



For Lease

1,440-4,688 SF Retail

6518-6534 W. North Avenue, Chicago, IL 60707

\$22.00 - 25.00 SF/yr (NNN)

For Lease: 1,440 SF Former Sarpino's Pizza Restaurant Space Available & 1,800 SF Beauty Salon/Spa. Recently occupied and available for a new concept. Join long-term tenants Taco Burrito King, Boost Mobile, Companion Animal Hospital & Doggie Spa, and more! Located just East of North and Harlem in the Austin/Galewood neighborhoods.

Contact us:

Brad Belden

Senior Vice President

847 698 8232

Brad.Belden@colliers.com

Colliers

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	14,660 SF
Available SF:	1,440 - 1,800 SF
Lot Size:	2.27 Acres
Number of Units:	2
Market:	Chicago
Traffic Count:	24,781

PROPERTY OVERVIEW

For Lease: 1,440sf 2nd Gen. Restaurant and 1,800 SF former salon space available in the Austin neighborhood of Chicago just East of Harlem on well-traveled North Ave. Recently occupied, space ready for re-use and new concept. Great visibility and frontage on North Ave.

PROPERTY HIGHLIGHTS

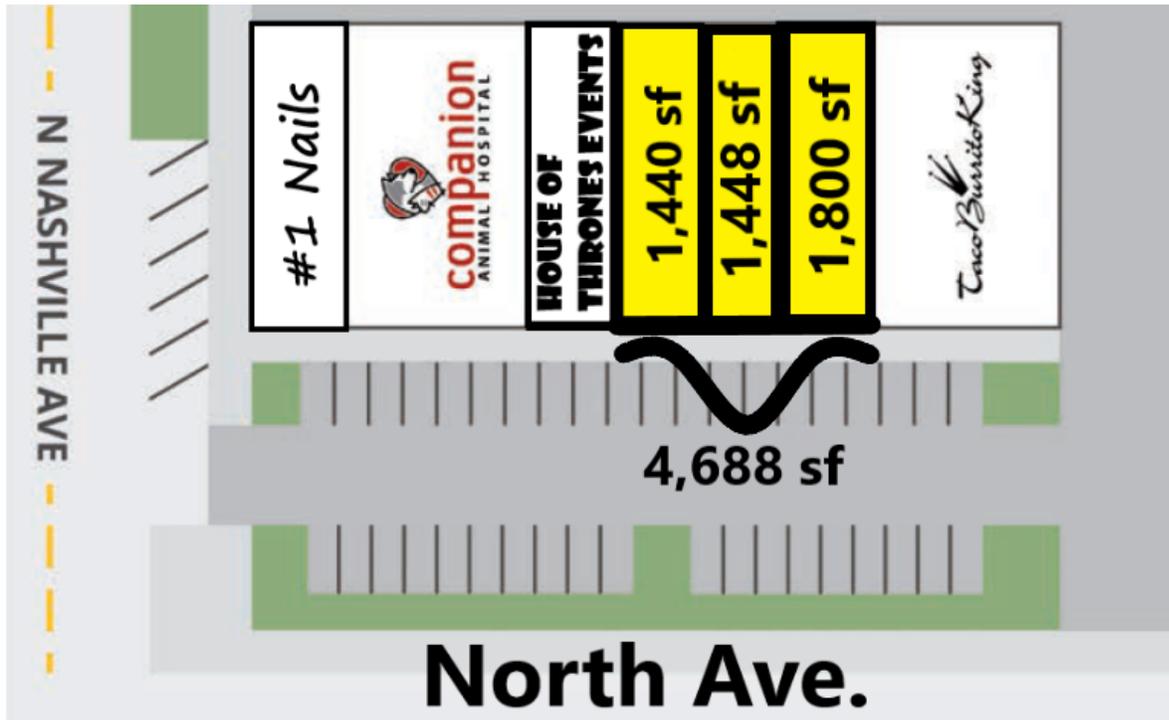
- 1,440 SF former Sarpino's Pizza
- 1,800 SF former Luxe Salon/Spa
- Fully built-out retail space
- Ready for upgrades or redesign
- Ample signage opportunity
- Surrounded by national and local retailers

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Senior Vice President
 847.698.8232
 Brad.Belden@colliers.com



SITE PLAN/RETAIL MAP



Brad Belden
Senior Vice President
847.698.8232
Brad.Belden@colliers.com
[Twitter](#) [LinkedIn](#)



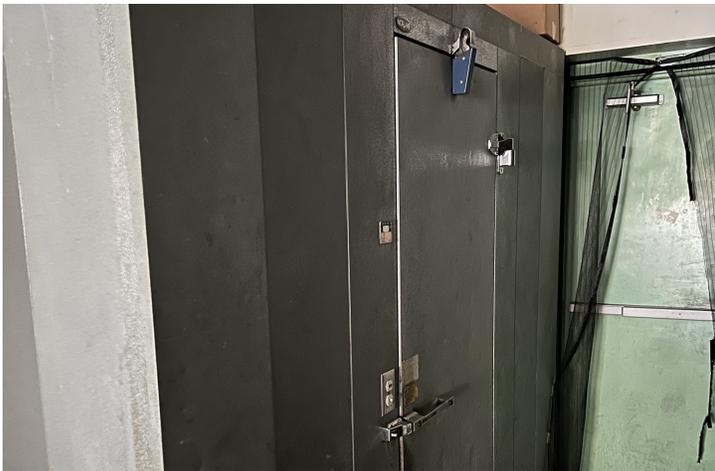
SALON PHOTOS



Brad Belden
Senior Vice President
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[Twitter](#) [LinkedIn](#)



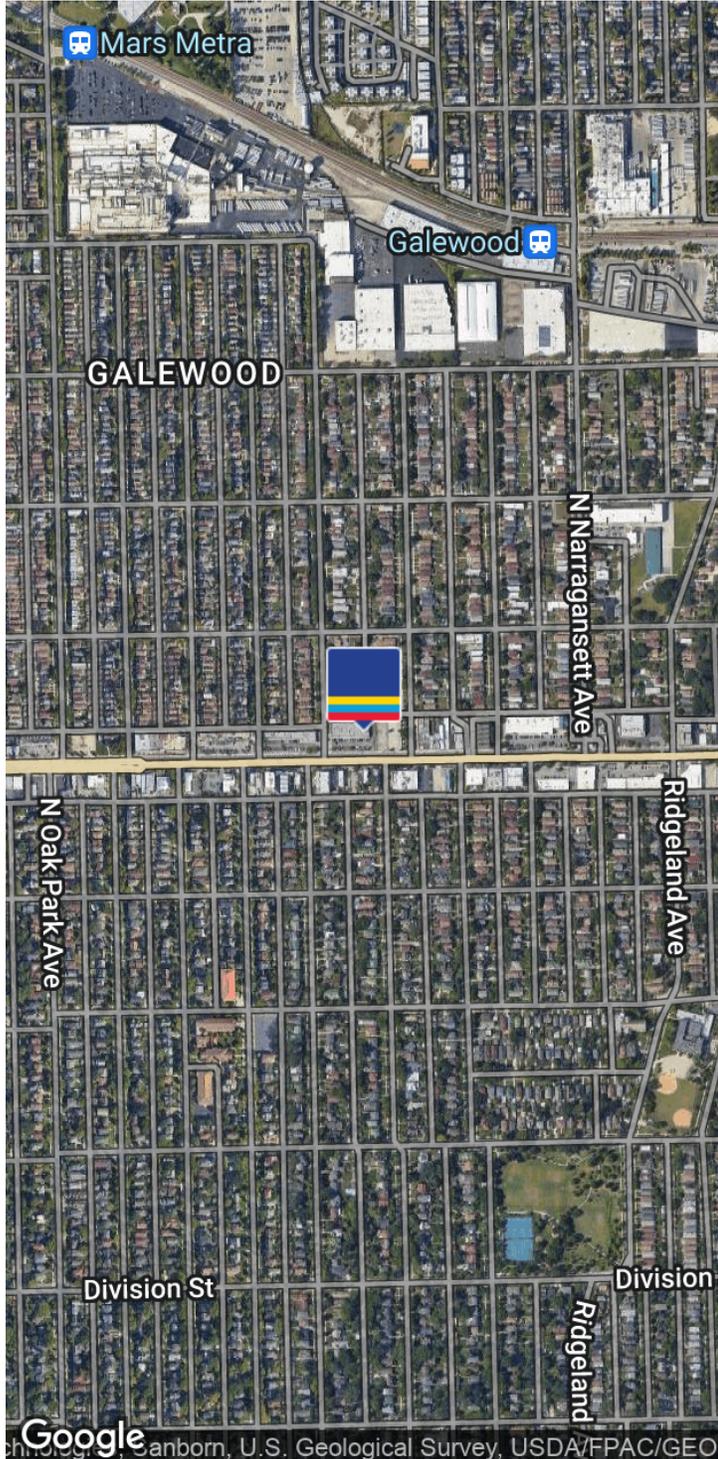
RESTAURANT PHOTOS



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[Twitter](#) [LinkedIn](#)



LOCATION MAP



DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total population	10,764	49,089	121,117
Median age	33.0	33.8	33.1
Median age (Male)	33.5	33.8	33.5
Median age (Female)	32.6	34.4	33.1
Total households	4,715	20,701	51,459
Total persons per HH	2.3	2.4	2.4
Average HH income	\$118,573	\$104,800	\$98,474
Average house value	\$671,994	\$549,522	\$525,747

LOCATION OVERVIEW

Located on North Ave just East of Harlem in the Galewood Neighborhood, this property benefits from almost 25,000 VPD and excellent visibility and frontage on North Ave. Large pylon sign available.

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