



Offering Summary

Lease Rate:	Negotiable
NNN's:	\$12.90 PSF
Available SF:	1,176 SF
Building Size:	4,738 SF
Lot Size:	0.28 Acres
Year Built:	1999
Zoning:	B3-1 Community Shopping District
Market:	Chicago
Submarket:	Irving Park
Traffic Count:	Approx. 42,300 VPD

Property Overview

Excellent leasing opportunity at the signalized intersection of Irving Park Road and Kimball Avenue in Chicago's Irving Park neighborhood on the north side. Co-Tenant's at the property include Jet's Pizza and One Stop Shop. The former Subway space is a 1,176 SF end cap and features an on-site parking lot and dual-sided pylon signage at the corner of Irving Park Road and Kimball Avenue, offering visibility and exposure to approximately 42,000 VPD. The center is conveniently located less than one (1) mile from the Irving Park Blue Line CTA Station, the Irving Park Metra Station and Interstate-90/94. Neighboring retailers include Jewel-Osco, Cermak Fresh Market, Tony's Fresh Market, Target, Walgreens, CVS/Pharmacy, Home Depot, Dollar Tree, Family Dollar, Sally Beauty, Chase Bank, AutoZone Auto Parts, O'Reilly Auto Parts, Portillo's, Chipotle, McDonald's, Taco Bell, Dunkin and Burger King, among many others.

Property Highlights

- 1,176 SF in-line space (former Subway)
- Located at the hard corner of the signalized intersection at Irving Park Road and Kimball Avenue featuring visibility and exposure to over 42,000 VPD
- The center features an on-site parking lot and dual-sided monument signage
- Conveniently located less than one (1) mile from Interstate-90/94

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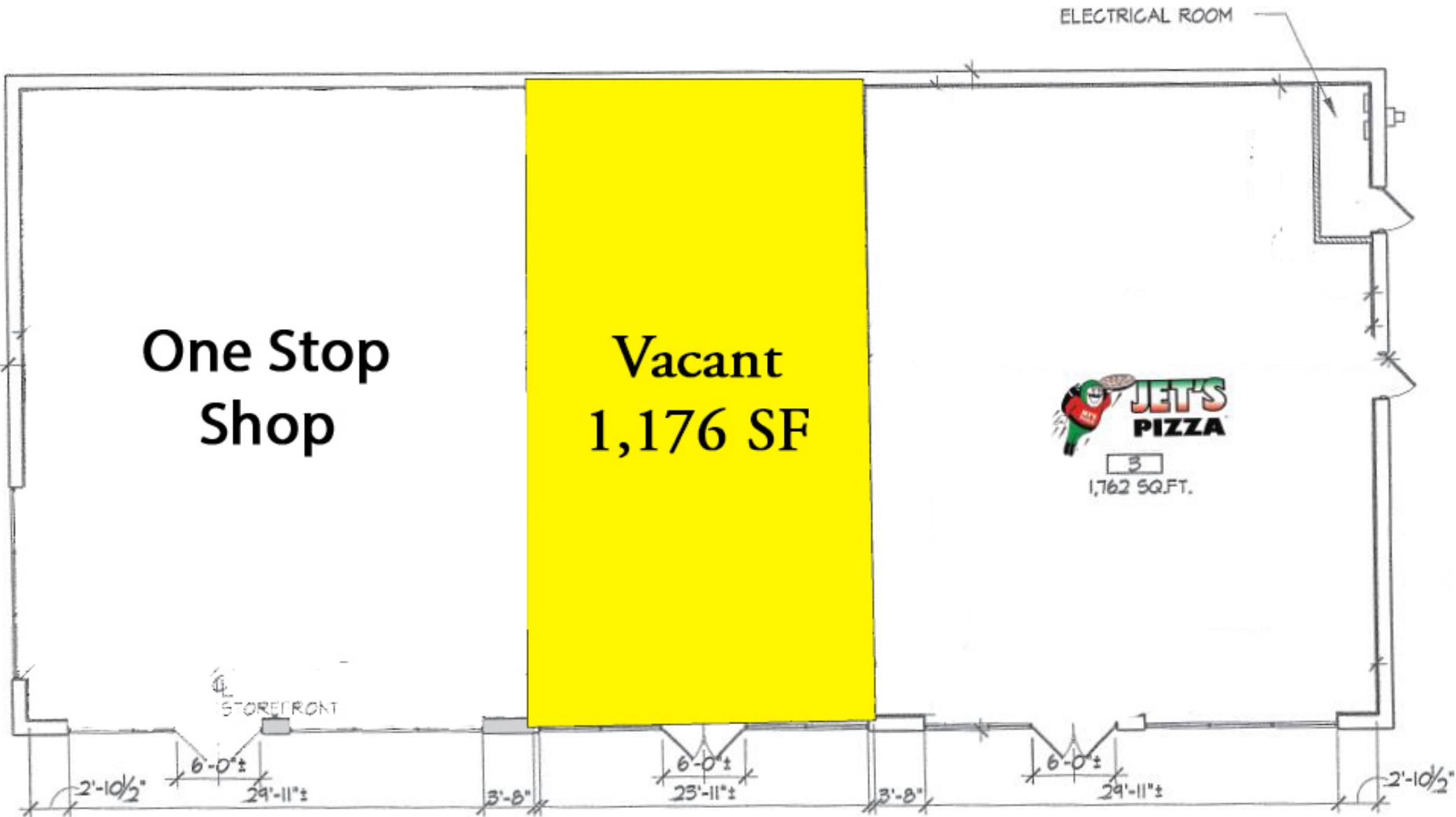
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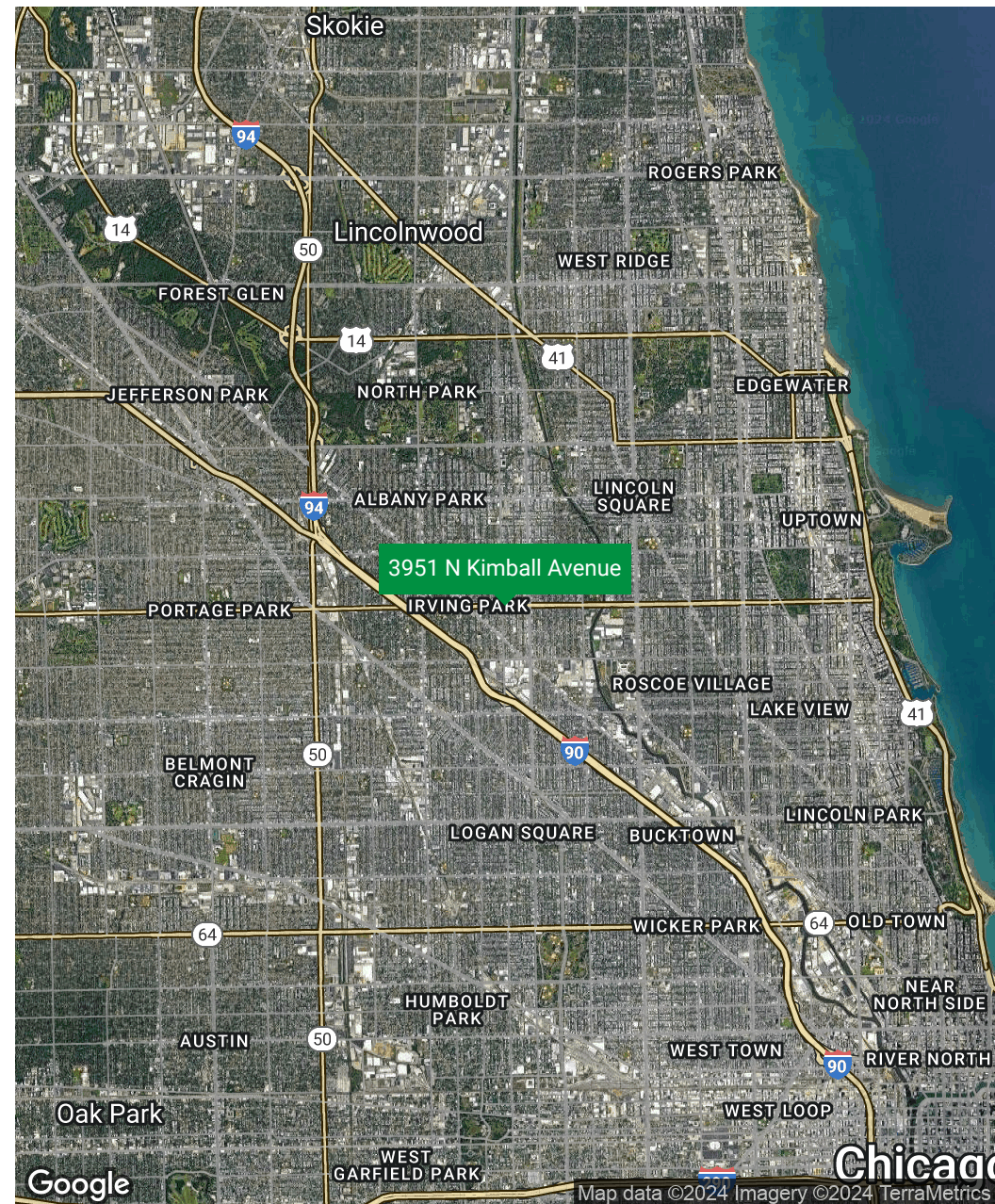
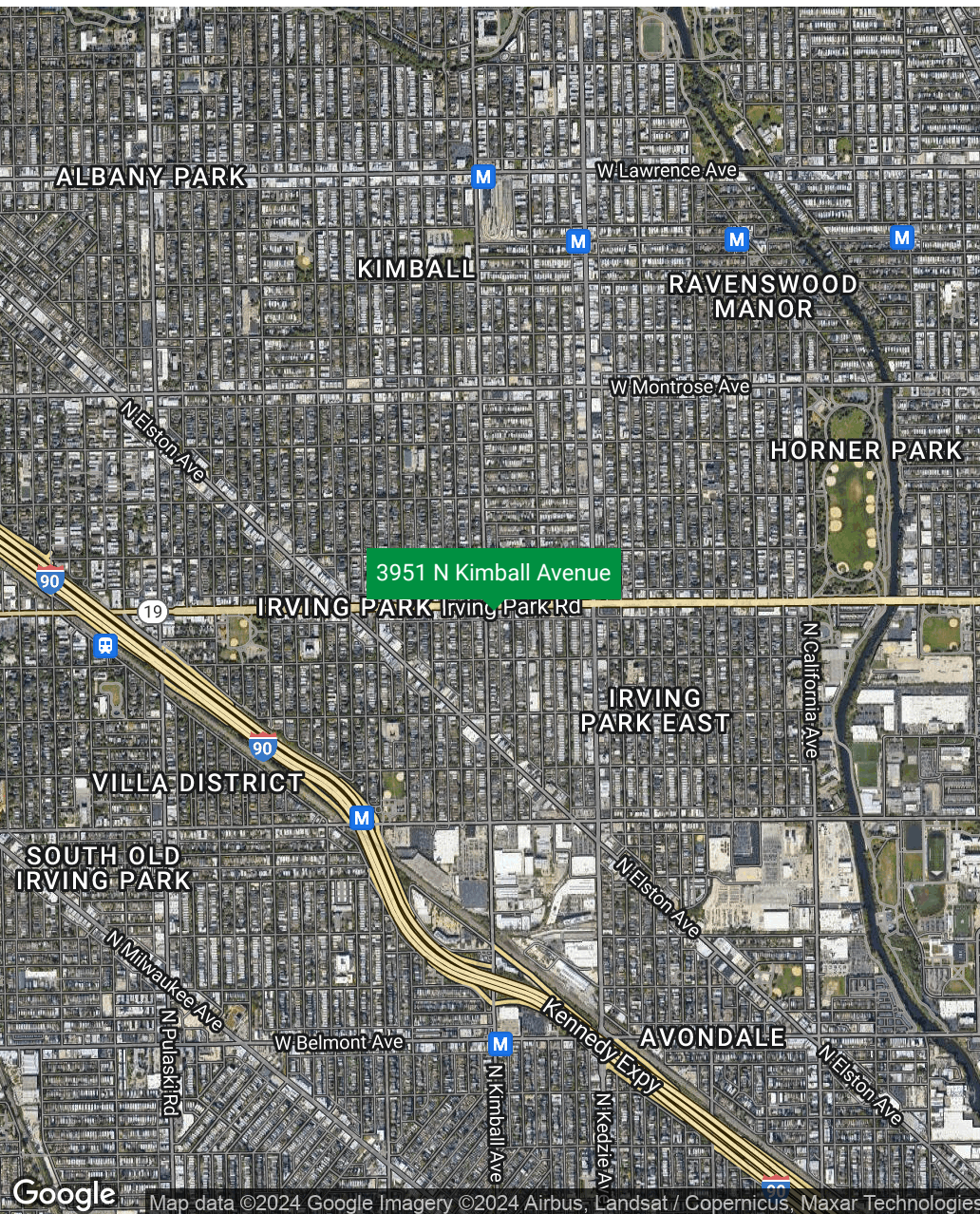
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FOR LEASE | 3951 N. KIMBALL AVENUE

LOCATION MAP



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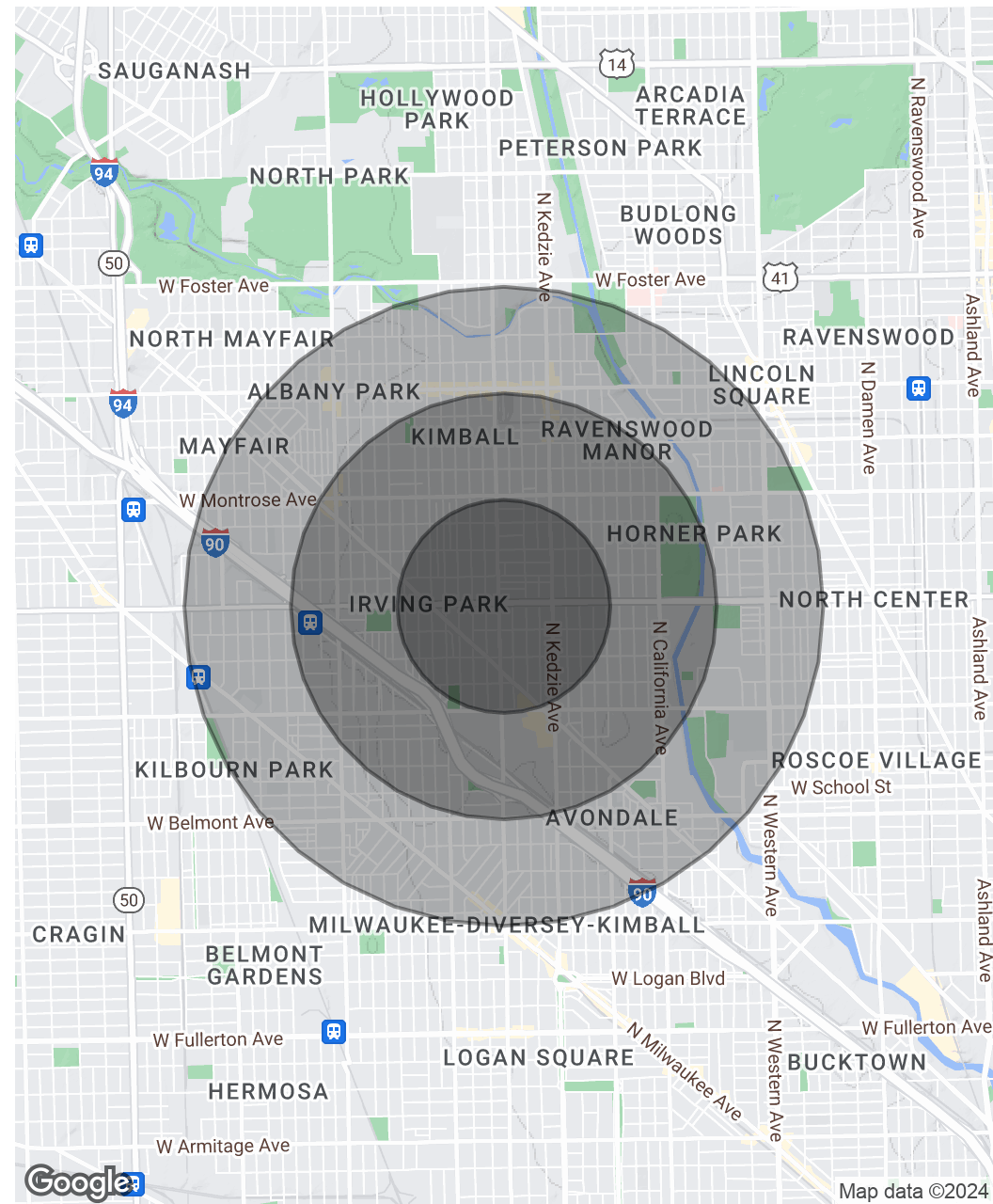
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DEMOGRAPHICS MAP & REPORT

Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	19,163	66,664	156,008
Average Age	33.3	33.1	32.4
Average Age (Male)	33.7	33.3	32.3
Average Age (Female)	32.8	33.1	32.9

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	6,224	23,150	53,761
# of Persons per HH	3.1	2.9	2.9
Average HH Income	\$61,135	\$63,677	\$62,992
Average House Value	\$368,384	\$386,704	\$385,153

* Demographic data derived from 2020 ACS - US Census



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