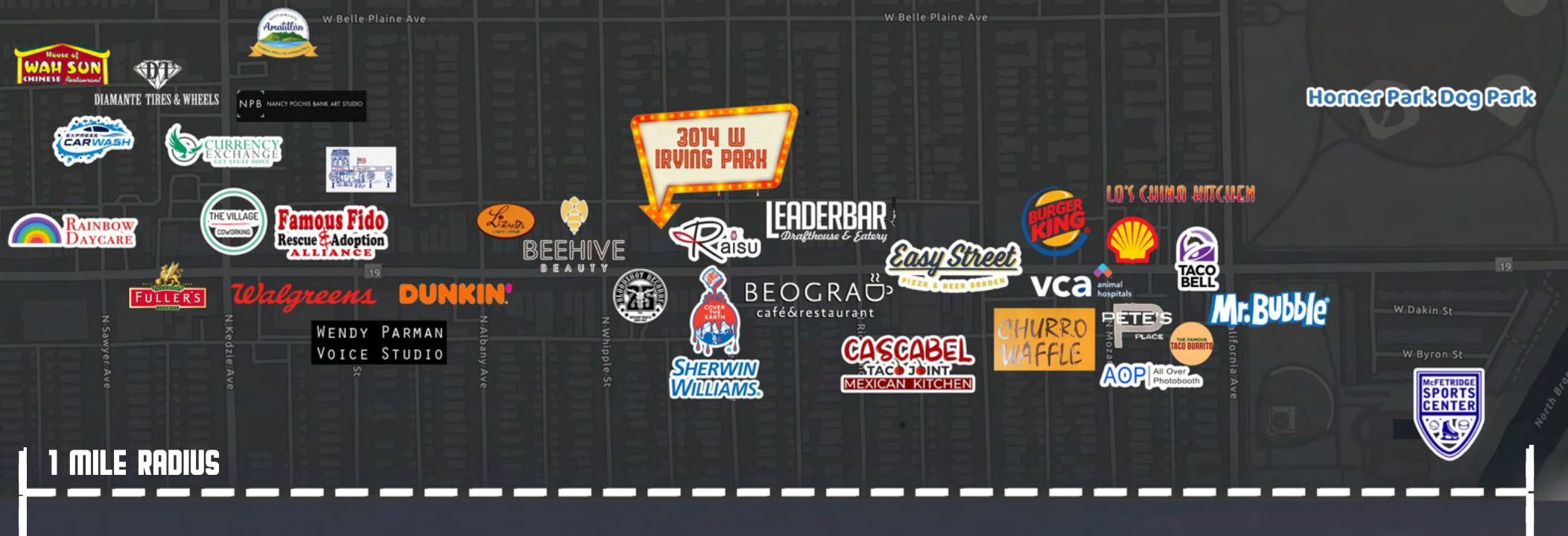


3014 W IRVING PARK RD

5,391+ SF GROUND RETAIL/OFFICE SPACE FOR LEASE

AMANDA FRIEDLANDER
224.241.9821
AFRIEDLANDER@WILLARDJONES.COM
WILLARDJONES.COM





\$106,087

AVG. HH INCOME

#80

BUS SERVING THE
IMMEDIATE AREA

18,000

VEHICLES PER DAY

15

MINUTE WALK TO THE
CUBS SHUTTLE LOT

16,000

PEDESTRIANS PER DAY

OVER THE LAST DECADE, THIS STRETCH OF IRVING PARK RD HAS TRANSFORMED INTO AN AREA NOTORIOUS FOR ITS ART SCENE. NUMEROUS DANCE STUDIOS, ART GALLERIES, RECORDING STUDIOS, AND THEATRE VENUES CALL IT HOME AND PLAY HOST TO THOUSANDS OF VISITORS EACH YEAR.

THE AREA ALSO CONTAINS MULTIPLE CAFES, RESTAURANTS, PROFESSIONAL SERVICES, HOME IMPROVEMENT, AND BARS WHICH ATTRACT POST-PERFORMANCE CROWDS AND POST-WORK LOCALS. IRVING PARK ROAD IS PUNCTUATED BY MULTIPLE SPORTS AND RECREATION CENTERS, WHICH ATTRACT FAMILIES AND ADVENTURE-SEEKERS ALIKE.



WITH A WIDE-OPEN LAYOUT, LOBBY, AND BASEMENT STORAGE, POTENTIAL USES ABOUND. RETAILERS, ENTERTAINERS, TRAINERS, TEACHERS, PLANNERS, GAMERS, AND HARD WORKERS WILL FIND THIS SPACE AN IDEAL LOCATION FOR MAKING THEIR MARK ON IRVING PARK.





224.241.9821

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REAL ESTATE LLC

