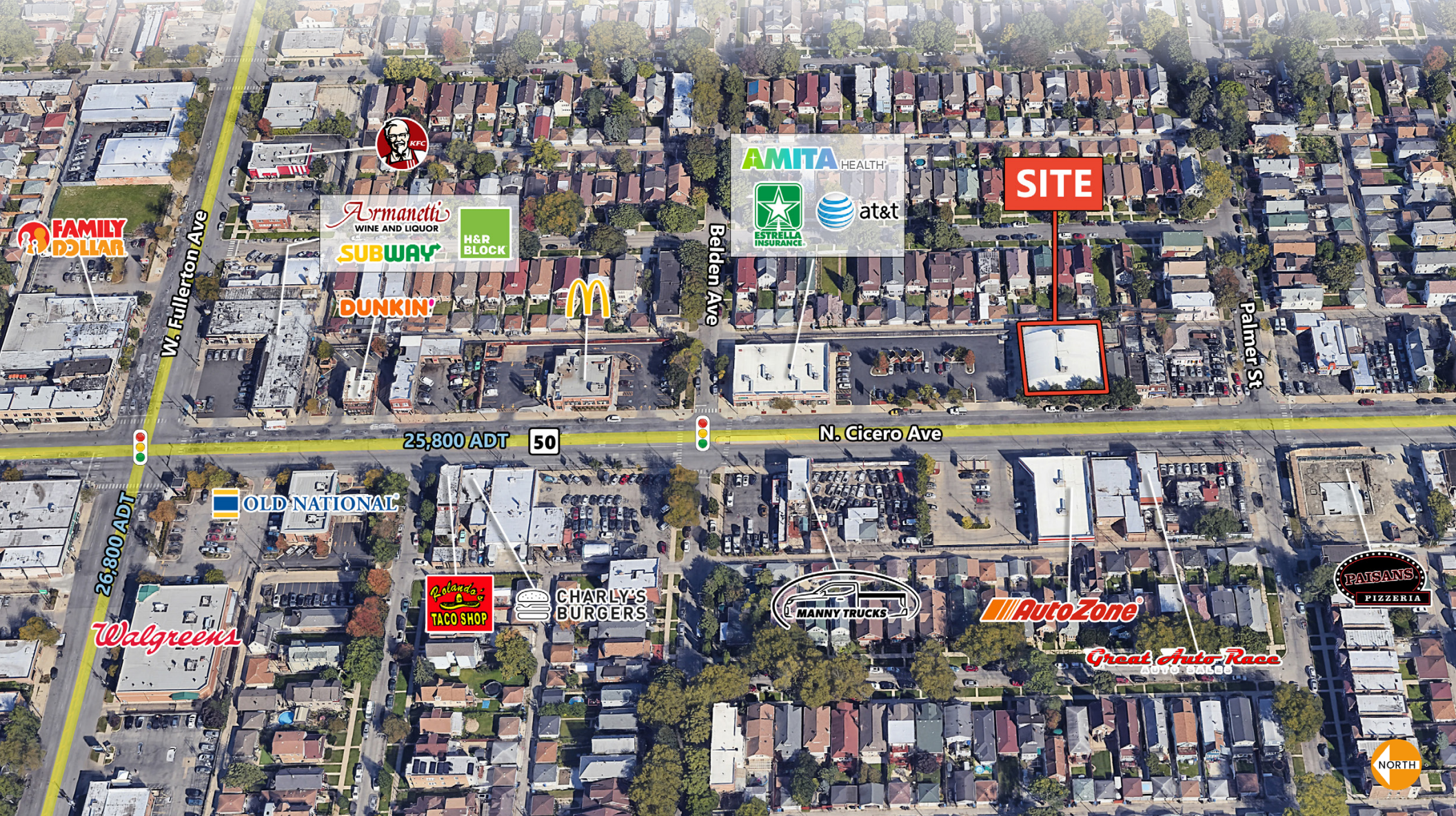


FREESTANDING BUILDING | SUBLEASE AVAILABLE

# 2223 N. CICERO AVE

Chicago, IL 60639





FREESTANDING BUILDING | SUBLEASE AVAILABLE

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### LEASE TERM

- Lease expiration: September 30, 2029
- Three (3) 5-year renewal options for long-term stability

### PROPERTY HIGHLIGHTS

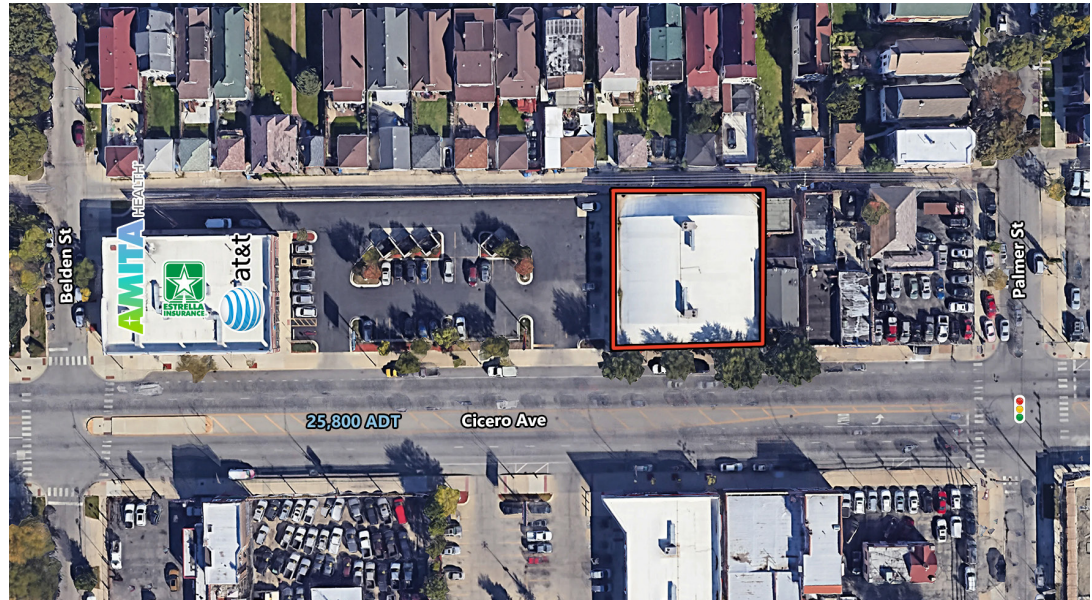
- **Freestanding Building** 10,750 SF
- **High-traffic corridor** in Chicago's Northwest Side
- **Ample Parking** On-site spaces for customers & staff
- **Pylon Signage Available**
- **Ideal Uses** – Retail, showroom, or service-oriented business

### LOCATION ADVANTAGES

- Located in the Hermosa / Belmont-Cragin trade area
- High Traffic Counts on Cicero Ave.
- Strong demographics with high population density within 3 miles
- Surrounded by dense residential neighborhoods and established retailers

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	55,360	445,450	1,085,560
Average HH Income	\$85,116	\$106,784	\$130,329
Daytime Population	40,061	323,882	880,337

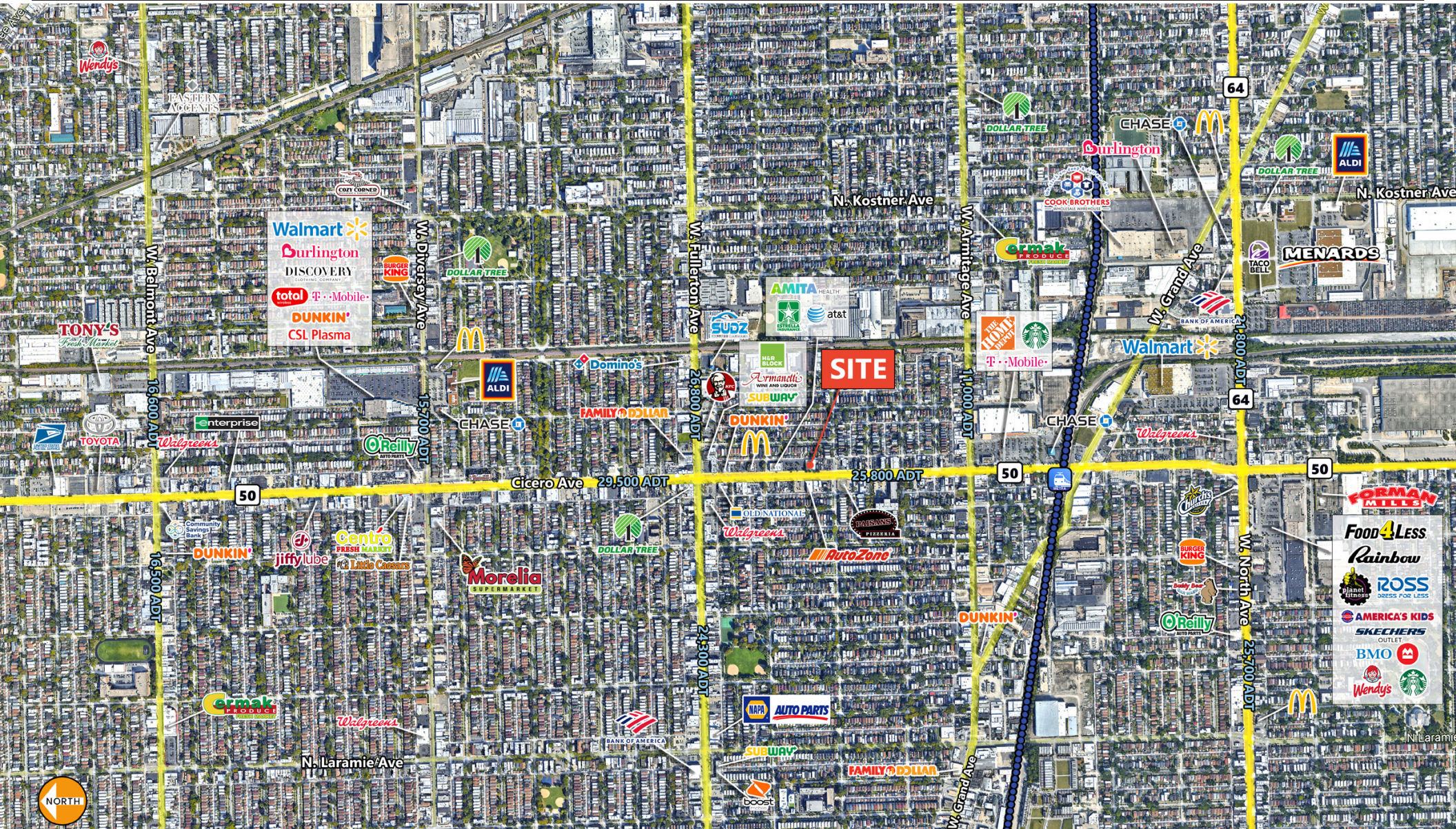




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## CONTACT

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