

## OFFICE FOR LEASE

# PROFESSIONAL/ MEDICAL OFFICE

1645 Irving Park, Hanover Park, IL 60123



### AVAILABLE SF:

LEASE RATE: N/A

BUILDING SIZE: 7,874 SF

CROSS STREETS: Barrington Rd & Irving Park

ZONING: B2

### PROPERTY OVERVIEW

Located in active retail corridor of Barrington Road & Irving Park

High VPD count.

Near metro station.

27 Parking Spaces

### PROPERTY FEATURES

- Suite 106: 750 rsf
- Formerly a Dental Lab
- Ideal for Any Professional Office
- Plans for Elevator in Process
- For showing call Patrice 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](http://kwcommercial.com)

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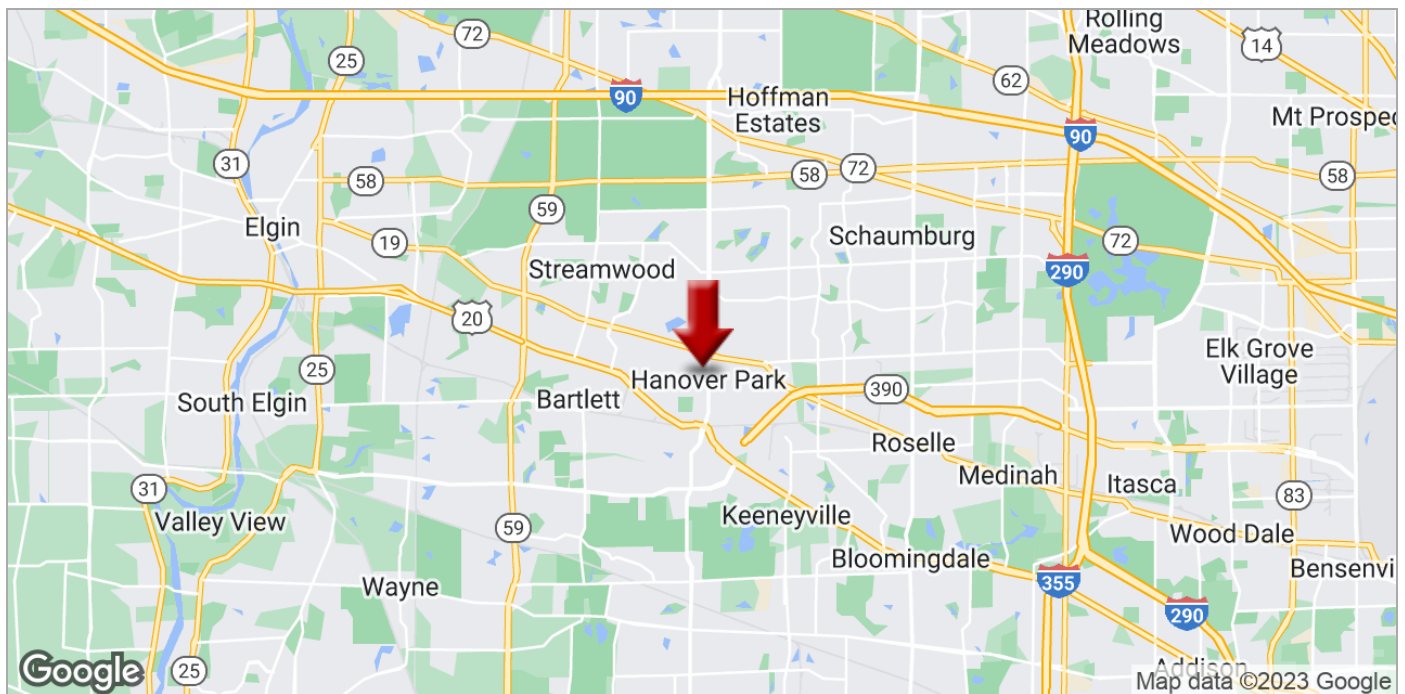
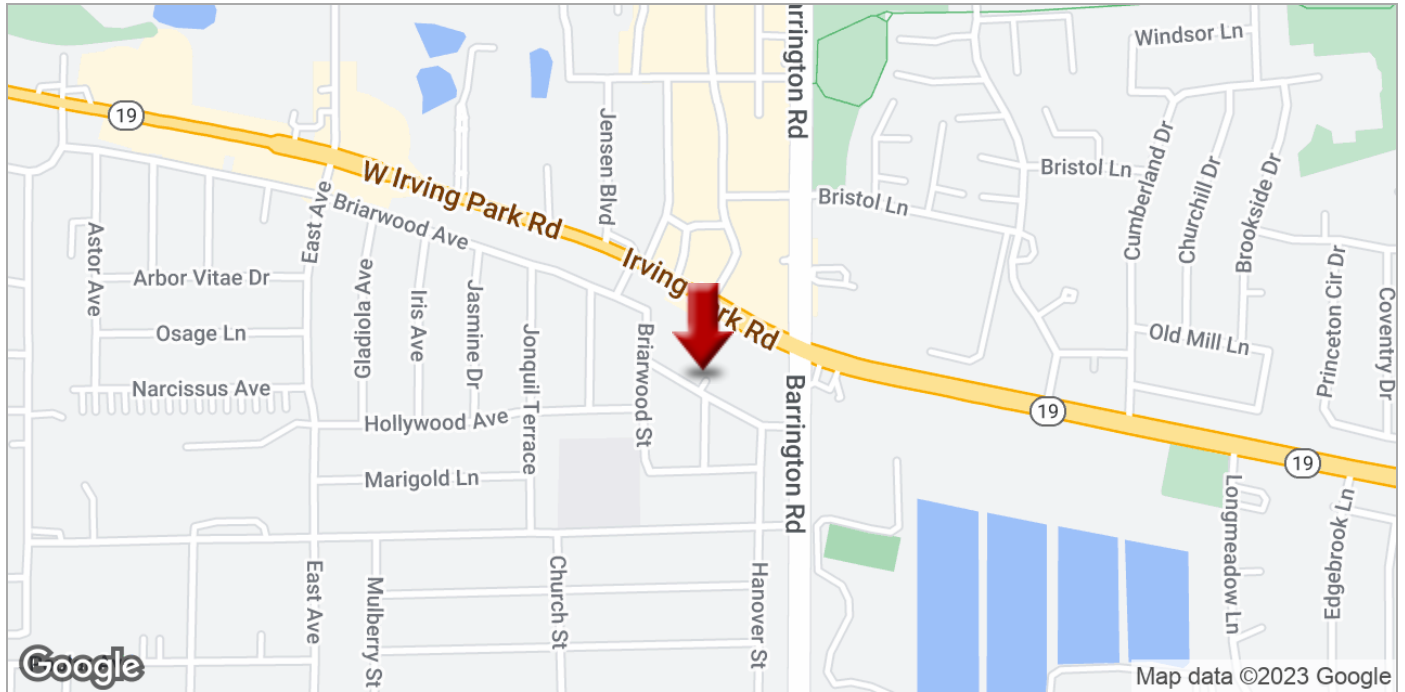
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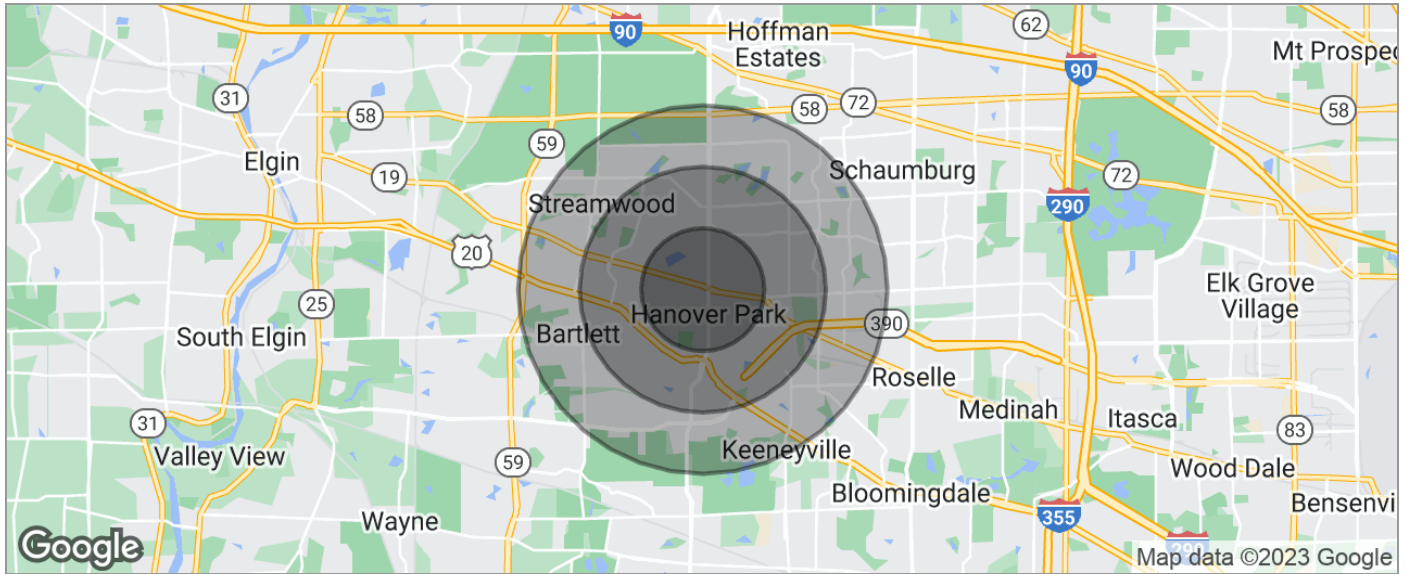
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	21,063	69,959	136,880
MEDIAN AGE	32.2	33.2	33.7
MEDIAN AGE (MALE)	32.0	31.8	32.4
MEDIAN AGE (FEMALE)	33.3	35.1	35.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,182	23,317	46,653
# OF PERSONS PER HH	3.4	3.0	2.9
AVERAGE HH INCOME	\$66,933	\$73,472	\$78,361
AVERAGE HOUSE VALUE	\$228,154	\$230,363	\$250,913
RACE	1 MILE	2 MILES	3 MILES
% WHITE	57.7%	62.7%	66.1%
% BLACK	3.0%	3.9%	4.2%
% ASIAN	9.5%	13.1%	13.5%
% HAWAIIAN	0.1%	0.0%	0.0%
% INDIAN	0.3%	0.3%	0.3%
% OTHER	27.0%	17.9%	14.2%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	46.1%	31.9%	25.3%

\* Demographic data derived from 2020 ACS - US Census

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