



1958 W. Irving Park Rd. (Chicago, Illinois 60618)

AVAILABLE IN SEPTEMBER OF 2026

- RETAIL SPACE
- ZONING: B1-2
- TERM: 5 - 10 YEARS
- ±1,200 - 2,800 SQUARE FEET
- LEASE: NET
- RENT: NEGOTIABLE

Lichter Realty, Inc. is offering, for lease, approximately 2,800 square feet of retail space. The property is located in the North Center neighborhood at the six-corner intersection of Lincoln Ave., Damen Ave., and Irving Park Rd. The property is 0.2 miles from the CTA "L" (Brown Line), 1.5 miles from Lake Shore Drive, 3.0 miles of the expressways (I-90/94).

The property has a Walk Score of 95 ("Walker's Paradise") and a Bike Score of 94 (Biker's Paradise"). The six-corner intersection benefits from a traffic count of approximately 75,000 vehicles per day and multiple bus stops. The building allows for great signage. The space features approximately 35 feet of frontage on Irving Park Rd. and approximately 60 feet of frontage on Damen Ave., very large windows, high ceilings, a mostly open layout (with minimal columns), ample power, ample water, and MORE!!! The space is ideal for many types of business uses (i.e. retail, food and beverage, medical, health and wellness, fitness, services, etc.). The space can be demised into two (2) spaces or it can be leased as a whole. The landlord will consider building out the space for a tenant or providing a tenant-improvement allowance to a tenant for their build-out. The space also has a basement for storage or ancillary uses.

HIGHWAY PROXIMITY	PUBLIC TRANSPORTATION	BEAUTIFUL BUILDING
WALKER'S PARADISE	SIX-CORNER INTERSECTION	BUILD-TO-SUIT
BIKER'S PARADISE	CORNER LOCATION	T.I. ALLOWANCE