

FULLY LEASED!

Dunning Square

NWC IRVING PARK ROAD & NARRAGANSETT AVENUE

6500 W. IRVING PARK ROAD, CHICAGO, IL 60634

RETAIL



FEATURES

MAJOR COMMUNITY CENTER WITH GROCERY AND FASHION ANCHOR

- + Join Jewel/Osco, TJ Maxx, Skechers, Sally Beauty & Many More
- + Daily Needs Traffic

DENSE POPULATION

- + Over 828,000 People within 5 Miles
- + Adjacent to Chicago's Wright College and Several Office and Industrial Parks

EXCELLENT VISIBILITY

- + Clear Site Lines from Both Irving Park Road and Narragansett Avenue

CONSISTENT TRAFFIC FLOW

- + Irving Park Road - 25,100 VPD
- + Narragansett Avenue - 21,500 VPD
- + Total - 46,600 VPD

SIGNALIZED INTERSECTION

- + Multiple Access Points
- + Easy Ingress and Egress

EXCLUSIVE AGENTS

Sean McCourt

First Vice President
+1 312 297 7688
sean.mccourt@cbre.com

Joe Parrott, CRRP

Senior Vice President
+1 312 297 7680
joe.parrott@cbre.com

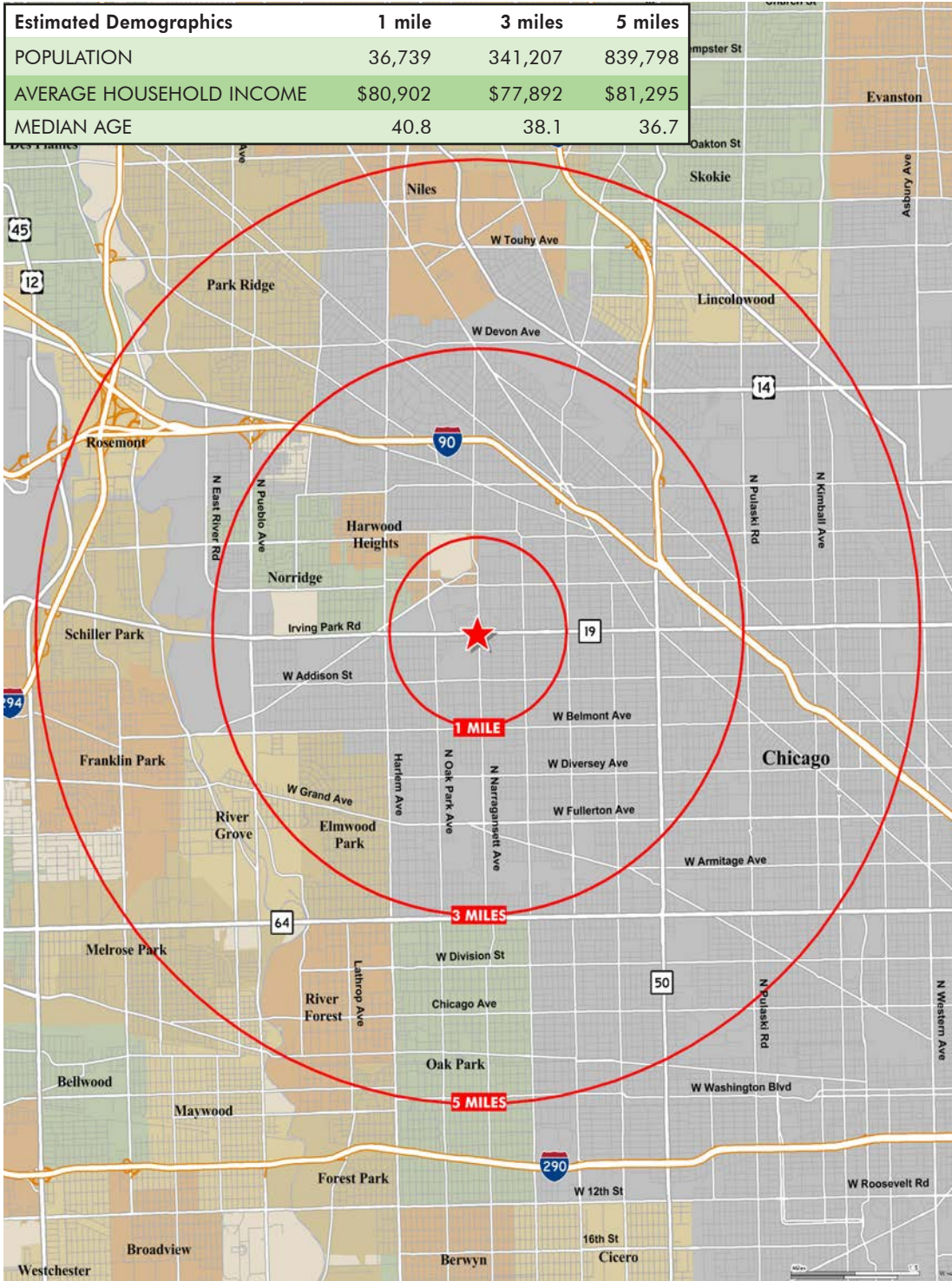
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HIGH POPULATION DENSITY



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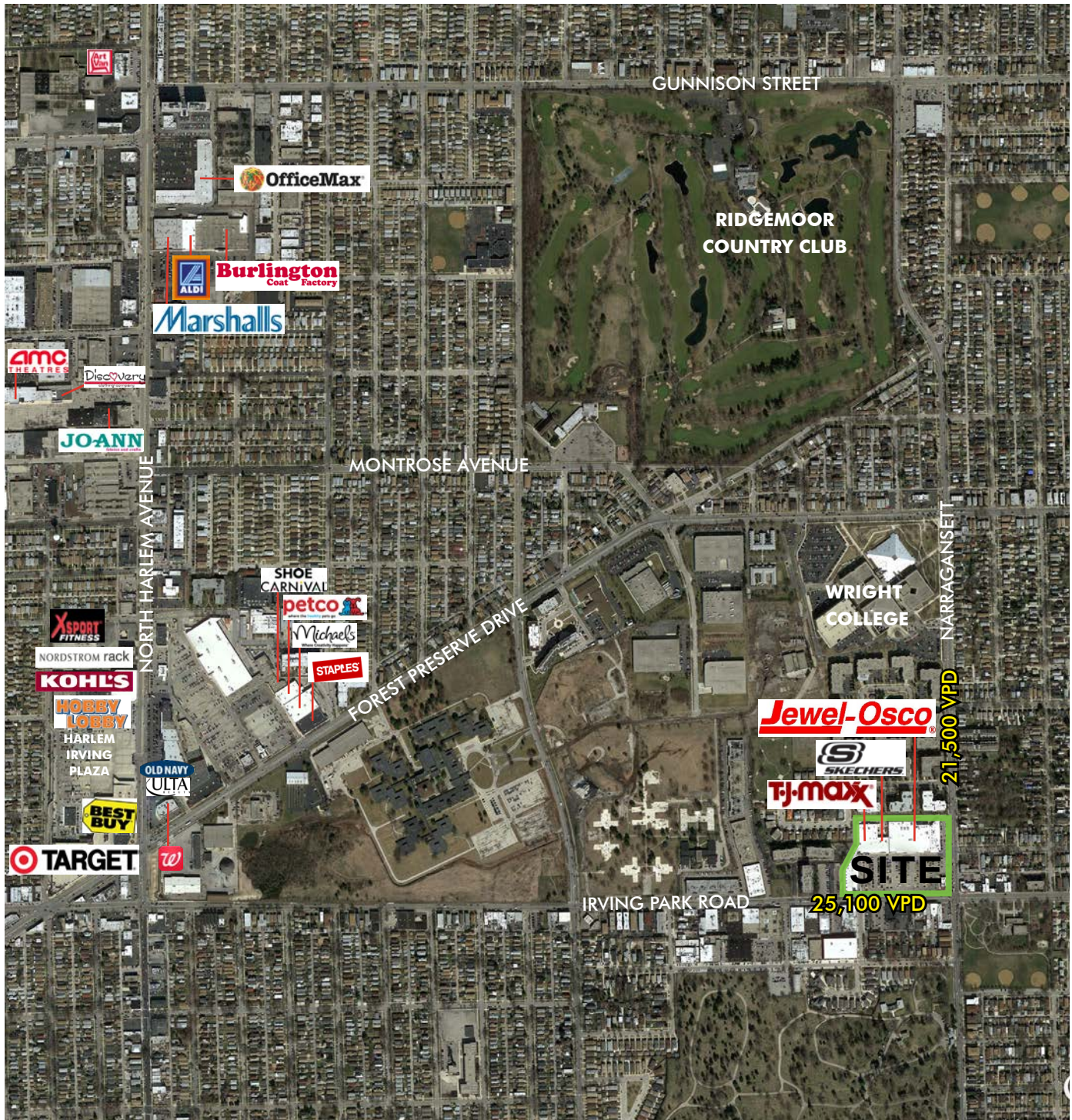
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REGIONAL SHOPPING DESTINATION



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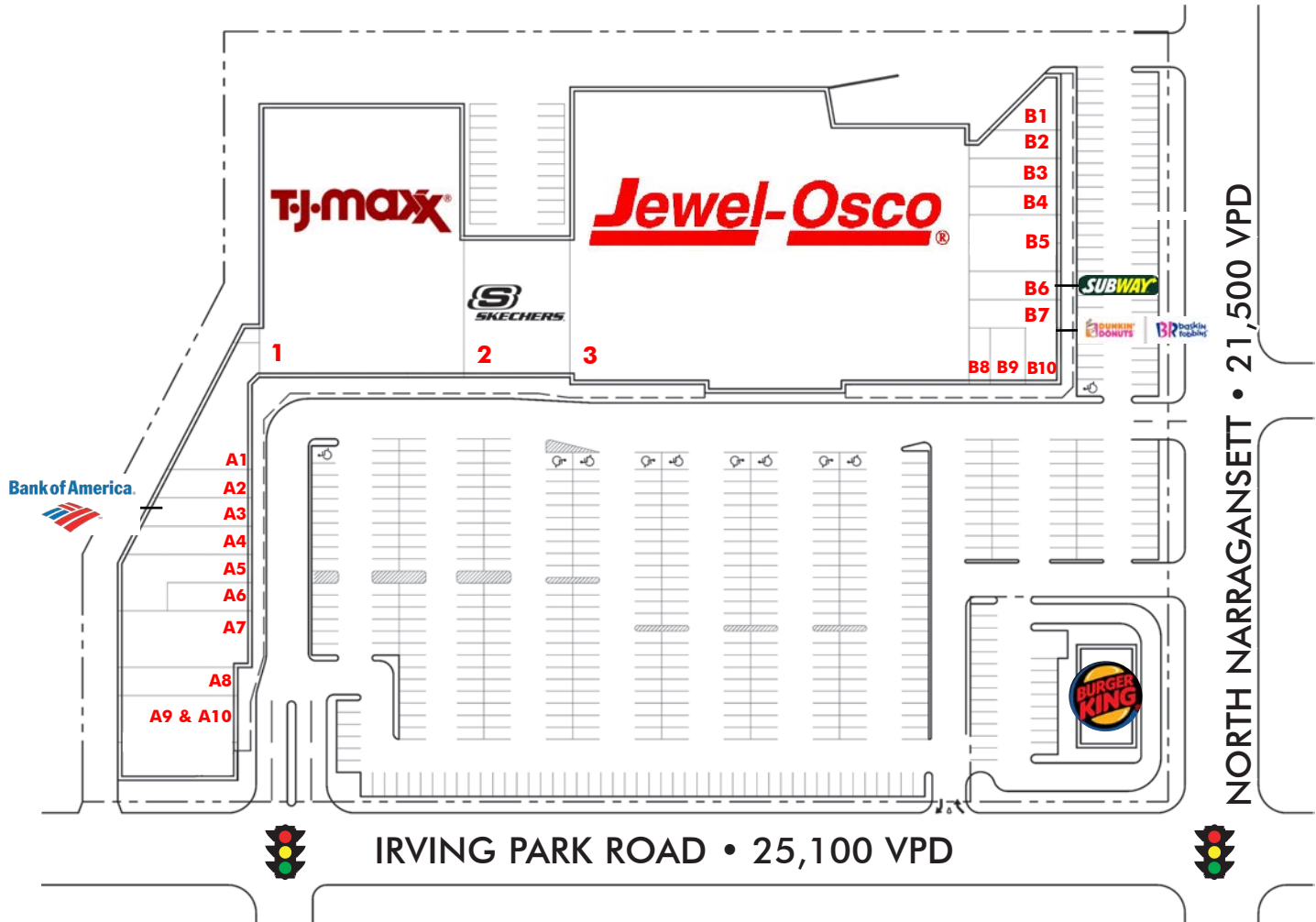
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GROCERY ANCHORED | AMPLE PARKING | EASY ACCESS



UNIT	TENANT	SQ. FT.
1	TJ Maxx	28,008
2	Skechers	7,500
3	Jewel-Osco	57,492
A1	Gallery of Hair	5,475
A2	Joseph's Jewelers	1,859
A3	Bank of America	1,529
A4	Affinity Optical	1,736
A5	AthletiCo	2,592
A6	Liberty Tax Service	1,200
A7	Discount Mattress	3,800
A8	Sally Beauty Supply	1,700
A9 & A10	Lee Nails	5,058

UNIT	TENANT	SQ. FT.
B1	GOSA Milk Tea	1,179
B2	Jill's Brow Studio	1,270
B3	Dr. John S. Kim, DDS	1,300
B4	China Chef	1,300
B5	Lee Nails	2,600
B6	Subway	1,300
B7	Dunkin Donuts/Baskin Robbins	2,309
B8	Currency Exchange	600
B9	Beltone	1,060
C2	Burger King	20,300
	Total	128,268

CBRE

DEMOGRAPHIC BRIEF

6500 W IRVING PARK RD

 POPULATION	1 MILE	3 MILES
2020 Population - Current Year Estimate	36,475	337,418
2025 Population - Five Year Projection	36,053	333,578
2010 Population - Census	36,627	338,613
2000 Population - Census	36,608	340,576
2010-2020 Annual Population Growth Rate	-0.04%	-0.03%
2020-2025 Annual Population Growth Rate	-0.23%	-0.23%
 HOUSEHOLDS	1 MILE	3 MILES
2020 Households - Current Year Estimate	12,926	118,828
2025 Households - Five Year Projection	12,768	117,379
2010 Households - Census	12,983	119,384
2000 Households - Census	13,215	121,909
2010-2020 Annual Household Growth Rate	-0.04%	-0.05%
2020-2025 Annual Household Growth Rate	-0.25%	-0.25%
2020 Average Household Size	2.79	2.82
 HOUSEHOLD INCOME	1 MILE	3 MILES
2020 Average Household Income	\$85,131	\$84,010
2025 Average Household Income	\$95,979	\$93,767
2020 Median Household Income	\$65,804	\$62,876
2025 Median Household Income	\$72,285	\$68,010
2020 Per Capita Income	\$30,297	\$29,605
2025 Per Capita Income	\$34,134	\$33,014
 HOUSING UNITS	1 MILE	3 MILES
2020 Housing Units	13,990	129,361
2020 Vacant Housing Units	1,064 7.6%	10,533 8.1%
2020 Occupied Housing Units	12,926 92.4%	118,827 91.9%
2020 Owner Occupied Housing Units	8,996 64.3%	73,992 57.2%
2020 Renter Occupied Housing Units	3,930 28.1%	44,835 34.7%
 EDUCATION	1 MILE	3 MILES
2020 Population 25 and Over	26,577	232,815
HS and Associates Degrees	15,541 58.5%	128,586 55.2%
Bachelor's Degree or Higher	8,062 30.3%	69,153 29.7%
 PLACE OF WORK	1 MILE	3 MILES
2020 Businesses	725	7,269
2020 Employees	8,853	73,411

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