

1412 W. Irving Park Rd., Chicago, IL

**\$14.00/SF MG**



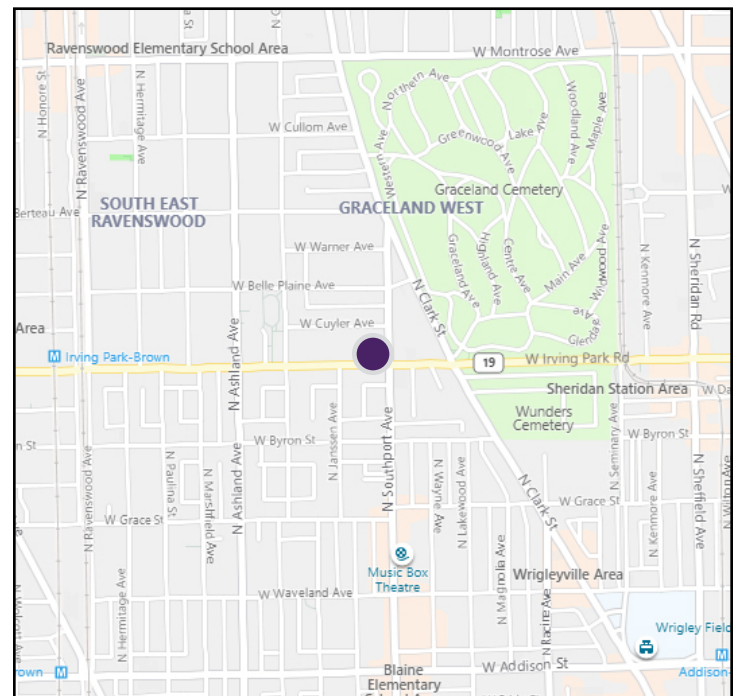
**Property Highlights**

- 1,100 SF commercial storefront
- Unit in vanilla box condition
- Great location for boutique, coffee shop, cafe or creative office
- Previously used by theater group
- Part of 4 story mixed-use building
- Highly visible unit in busy corridor
- Good window line on Irving Park
- Close to Southport & Irving Park
- Nearby businesses: 7-Eleven, restaurants, Sip, Floyd's & more
- Traffic Count: 18,900 cars daily
- Land Area: 3,200 SF
- Zoning: B1-2, East Ravenswood Historic District

**Property Overview**

Near the corner of Southport and Irving Park, a 1,100 square foot commercial storefront is available for lease. The unit, which is in vanilla box condition with high ceilings, was previously used by a theater company. The space has great potential for use as a boutique, a coffee shop, a cafe or a creative office space. The storefront is highly visible, with a good window line on Irving Park. This property is part of a busy commercial corridor in Lakeview.

Lakeview is one of the largest neighborhoods in Chicago, with more than 94,000 residents. A short distance from Wrigley Field, a mix of local and national brands are located along Irving Park.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	82,884	475,238	1,027,965
Households	42,739	225,093	458,294
Median Income	\$78,138	\$71,855	\$70,629

**Michael Mintz**  
Vice President  
(312) 338 - 2578  
mmintz@mpirealestate.com

**mpirealestate.com**

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