

MILLENNIUM PROPERTIES R/E *Prime Retail for Lease on Busy Milwaukee & Montrose*

4400 N Milwaukee Ave., Chicago, IL

\$2,500/mo



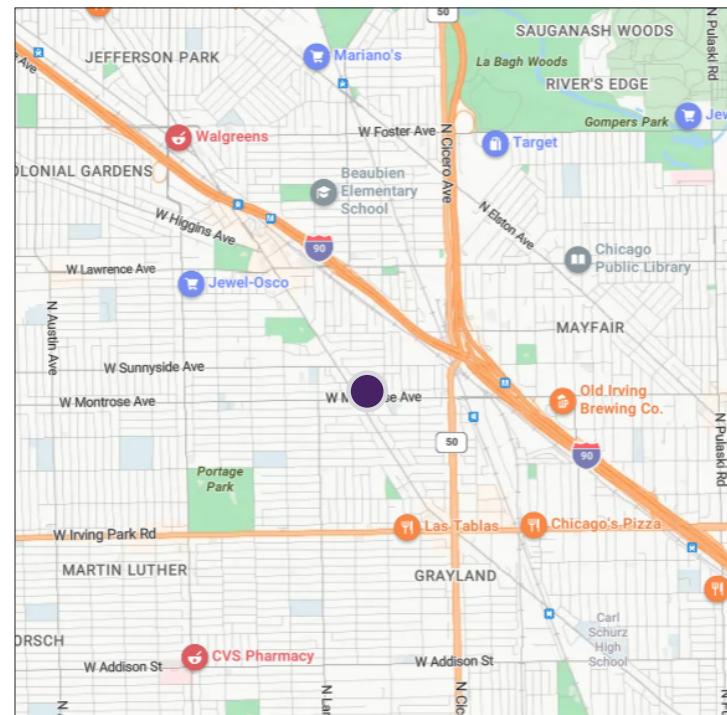
Property Highlights

- Approximately 1,050 SF unit + basement
- Completely renovated space throughout
- Perfect for a variety of uses including coffee shop or office.
- Ample street parking available
- Great visibility on the corner of Milwaukee and Montrose
- Nearby attractions: Irish American Heritage Museum, Fort Knox Studios, Copernicus Center, and Old Irving Brewing Co.
- Close to I-90 and I-94 expressways, Metra rail, train, and bus lines
- Traffic count: 18,687 vehicles daily
- Zoning: B3-1

Property Overview

Available for lease is an approximately 1,050 square foot corner location suitable for a variety of uses. The space includes basement space suitable for storage. Recently renovated throughout including updated storefront and electrical. Located in the Portage Park neighborhood on the heavily trafficked corner of Milwaukee and Montrose, approximately 10 miles from downtown Chicago. The property has high ceilings and a modern industrial feel throughout. Easy access to public transportation, major thoroughfares and expressways.

The Portage Park neighborhood is home to a diverse population, including families and young professionals. The neighborhood is known for its diverse community and a mix of residential and commercial areas.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	39,226	365,196	951,556
Households	14,252	120,841	342,235
Median Income	\$80,264	\$74,666	\$78,027

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