

5859 West Irving Park

Retail Space with Parking Available in Chicago's Portage Park



DEMOGRAPHICS

Population

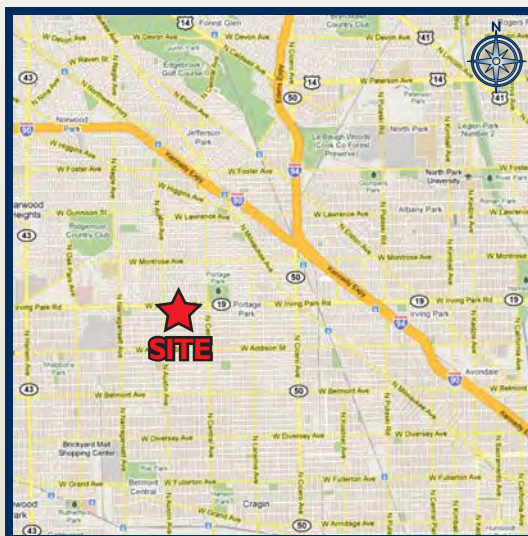
1/2 Mile	11,996
1 Mile	45,261
1 1/2 Mile	100,507

Average HH Income

1/2 Mile	\$63,191
1 Mile	\$60,252
1 1/2 Mile	\$59,074

AVAILABLE for LEASE

- ±3,300 SF of retail space available
 - Divisible to 1,650 SF
- 18 surface parking spaces
- Existing pylon sign on Irving Park
- Former convenience store
- New roof and HVAC unit
- 600 AMP electrical service to building
- Located on the hard southeast corner of Irving Park Road and Marmora Avenue
- 28,300 VPD on Irving Park
- Area co-tenants include 7-Eleven, Jewel-Osco, TJ Maxx, Sears, Marshalls, Fashion Bug, Family Dollar, Bedding Experts, Sprint, T-Mobile, US Cellular, GameStop, Bank of America, Bally Total Fitness, Giordano's, Burger King, McDonald's, Dairy Queen, Little Caesar's Pizza, Dunkin' Donuts, Subway, and the Marketplace at Six Corners Shopping Center



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Project Leasing • Restaurant & Entertainment • Tenant Representation
Urban Retail • Office Brokerage • Asset Management



FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups



Lat/Lon: 41.952981/-87.773259

August 2010

RF1

5859 W Irving Park Rd Chicago, Illinois		.50 mi radius	1.00 mi radius	1.50 mi radius
POPULATION	2007 Estimated Population	11,996	45,261	100,507
	2012 Projected Population	11,730	44,538	98,984
	2000 Census Population	12,556	46,936	104,108
	1990 Census Population	11,135	40,787	88,365
	Historical Annual Growth 1990 to 2007	0.5%	0.6%	0.8%
	Projected Annual Growth 2007 to 2012	-0.4%	-0.3%	-0.3%
HOUSEHOLDS	2007 Est. Households	4,156	16,118	36,030
	2012 Proj. Households	4,027	15,739	35,216
	2000 Census Households	4,415	16,923	37,784
	1990 Census Households	4,238	15,971	35,407
	Historical Annual Growth 1990 to 2007	-0.1%	0.1%	0.1%
	Projected Annual Growth 2007 to 2012	-0.6%	-0.5%	-0.5%
AGE	2007 Est. Population 0 to 9 Years	12.6%	12.3%	12.6%
	2007 Est. Population 10 to 19 Years	12.4%	12.0%	11.9%
	2007 Est. Population 20 to 29 Years	12.1%	12.4%	12.6%
	2007 Est. Population 30 to 44 Years	22.9%	22.2%	22.2%
	2007 Est. Population 45 to 59 Years	21.9%	21.8%	21.7%
	2007 Est. Population 60 to 74 Years	11.3%	12.0%	11.9%
	2007 Est. Population 75 Years Plus	6.8%	7.2%	7.1%
	2007 Est. Median Age	37.7	38.3	37.9
MARITAL STATUS & SEX	2007 Est. Male Population	48.9%	48.4%	48.6%
	2007 Est. Female Population	51.1%	51.6%	51.4%
	2007 Est. Never Married	28.2%	28.9%	29.0%
	2007 Est. Now Married	49.3%	48.3%	47.5%
	2007 Est. Separated or Divorced	13.6%	13.9%	14.9%
	2007 Est. Widowed	9.0%	8.9%	8.6%
INCOME	2007 Est. HH Income \$200,000 or More	2.6%	2.4%	2.6%
	2007 Est. HH Income \$150,000 to 199,999	3.6%	3.7%	3.4%
	2007 Est. HH Income \$100,000 to 149,999	15.8%	15.0%	13.9%
	2007 Est. HH Income \$75,000 to 99,999	17.4%	16.0%	14.8%
	2007 Est. HH Income \$50,000 to 74,999	20.9%	21.2%	21.4%
	2007 Est. HH Income \$35,000 to 49,999	13.4%	14.2%	15.1%
	2007 Est. HH Income \$25,000 to 34,999	9.5%	9.4%	10.0%
	2007 Est. HH Income \$15,000 to 24,999	8.4%	9.6%	9.9%
	2007 Est. HH Income \$0 to 14,999	8.4%	8.6%	8.9%
	2007 Est. Average Household Income	\$ 63,191	\$ 60,252	\$ 59,074
	2007 Est. Median HH Income	\$ 64,306	\$ 59,898	\$ 57,131
	2007 Est. Per Capita Income	\$ 22,342	\$ 21,904	\$ 21,499
	2007 Est. Number of Businesses	404	1,228	2,990
2007 Est. Total Number of Employees	2,438	10,058	24,063	

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RACE	2007 Est. White Population	73.3%	72.8%	70.9%
	2007 Est. Black Population	5.9%	5.9%	5.8%
	2007 Est. Asian & Pacific Islander	4.8%	5.1%	4.9%
	2007 Est. American Indian & Alaska Native	0.2%	0.1%	0.1%
	2007 Est. Other Races Population	15.8%	16.1%	18.2%
HISPANIC	2007 Est. Hispanic Population	2,478	9,820	25,826
	2007 Est. Hispanic Population Percent	20.7%	21.7%	25.7%
	2012 Proj. Hispanic Population Percent	23.1%	24.1%	27.9%
	2000 Hispanic Population Percent	17.3%	18.3%	22.5%
EDUCATION (Adults 25 or Older)	2007 Est. Adult Population (25 Years or Older)	8,301	31,445	69,573
	2007 Est. Elementary (0 to 8)	6.5%	7.4%	8.0%
	2007 Est. Some High School (9 to 11)	8.4%	8.1%	8.0%
	2007 Est. High School Graduate (12)	33.1%	32.7%	32.1%
	2007 Est. Some College (13 to 16)	18.4%	18.5%	19.0%
	2007 Est. Associate Degree Only	9.6%	8.5%	7.7%
	2007 Est. Bachelor Degree Only	15.0%	15.8%	16.0%
	2007 Est. Graduate Degree	9.0%	9.0%	9.2%
HOUSING	2007 Est. Total Housing Units	4,546	17,756	39,745
	2007 Est. Owner Occupied Percent	63.8%	63.4%	60.8%
	2007 Est. Renter Occupied Percent	27.6%	27.4%	29.8%
	2007 Est. Vacant Housing Percent	8.6%	9.2%	9.3%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	0.2%	0.8%	0.8%
	2000 Homes Built 1995 to 1998	0.6%	0.9%	1.1%
	2000 Homes Built 1990 to 1994	1.0%	1.9%	2.5%
	2000 Homes Built 1980 to 1989	1.3%	2.4%	2.4%
	2000 Homes Built 1970 to 1979	4.8%	4.8%	5.8%
	2000 Homes Built 1960 to 1969	6.0%	8.1%	9.8%
	2000 Homes Built 1950 to 1959	15.3%	16.7%	17.2%
	2000 Homes Built Before 1949	70.8%	64.4%	60.5%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.1%	0.2%
	2000 Home Value \$500,000 to \$999,999	-	0.0%	0.0%
	2000 Home Value \$400,000 to \$499,999	0.4%	0.1%	0.2%
	2000 Home Value \$300,000 to \$399,999	0.3%	0.9%	1.0%
	2000 Home Value \$200,000 to \$299,999	13.6%	15.3%	16.0%
	2000 Home Value \$150,000 to \$199,999	52.9%	54.0%	52.4%
	2000 Home Value \$100,000 to \$149,999	28.4%	24.6%	25.5%
	2000 Home Value \$50,000 to \$99,999	4.2%	4.4%	4.3%
	2000 Home Value \$25,000 to \$49,999	0.3%	0.4%	0.3%
	2000 Home Value \$0 to \$24,999	-	0.1%	0.1%
	2000 Median Home Value	\$ 167,288	\$ 167,539	\$ 167,637
	2000 Median Rent	\$ 606	\$ 599	\$ 592

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LABOR FORCE	2007 Est. Labor: Population Age 16+	9,585	36,394	80,656
	2007 Est. Civilian Employed	63.5%	61.5%	61.9%
	2007 Est. Civilian Unemployed	4.1%	4.6%	4.6%
	2007 Est. in Armed Forces	0.0%	0.0%	0.0%
	2007 Est. not in Labor Force	32.4%	34.0%	33.5%
	2007 Labor Force: Males	48.2%	47.8%	48.2%
	2007 Labor Force: Females	51.8%	52.2%	51.8%
OCCUPATION	2000 Occupation: Population Age 16+	6,286	22,677	50,690
	2000 Mgmt, Business, & Financial Operations	10.0%	10.2%	10.0%
	2000 Professional and Related	14.6%	14.9%	14.8%
	2000 Service	17.1%	17.0%	17.6%
	2000 Sales and Office	26.8%	25.4%	25.9%
	2000 Farming, Fishing, and Forestry	0.1%	0.0%	0.1%
	2000 Construction, Extraction, & Maintenance	10.8%	12.8%	12.3%
	2000 Production, Transport, & Material Moving	20.7%	19.7%	19.3%
	2000 Percent White Collar Workers	51.3%	50.4%	50.6%
2000 Percent Blue Collar Workers	48.7%	49.6%	49.4%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	69.7%	66.7%	65.0%
	2000 Drive to Work in Carpool	16.7%	17.3%	17.1%
	2000 Travel to Work by Public Transportation	8.5%	11.1%	12.8%
	2000 Drive to Work on Motorcycle	-	0.1%	0.1%
	2000 Walk or Bicycle to Work	2.8%	2.6%	3.0%
	2000 Other Means	0.7%	0.6%	0.5%
	2000 Work at Home	1.5%	1.5%	1.6%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	13.3%	11.5%	11.1%
	2000 Travel to Work in 15 to 29 Minutes	29.8%	28.5%	27.7%
	2000 Travel to Work in 30 to 59 Minutes	44.2%	46.9%	47.3%
	2000 Travel to Work in 60 Minutes or More	12.7%	13.1%	13.9%
	2000 Average Travel Time to Work	31.1	32.1	33.0
CONSUMER EXPENDITURE	2007 Est. Total Household Expenditure (in Millions)	\$ 212.4	\$ 798.1	\$ 1,761.0
	2007 Est. Apparel	\$ 10.2	\$ 38.3	\$ 84.5
	2007 Est. Contributions & Gifts	\$ 13.3	\$ 49.8	\$ 109.5
	2007 Est. Education & Reading	\$ 5.8	\$ 21.6	\$ 47.4
	2007 Est. Entertainment	\$ 11.9	\$ 44.6	\$ 98.4
	2007 Est. Food, Beverages & Tobacco	\$ 33.9	\$ 127.8	\$ 282.7
	2007 Est. Furnishings And Equipment	\$ 9.4	\$ 35.1	\$ 77.2
	2007 Est. Health Care & Insurance	\$ 15.0	\$ 56.8	\$ 125.7
	2007 Est. Household Operations & Shelter & Utilities	\$ 63.4	\$ 238.3	\$ 525.8
	2007 Est. Miscellaneous Expenses	\$ 3.5	\$ 13.4	\$ 29.6
	2007 Est. Personal Care	\$ 3.1	\$ 11.6	\$ 25.6
	2007 Est. Transportation	\$ 42.9	\$ 160.9	\$ 354.5

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