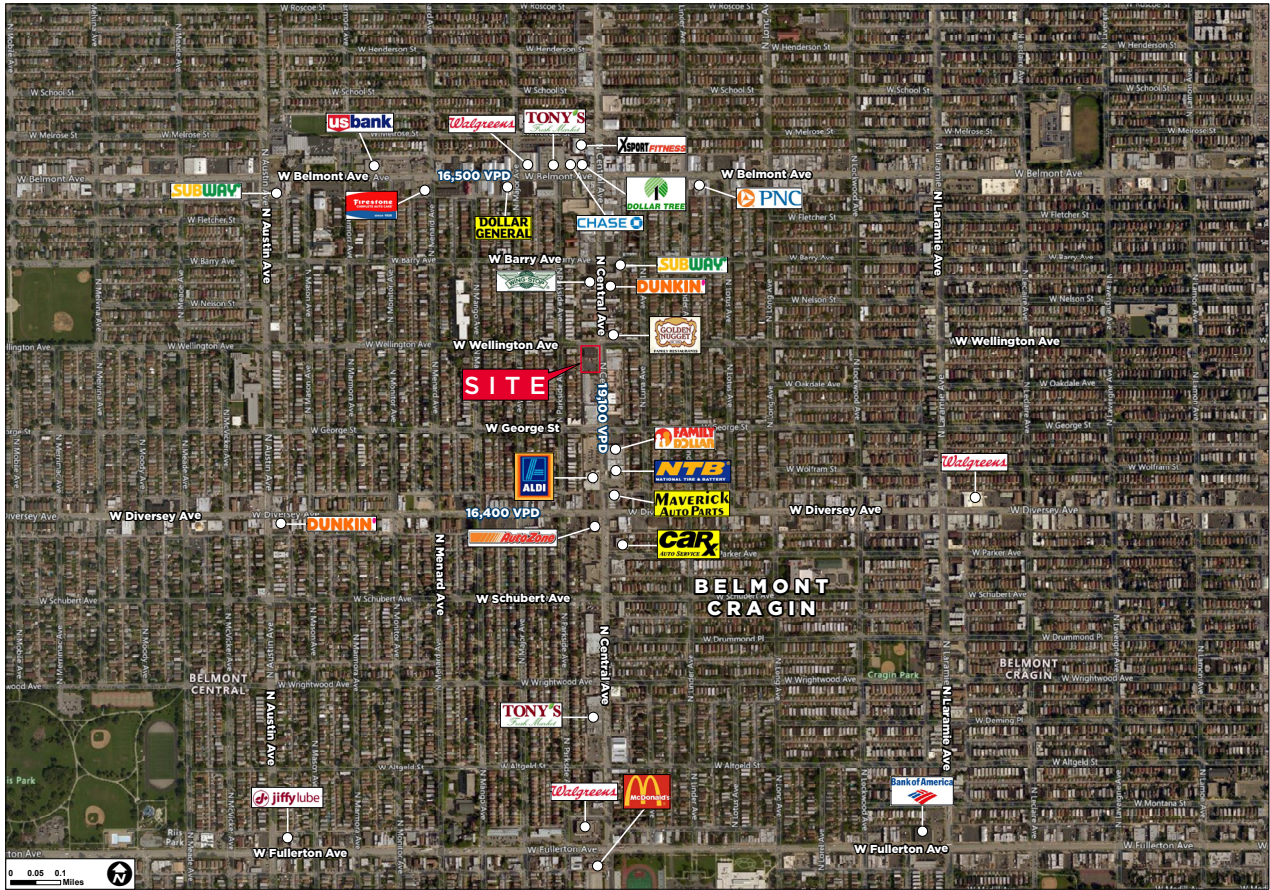
- Nearly one million people living within 5 mile radius
- Central Avenue is a major artery for commercial activity
- Signalized intersection allows for efficient, easy & high-profile signage access

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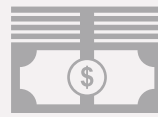
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NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION

1 Mile	68,907	\$67,461	9,249
3 Miles	444,677	\$74,043	87,798
5 Miles	995,894	\$86,717	256,451

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