

Arondale

3214 N KIMBALL AVE, CHICAGO, ILLINOIS

METRO
COMMERCIAL REAL ESTATE

RETAIL SPACE FOR LEASE // 913 – 2,079 SF AVAILABLE



PROPERTY HIGHLIGHTS

- 913 SF – 2,079 SF With Parking Available
- Incredible Visibility from I-90/94 (191,177 VPD)
- Adjacent to I-90/94 Entrance/Exit and Belmont CTA stop (1,049,712 Riders/year)

DEMOGRAPHICS

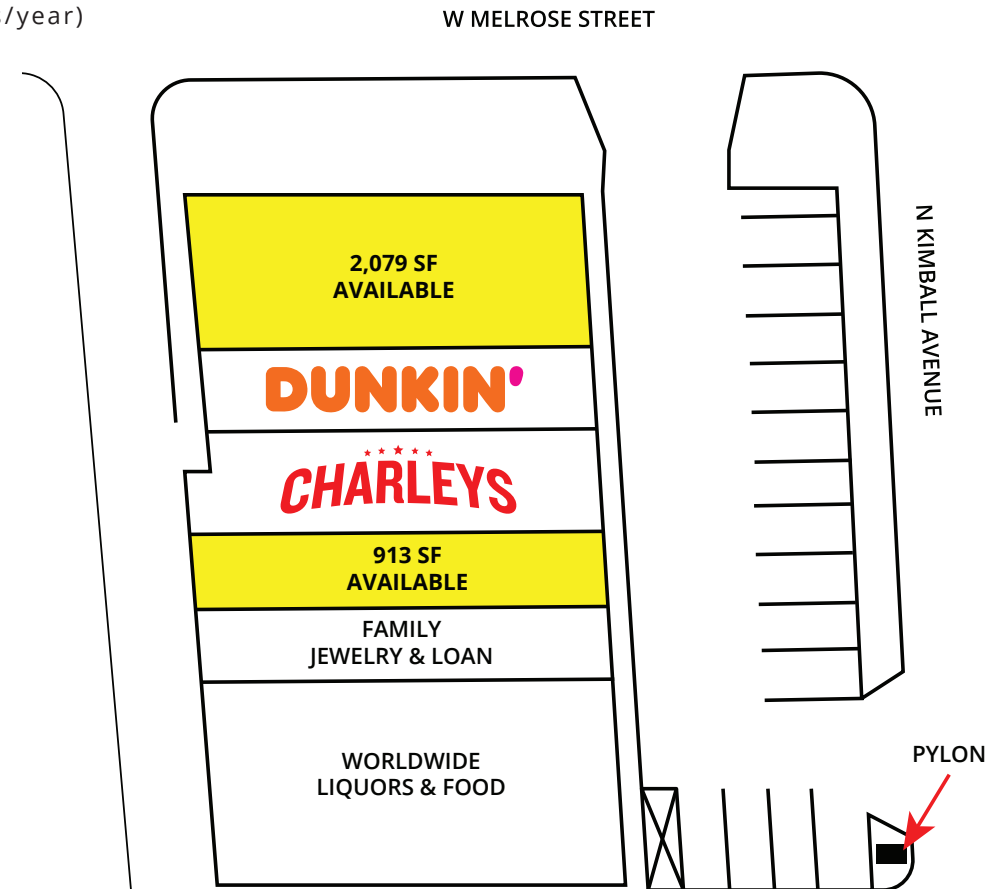
	½ MILE	1 MILE	2 MILES
TOTAL POPULATION	13,957	62,854	240,047
DAYTIME POPULATION	8,284	34,335	115,933
HOUSEHOLDS	5,634	26,575	99,127
AVG HH INCOME	\$141,354	\$138,121	\$155,906

TRAFFIC COUNTS

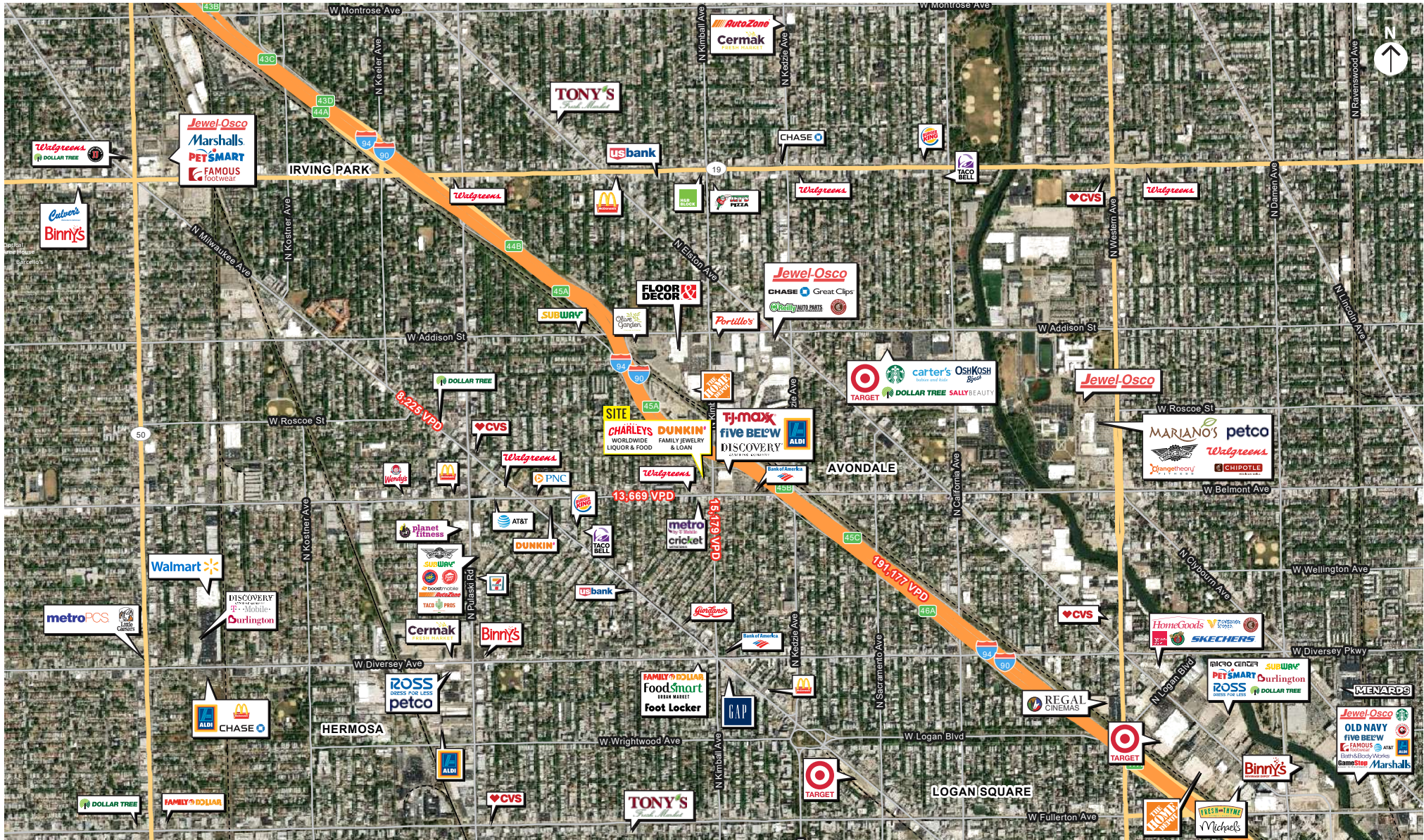
	COUNT
BELMONT AVE	13,669 VPD
KIMBALL AVE	15,179 VPD

WALK SCORE®

WALK SCORE	88 very walkable > most errands can be accomplished on foot
TRANSIT SCORE	73 excellent transit > transit is convenient for most trips
BIKE SCORE	81 very bikeable > biking is convenient for most trips



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Leasing Contacts

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