



3014 W IRVING PARK RD

3,000 SF GROUND RETAIL SPACE FOR LEASE

AMANDA FRIEDLANDER

224.241.9821

AFRIEDLANDER@WILLARDJONES.COM

WILLARDJONES.COM





# ACT I

## Scene 1

*3,000 SF performance venue located in the historically rich neighborhood of Irving Park. Current buildout features a large open room, private room, lounge and bar area, and basement storage.*

## LOCATION BENEFITS

Irving Park Rd features multiple dance, art, music, and other performing arts companies, each promoted and supported by the Irving Park Fine Arts Committee (located just a few blocks away from 3014 W). Because of this, the area attracts locals and tourists alike, who come to participate in and attend hundreds of renowned performances each year.





# LOBBY SEATING



# LOUNGE AREA



# BAR



# CURRENT FLOOR PLAN





1 MILE RADIUS

**WITHIN 1 MILE**

**18,000 VPD**

**16,000 HOUSEHOLDS**

**\$106,087 AVG HH INCOME**

**SERVICED BY #80 BUS**

**15 MIN. WALK TO CUBS SHUTTLE LOT**



AMANDA FRIEDLANDER

224.241.9821

AFRIEDLANDER@WILLARDJONES.COM

WILLARDJONES.COM

 **WILLARD JONES**  
REAL ESTATE LLC

