

MIXED-USE FOR LEASE

3019-21 W. Belmont Ave, Chicago, IL 60618



LEASE RATE:

LOT SIZE: 0.14 Acres

BUILDING SIZE: 6,100 SF

ZONING: B3-1

MARKET: North Side Chicago

SUB MARKET: Avondale

CROSS STREETS: Belmont Ave. & Sacramento Ave.

TRAFFIC COUNT: 25,000 Vehicles Per Day

PROPERTY OVERVIEW

KW Commercial, as the exclusive broker, is pleased to announce the opportunity to acquire 3400 SF of Retail Storefront space. Located in the "Hottest and Up-And-Coming" neighborhood of Avondale, this property is steps from the I-90/94 Kennedy Highway and sits in a location which provides an Average Daily Traffic count of 25,000 vehicles. Zoned B3-1, it is a perfect opportunity for any active or future entrepreneur to establish their business; whether the need ranges from an office space, daycare, artist-use, sale space, restaurant, etcetera. Apart from the free parking on Belmont Ave, there is enough parking in the rear for 6 automobiles.

PROPERTY FEATURES

- 6,100 SF Building Size
- Brand New Electricals
- 25,000 Average Daily Traffic Count
- Parking In The Rear For Up To 6 Automobiles
- 3,400 SF of Commercial Space

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LOCATION OVERVIEW

The Northwest Side neighborhood of Avondale is rich in working-class traditions and low-key charm. Its industrial character continues to evolve as longtime residents welcome the influx of artists, young professionals, and new families drawn to the area's affordable homes, easy access to downtown and multicultural heritage. Traditionally it is the heart of Chicago's Polish community. St. Hyacinth Basilica, one of three historic basilicas in the city, anchors what is known as the "Polish Village". Along this commercial corridor on Milwaukee Avenue, you'll find Kurowski's Sausage Shop - which is celebrated for having the best meats and rye bread this side of Warsaw - as well as local favorites like Endy's Deli, Red Apple and Staropolska.

Today a sizable Hispanic population makes up the largest ethnic contingent within Avondale, though a look at the medley of restaurants speaks to the diversity of this enclave. Worldly eats span from Russian to Romanian to Ecuadorian to Japanese. Find Emerald Isle favorites like fish & chips and Shepard's pie at Chief O'Neill's, where the lively pub atmosphere spills out onto the spacious beer garden each summer. Or dig into classic American bbq at Pork Shoppe.

Avondale has recently been voted the "Hottest and Up-And-Coming" neighborhood in the United States. As described best by Lonely Planet, Avondale is a neighborhood where you can hit up a pierogi buffet (Red Apple Buffet), a theater giving equal time to kitty cats and Ionesco plays (Prop Thtr), and a streetwise Michelin-starred restaurant (Parachute) in one fell swoop? Yes, please.

Throughout this working-class beat on Chicago's northwest side, groovy things are brewing. That's literal in the case of Revolution Brewery, whose sprawling tap room makes hop fiends swoon. Within a few blocks, Kuma's Corner grills hulking burgers with a side of heavy metal and Honey Butter Fried Chicken cooks a sweet-and-salty bird. Meanwhile, kielbasas waft from Milwaukee Ave, a hub for Chicago's Polish community. Get here soon though, because Avondale teeters on the edge. Hipster "hoods nibble at its borders, and that may change its scruffy, artsy, lived-in magic."

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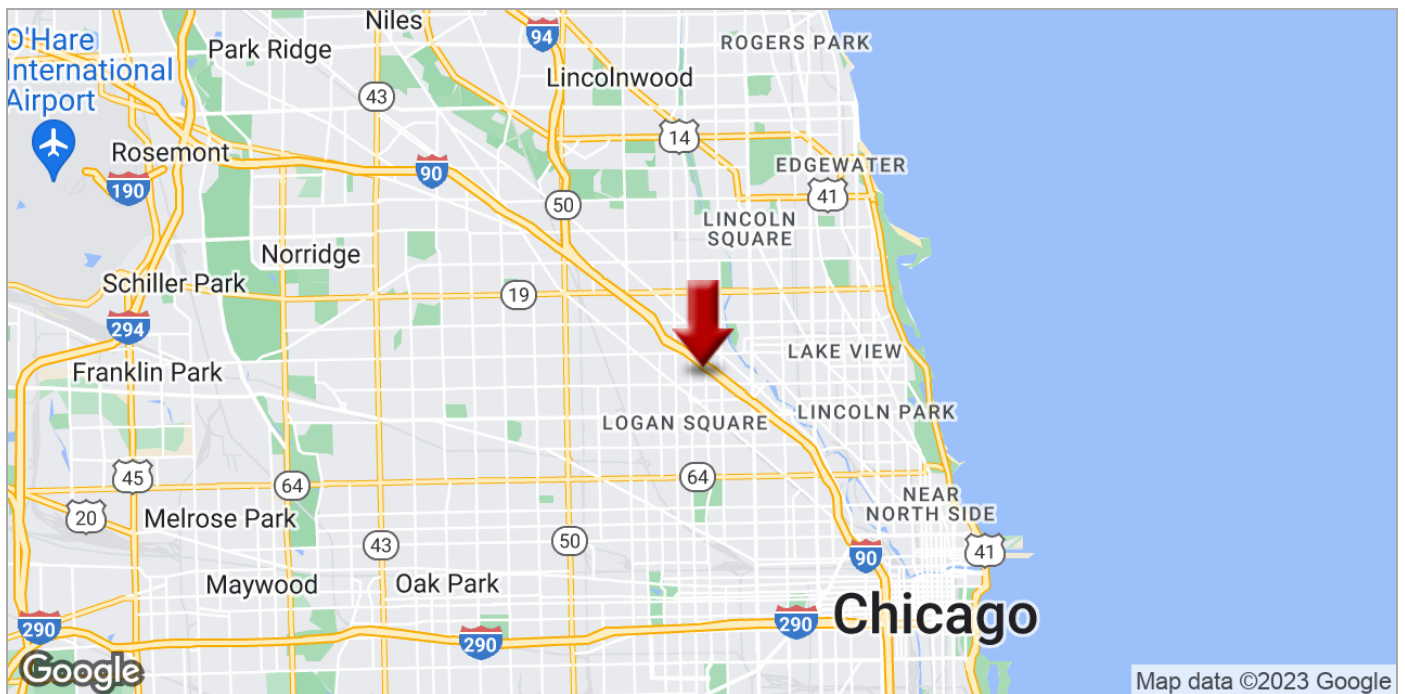
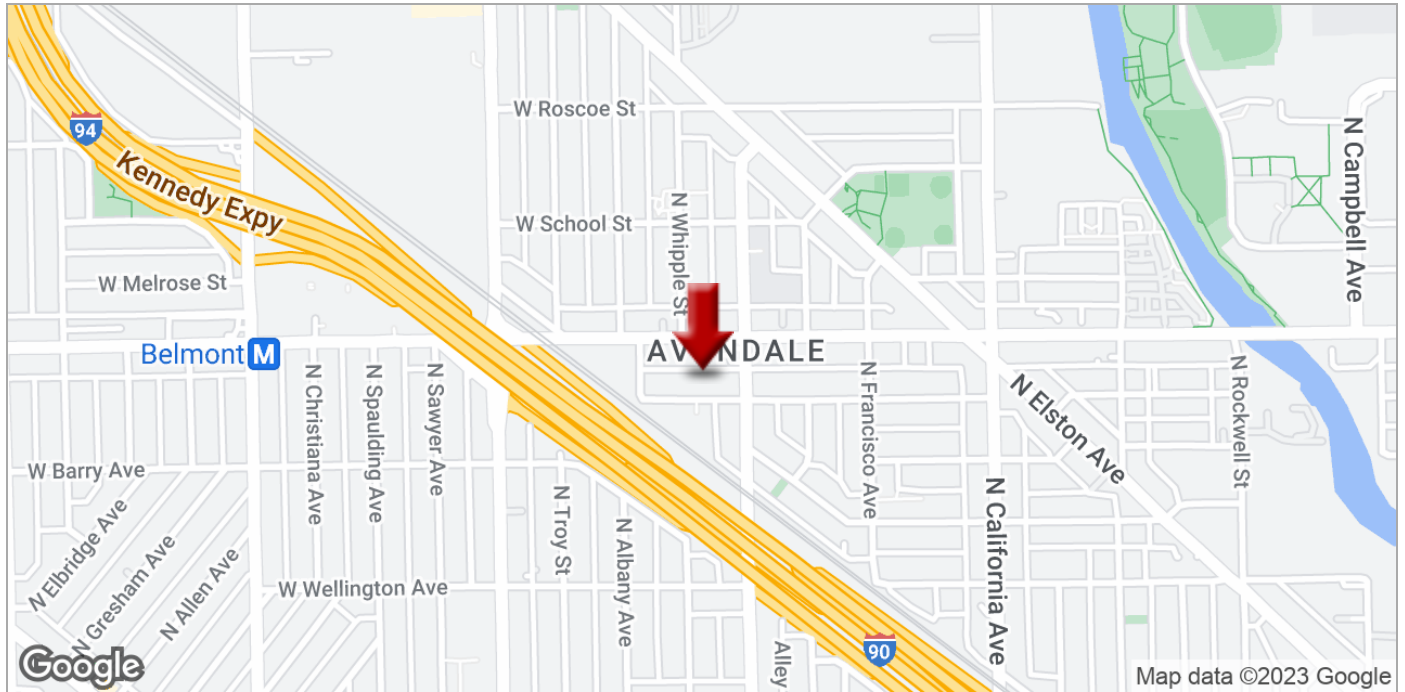
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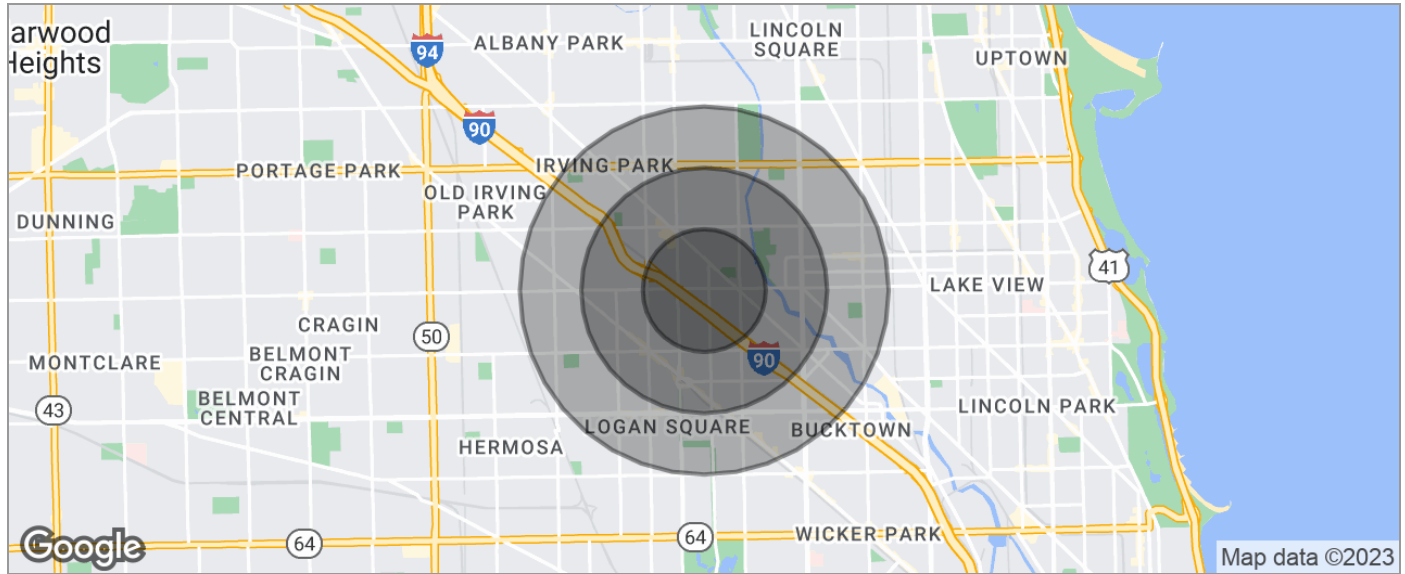
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	14,448	58,081	135,420
MEDIAN AGE	31.7	33.0	32.6
MEDIAN AGE (MALE)	32.3	33.4	32.6
MEDIAN AGE (FEMALE)	31.6	33.0	32.9
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	4,996	21,479	50,859
# OF PERSONS PER HH	2.9	2.7	2.7
AVERAGE HH INCOME	\$61,644	\$65,714	\$67,688
AVERAGE HOUSE VALUE	\$362,061	\$393,888	\$412,527
RACE	0.5 MILES	1 MILE	1.5 MILES
% WHITE	59.9%	61.6%	61.3%
% BLACK	4.8%	5.1%	4.7%
% ASIAN	2.9%	5.1%	5.0%
% HAWAIIAN	0.3%	0.1%	0.0%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	29.3%	25.4%	26.3%
ETHNICITY	0.5 MILES	1 MILE	1.5 MILES
% HISPANIC	60.2%	52.8%	51.5%

* Demographic data derived from 2020 ACS - US Census

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
3019-21 W. Belmont Ave, Chicago, IL	Street Retail	WITHHELD		3,400 SF	VACANT

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