



# 6442 - 6444 W. DIVERSEY AVENUE

CHICAGO, ILLINOIS 60707



**FOR LEASE** | RETAIL

LOCATED ACROSS THE STREET FROM THE BRICKYARD. TENANTS INCLUDING TARGET, LOWE'S, PIER 1, JEWEL, HOME DEPOT, BABIES R US, AND MORE. 2,100 SQUARE FEET AVAILABLE NEAR THE CORNER OF NARRAGANSET AND DIVERSEY! THE UNIT IS ADJACENT TO 7-ELEVEN AND SHARES A 22 CAR PARKING LOT AND A PYLON SIGN AT THE CORNER. THE SPACE FEATURES AN EXPOSED BRICK WALL, A DRESSING ROOM AND APPROXIMATELY 350 SQUARE FEET OF STORAGE SPACE.

**SPACE AVAILABLE** | 2,100 SF

**ANNUAL NET RENT\*** | \$16 / SF

**ANNUAL CAM & TAX** | \$8.04 / SF

**DAYTIME POPULATION** | 35,424 WITHIN 1 MILE

**POPULATION** | 51,865 WITHIN 1 MILE

**AVERAGE HH INCOME** | \$67,581 WITHIN 1 MILE

**TRAFFIC** | 18,100 VEHICLES PER DAY

*\*Available space only*



TENANTS AND SURROUNDING



*Jewel-Osco*

**five BELOW**



**TARGET**



CONTACT

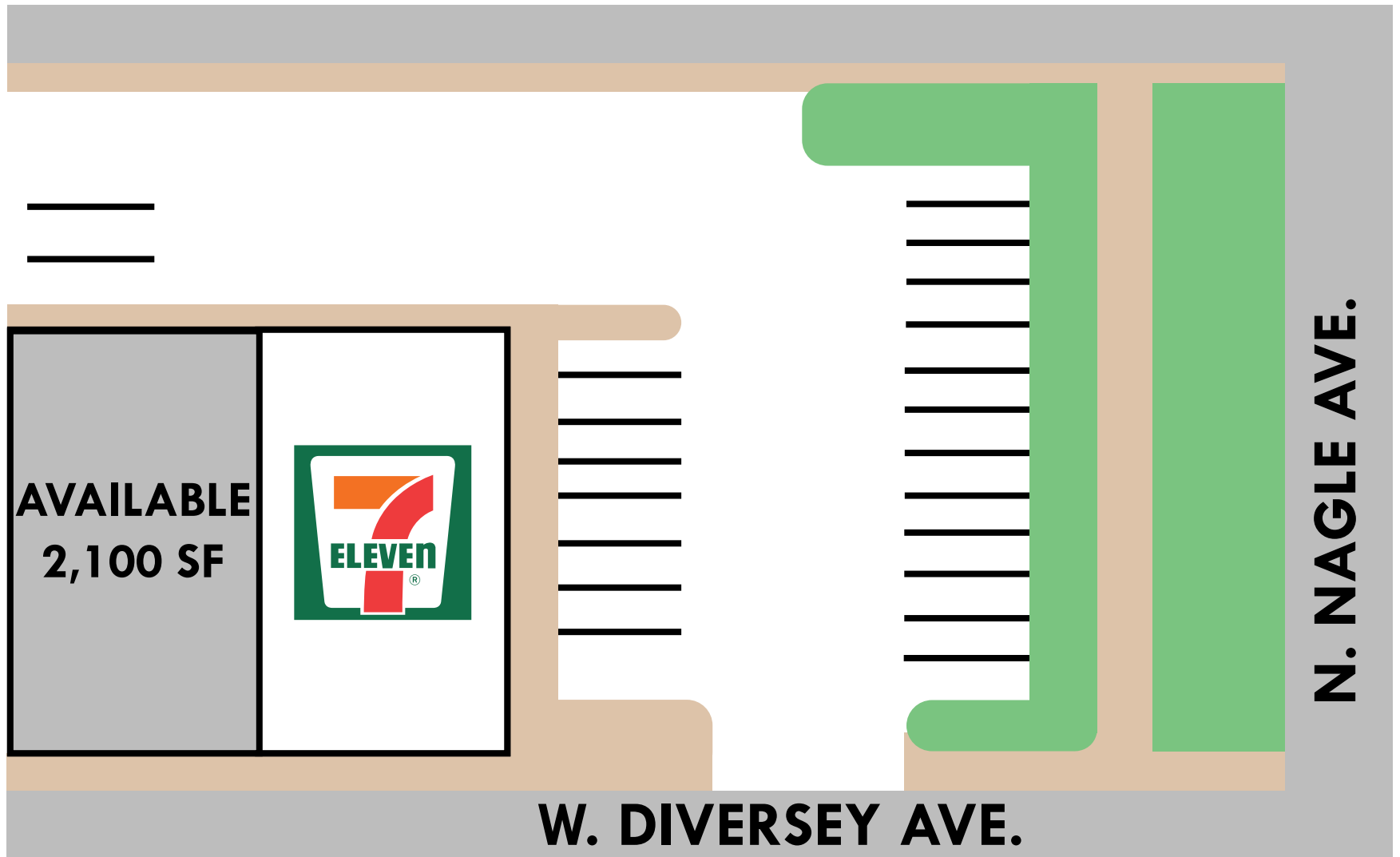
**TERRI COX**    [tcox@matanky.com](mailto:tcox@matanky.com)    312-337-1001



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SITE PLAN



MAP



AERIAL



312-337-1001



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