

# Mayfair

W LAWRENCE AVE, CHICAGO, ILLINOIS

**METRO**  
COMMERCIAL REAL ESTATE

FOR LEASE // 1,576 SF & 1,270 SF OFFICE/MEDICAL/RETAIL SPACE



# Mayfair

## PROPERTY HIGHLIGHTS

- Modern mixed-use building situated on the bustling Lawrence Ave
- Conveniently close to multiple CTA stops and just a few blocks from Hwy 90/94
- Features twelve attractive residential rental units on the upper floors
- Includes parking space for both employees and customers
- New pylon sign installed to enhance visibility on Lawrence Ave

## DEMOGRAPHICS

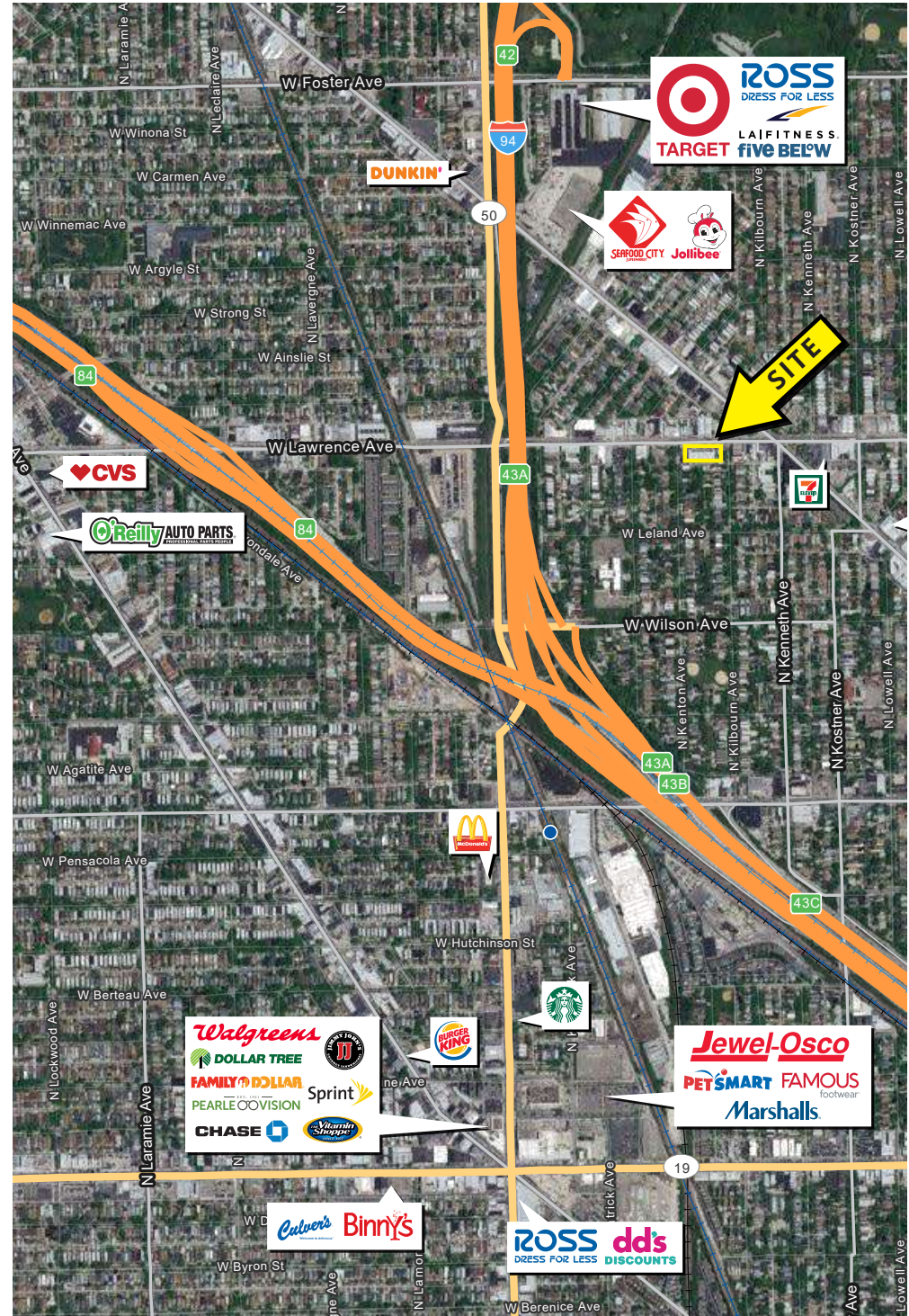
|                    | ½ MILE    | 1 MILE    | 2 MILES   |
|--------------------|-----------|-----------|-----------|
| TOTAL POPULATION   | 9,324     | 37,489    | 172,391   |
| DAYTIME POPULATION | 4,733     | 19,697    | 84,421    |
| HOUSEHOLDS         | 3,554     | 14,764    | 67,749    |
| AVG HH INCOME      | \$137,123 | \$118,517 | \$112,945 |

## TRAFFIC COUNTS

|                |            |
|----------------|------------|
| W LAWRENCE AVE | 11,667 VPD |
| N ELSTON AVE   | 8,589 VPD  |

## WALK SCORE®

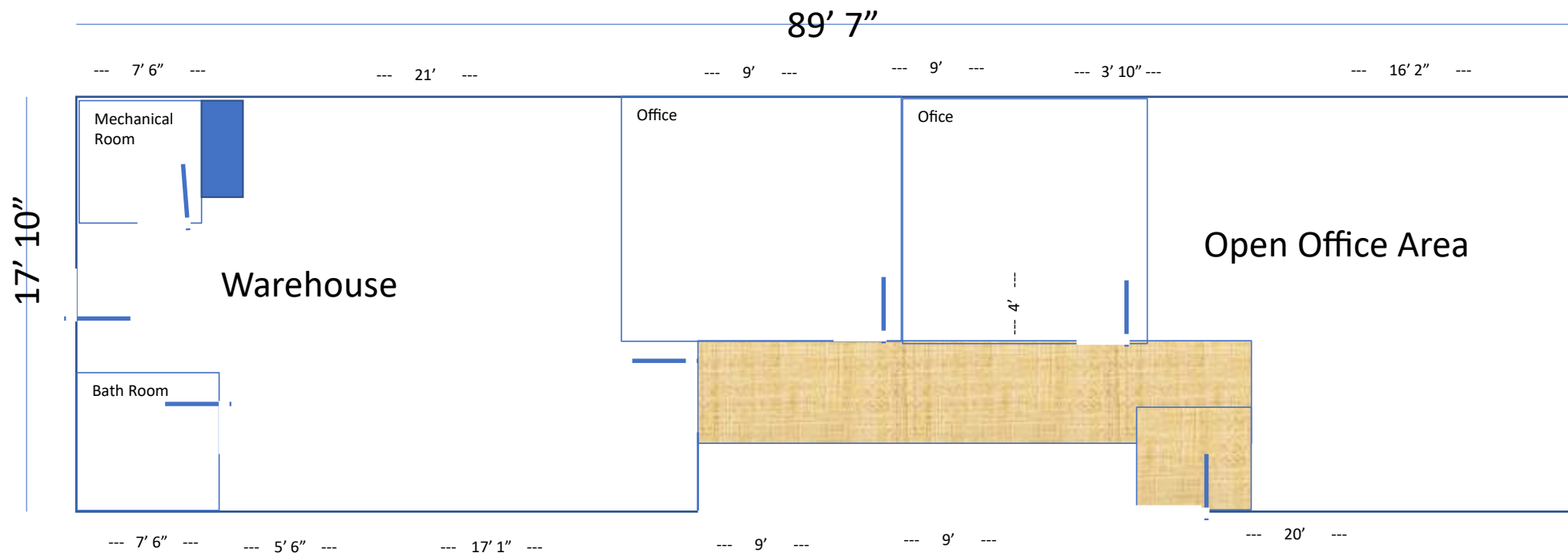
|               |           |                                                          |
|---------------|-----------|----------------------------------------------------------|
| WALK SCORE    | <b>83</b> | very walkable > most errands can be accomplished on foot |
| TRANSIT SCORE | <b>65</b> | good transit > many nearby public transportation options |
| BIKE SCORE    | <b>78</b> | very bikeable > biking is convenient for most trips      |



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*Mayfair*

4521 W LAWRENCE AVE, CHICAGO, ILLINOIS



CLICK **HERE**  
OR SCAN FOR  
VIRTUAL TOUR  
1,576 SF



FOR MORE INFORMATION, CONTACT:

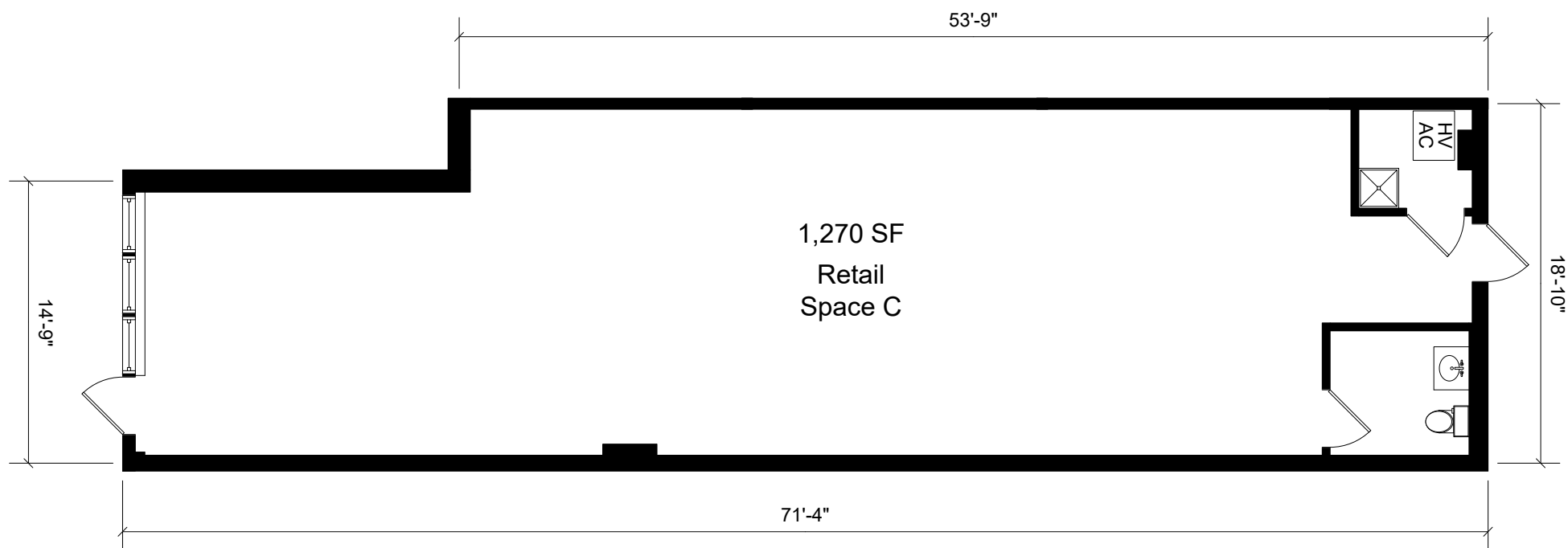
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## Leasing Contact

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