

RETAIL FOR LEASE

UNIQUE RETAIL IN BELMONT HEIGHTS NEIGHBORHOOD

3118 N. Harlem Avenue, Chicago, IL 60634



AVAILABLE SF:

LEASE RATE: N/A

LOT SIZE: 0.28 Acres

BUILDING SIZE: 6,000 SF

YEAR BUILT: 1971

ZONING: B-2

CROSS STREETS: Belmont Ave & Harlem Ave

PROPERTY OVERVIEW

Attractive building available for lease in high traffic/high residential Belmont Heights Neighborhood.

Public Transportation to Site

Across the street from Open MRI & Presence Health Center

Dedicated parking lot for 22 Cars

PROPERTY FEATURES

- Divisible to 4500 sf or 3000 sf
- Two storage areas approx 17' x 36'
- Ideal for retail, optometrist, restaurant, day care, health care, fitness, ball room dancing, professional office, or retail that requires a showroom and storage.
- Call Patrice Marks for showing: 847-409-7983

KELLER WILLIAMS CHICAGO-O'HARE
8750 W. Bryn Mawr,
Ste. 110E
Chicago, IL 60631

PATRICE MARKS
Senior Director & Executive Vice President
O: 847.409.7983
patrice@kwcommercial.com

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Each Office Independently Owned and Operated kwcommercial.com

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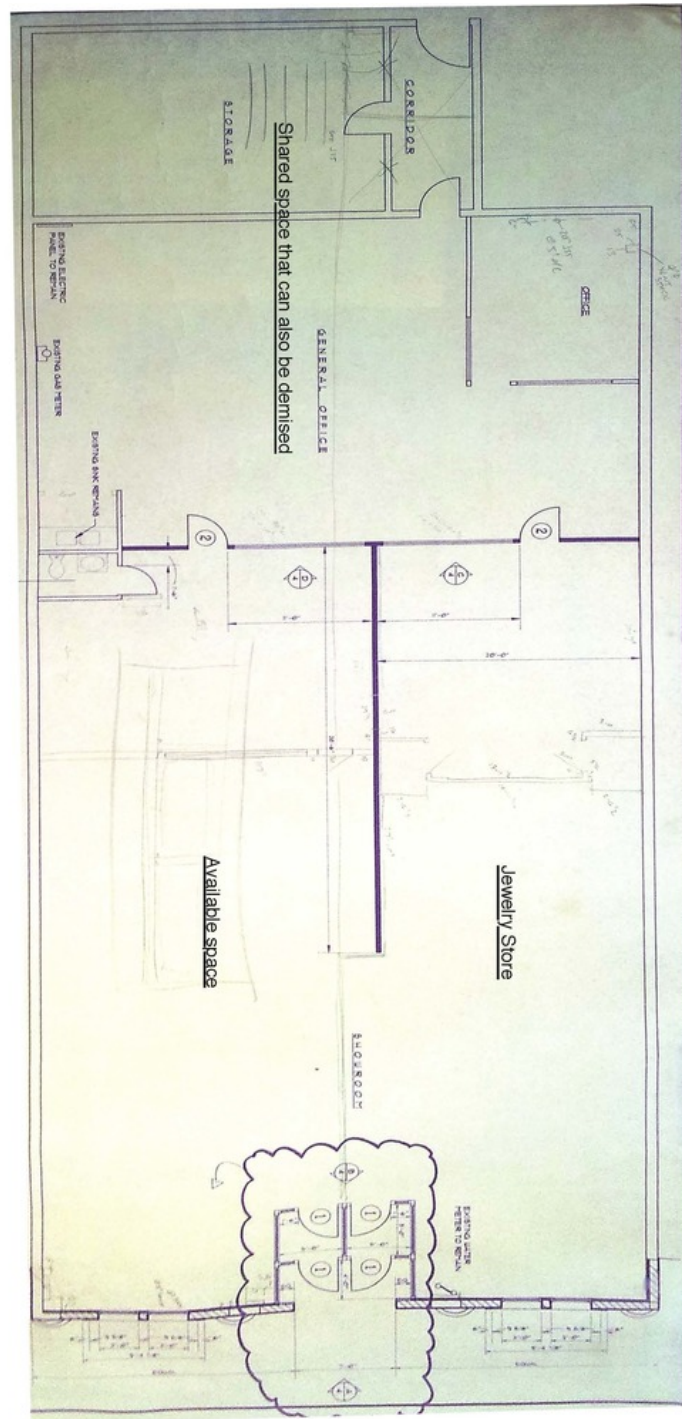
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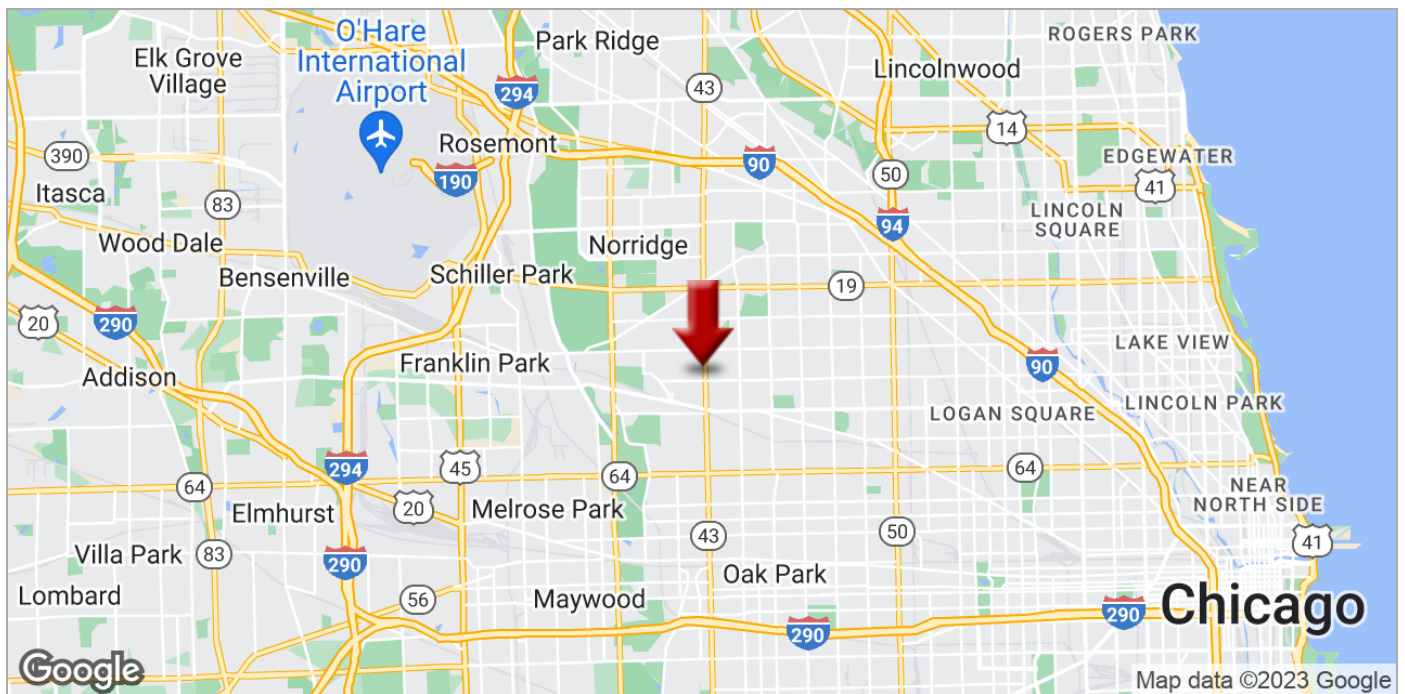
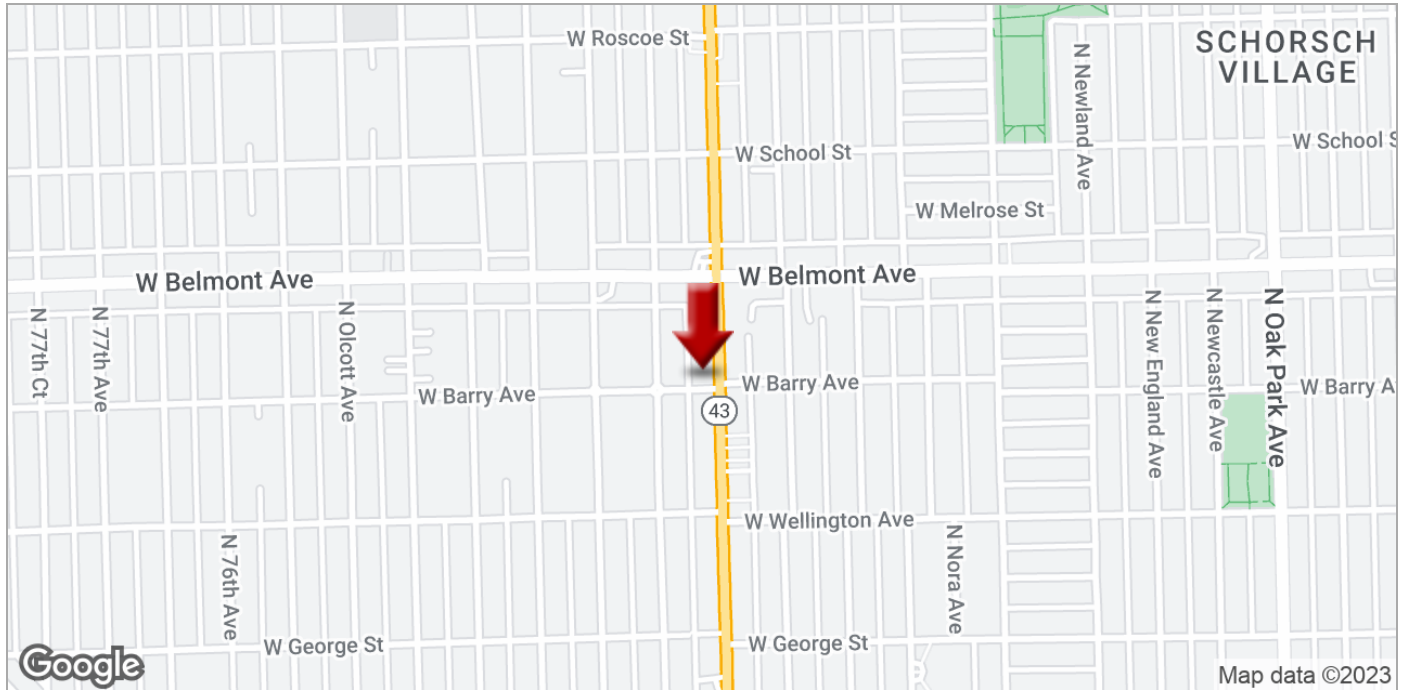
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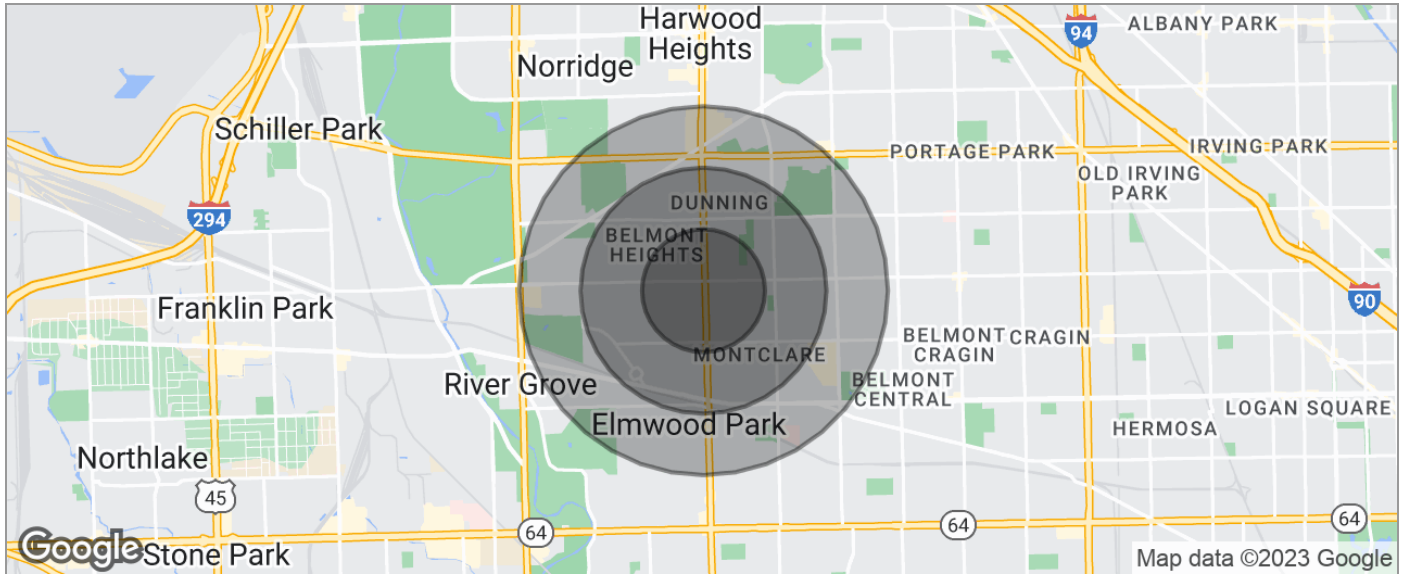
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	11,820	44,272	87,339
MEDIAN AGE	36.8	38.0	39.2
MEDIAN AGE (MALE)	35.1	36.1	37.1
MEDIAN AGE (FEMALE)	37.8	39.7	41.2
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	4,200	15,806	31,571
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$63,192	\$64,598	\$66,476
AVERAGE HOUSE VALUE	\$327,999	\$318,703	\$313,210
RACE	0.5 MILES	1 MILE	1.5 MILES
% WHITE	78.9%	79.6%	78.7%
% BLACK	2.1%	1.9%	2.6%
% ASIAN	4.1%	3.3%	3.4%
% HAWAIIAN	0.1%	0.1%	0.0%
% INDIAN	0.2%	0.2%	0.2%
% OTHER	12.9%	13.5%	13.6%
ETHNICITY	0.5 MILES	1 MILE	1.5 MILES
% HISPANIC	24.6%	25.8%	25.9%

* Demographic data derived from 2020 ACS - US Census

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