



For Lease

Retail/Office Space Available On Belmont Ave.

5605 - 5607 West Belmont Avenue, Chicago, IL
60634

Negotiable

Two spaces available. 5605 W Belmont is 1,500 SF and most recently was a jewelry store. 5607 W Belmont is 3,500 SF of vacant space ideal for either any retail and/or office use. 700 SF Available on Central Ave. Located on heavily traveled Belmont Ave. Ownership is flexible and will consider any potential use for a strong tenant.

Contact us:

Scott Reinish

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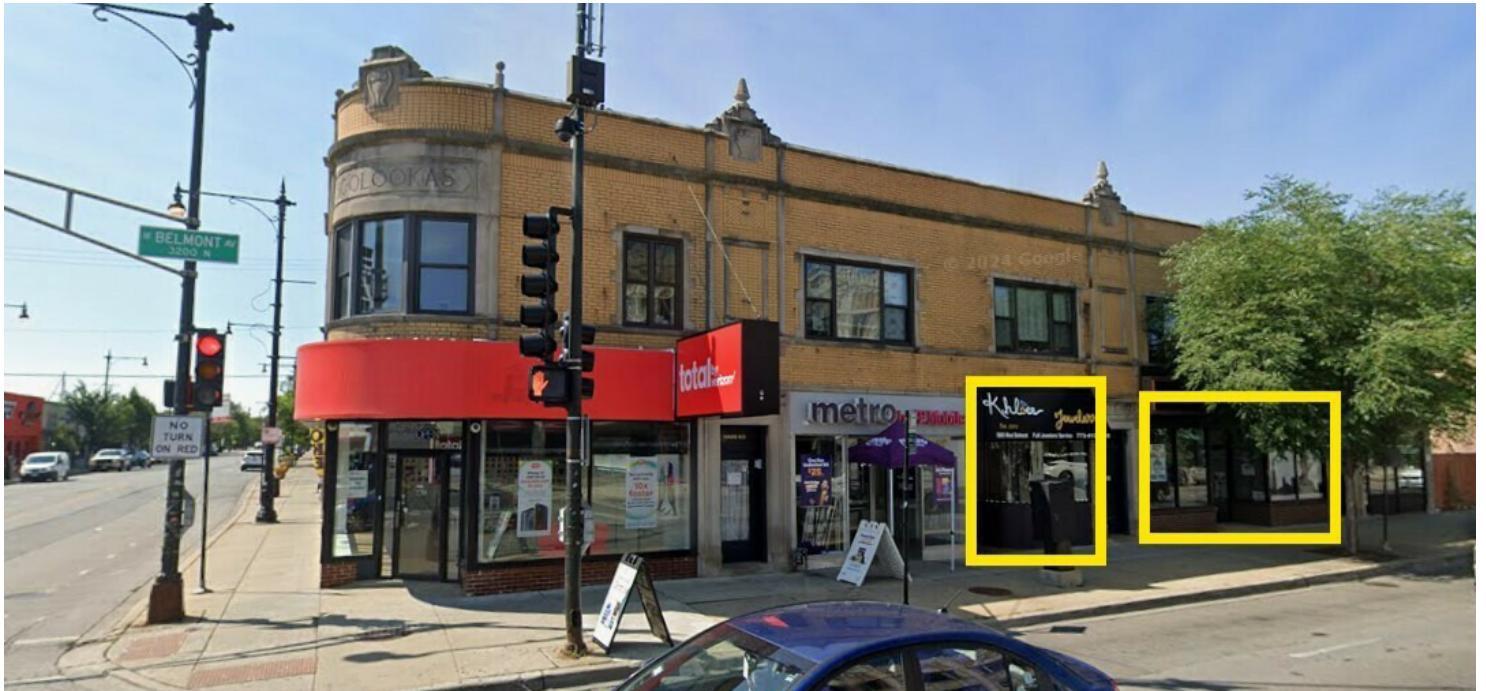
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Colliers

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Executive Summary



Offering Summary

Lease Rate:	Negotiable
Building Size:	19,075 SF
Available SF:	700 - 3,500 SF
Zoning:	B1-2
Market:	Chicago
Submarket:	Belmont Cragin

Property Overview

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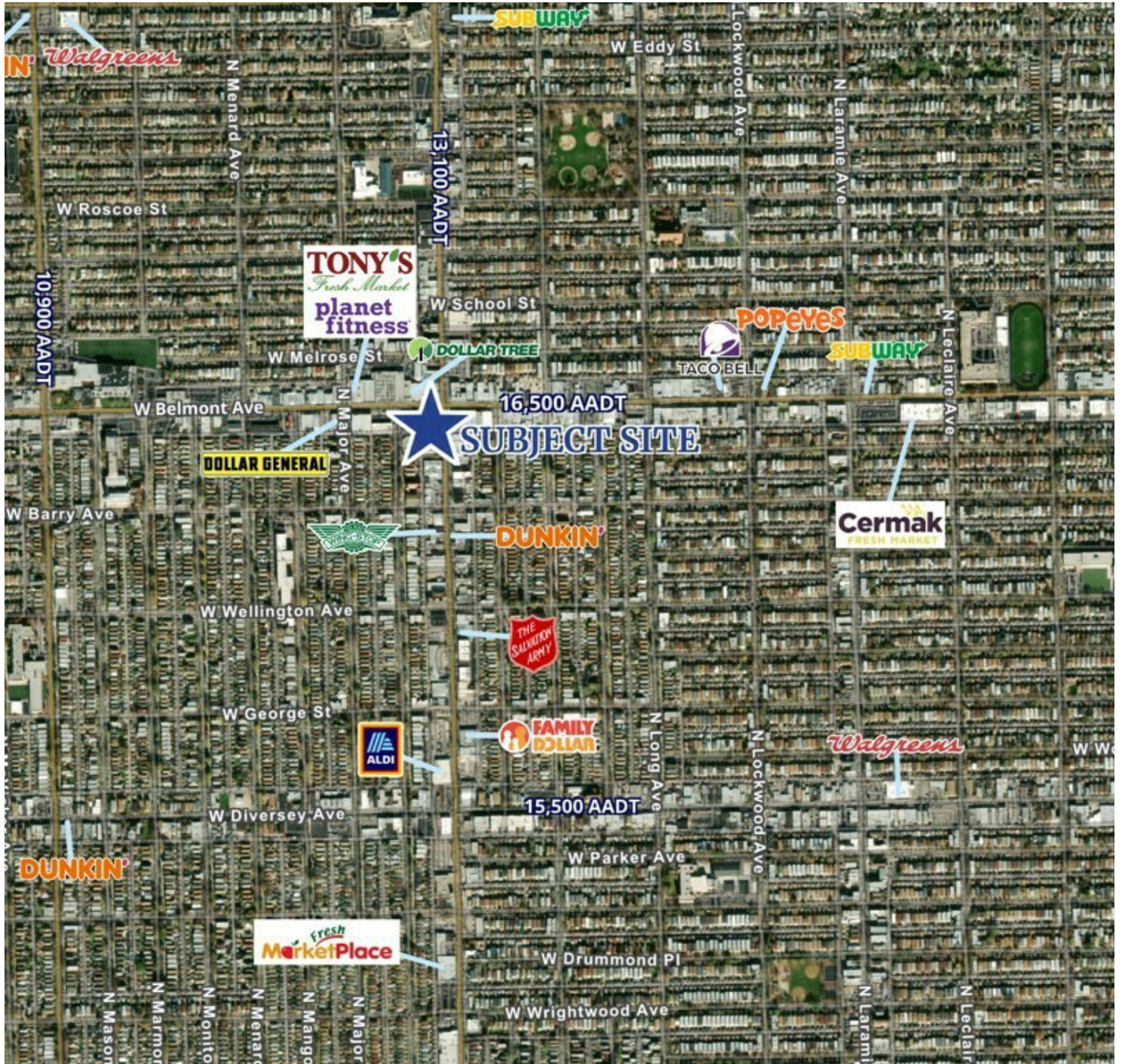
Property Highlights

- Three spaces available (1,500 SF, 700 SF (Central Ave) and 3,500 SF)
- Wide variety of retail operators in the neighborhood
- Open to any potential retail or office use
- Strong pedestrian and vehicular traffic

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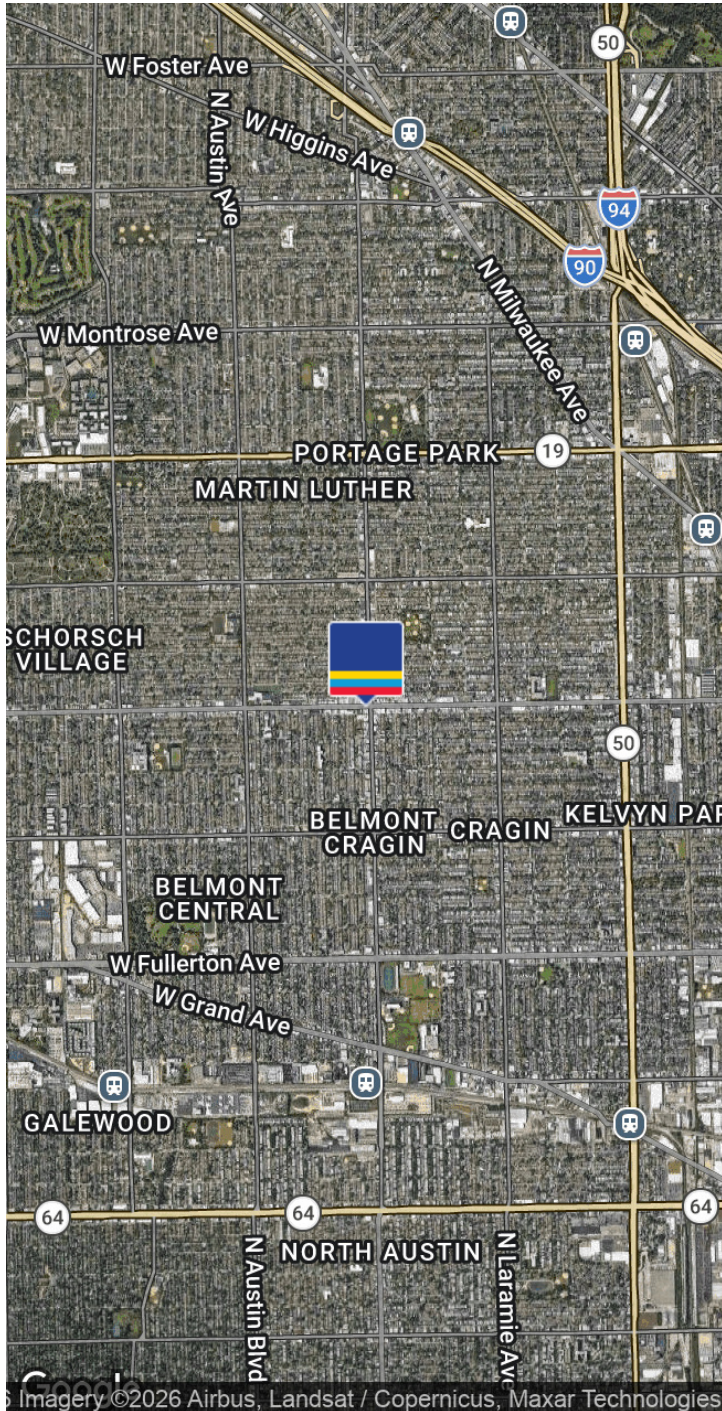
Area Retailers



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Location Map



Location Overview

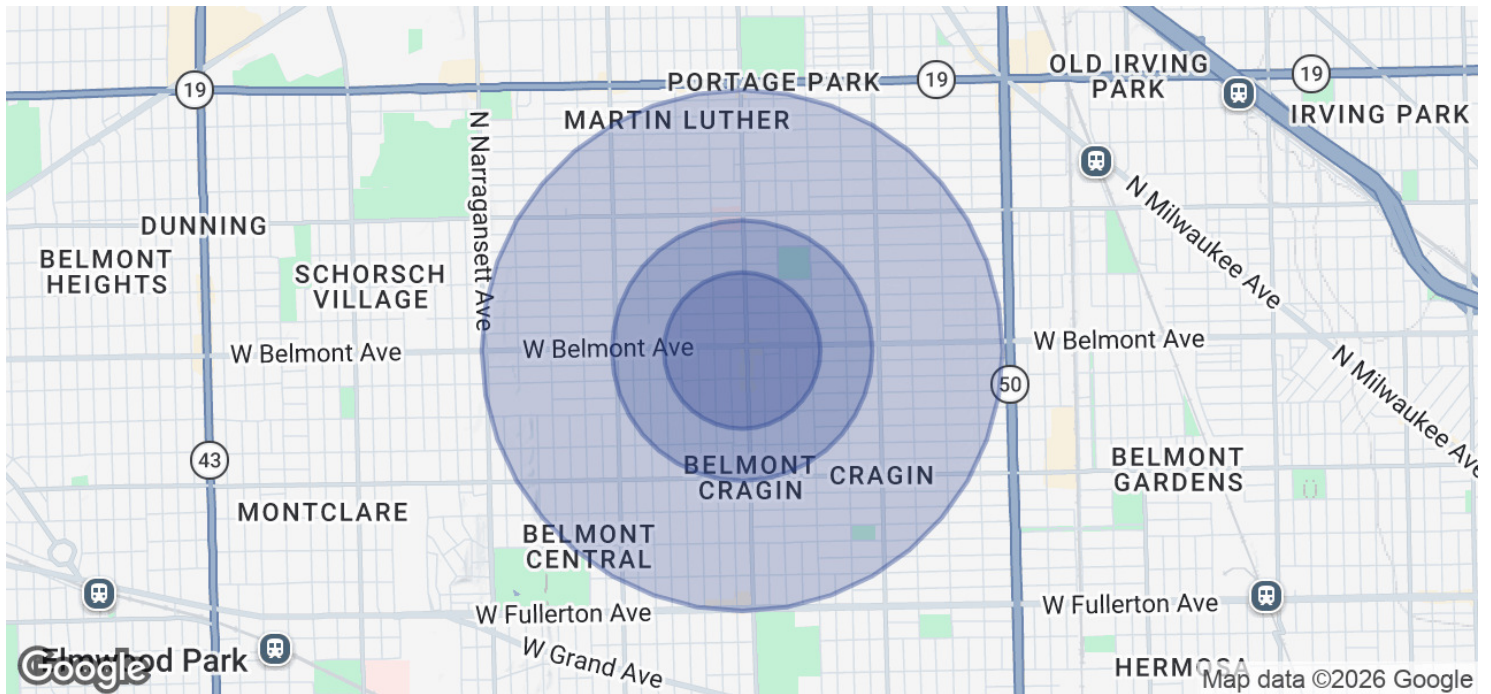
Belmont Cragin is located on the northwest side of the city and eight miles northwest of The Loop. The community area comprises four neighborhoods, including Belmont Central, Brickyard, Cragin and Hanson Park. The area has long been known as an intergenerational, family-oriented community with thriving small businesses, beautiful parks, independent theaters and local restaurants. Today, the area is fast becoming a hub for Chicago's creative community.

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Demographics Map & Demos BB



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	5,133	14,408	62,398
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	41	41	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,721	4,791	20,126
# of Persons per HH	3	3	3.1
Average HH Income	\$84,982	\$90,653	\$93,458
Average House Value	\$343,439	\$345,960	\$354,225

Demographics data derived from AlphaMap

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