



CONLON  
COMMERCIAL



# 3400-3412 WEST NORTH AVE

LAND FOR LEASE

LOGAN SQUARE/HUMBOLDT PARK

# PROPERTY DETAILS

## SIZE

- ▶ Land: 17,020 square feet

## RENTAL RATE

- ▶ \$4,500 / month NNN ground lease

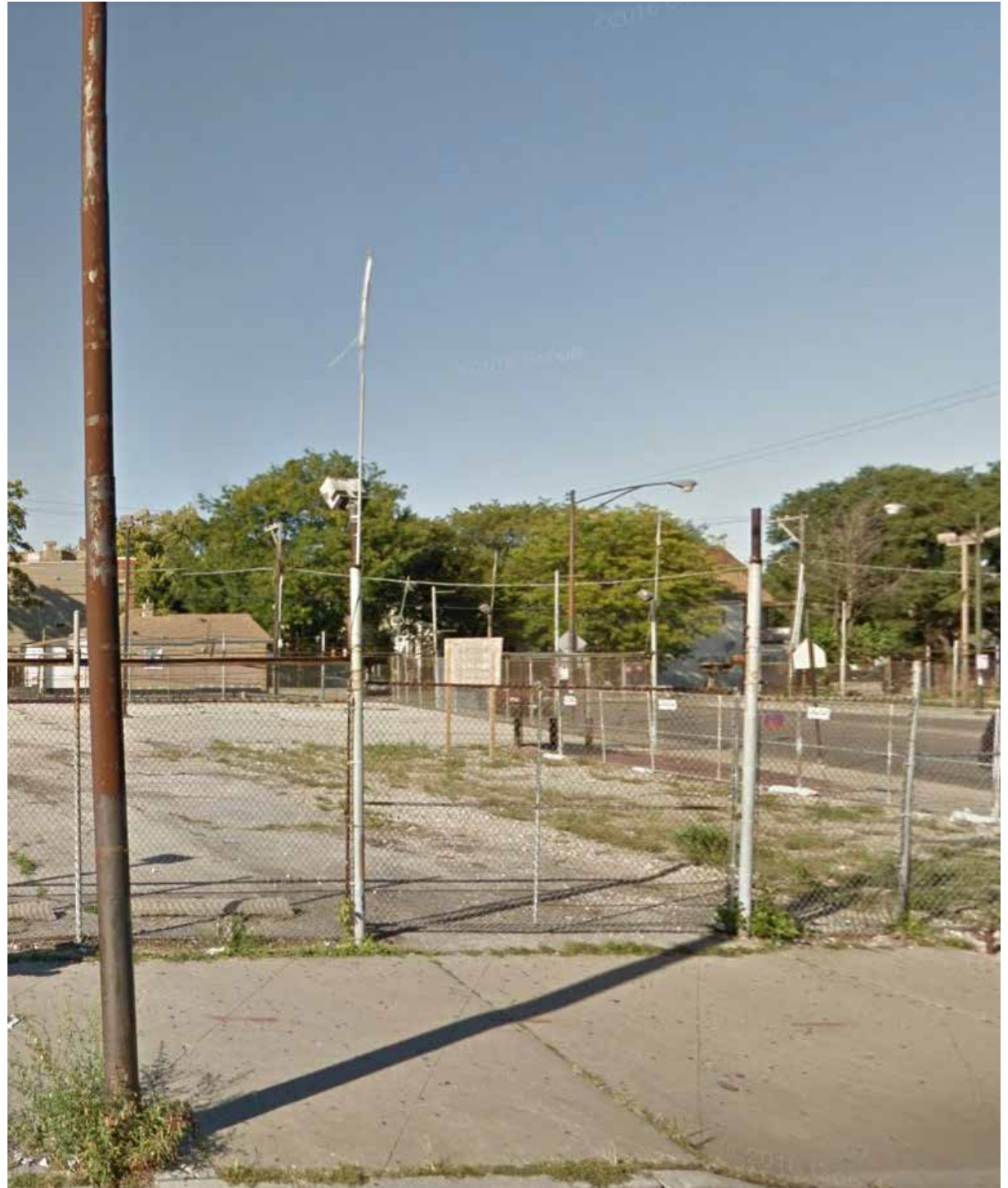
## COMMENTS

- ▶ Vacant land for lease in Logan Square/Humboldt Park
- ▶ Signaled intersection
- ▶ 16,000 traffic count
- ▶ A couple blocks from the 606 trail and just down the street from the beautiful and expansive Humboldt Park grounds
- ▶ Area national retail tenants include Dunkin' Donuts, PNC Bank, McDonald's, BP Gas, T-Mobile, Family Dollar, Little Caesars Pizza, Subway
- ▶ Area local retail tenants include Nick's On North, La Perla Tapatia, Zoku Sushi, Roeser's Bakery, La Encantada
- ▶ Zoning: B3-1
- ▶ 2020 Taxes: \$7,194.29
- ▶ PINs: 13-35-420-040/041/042/043/044/045-0000

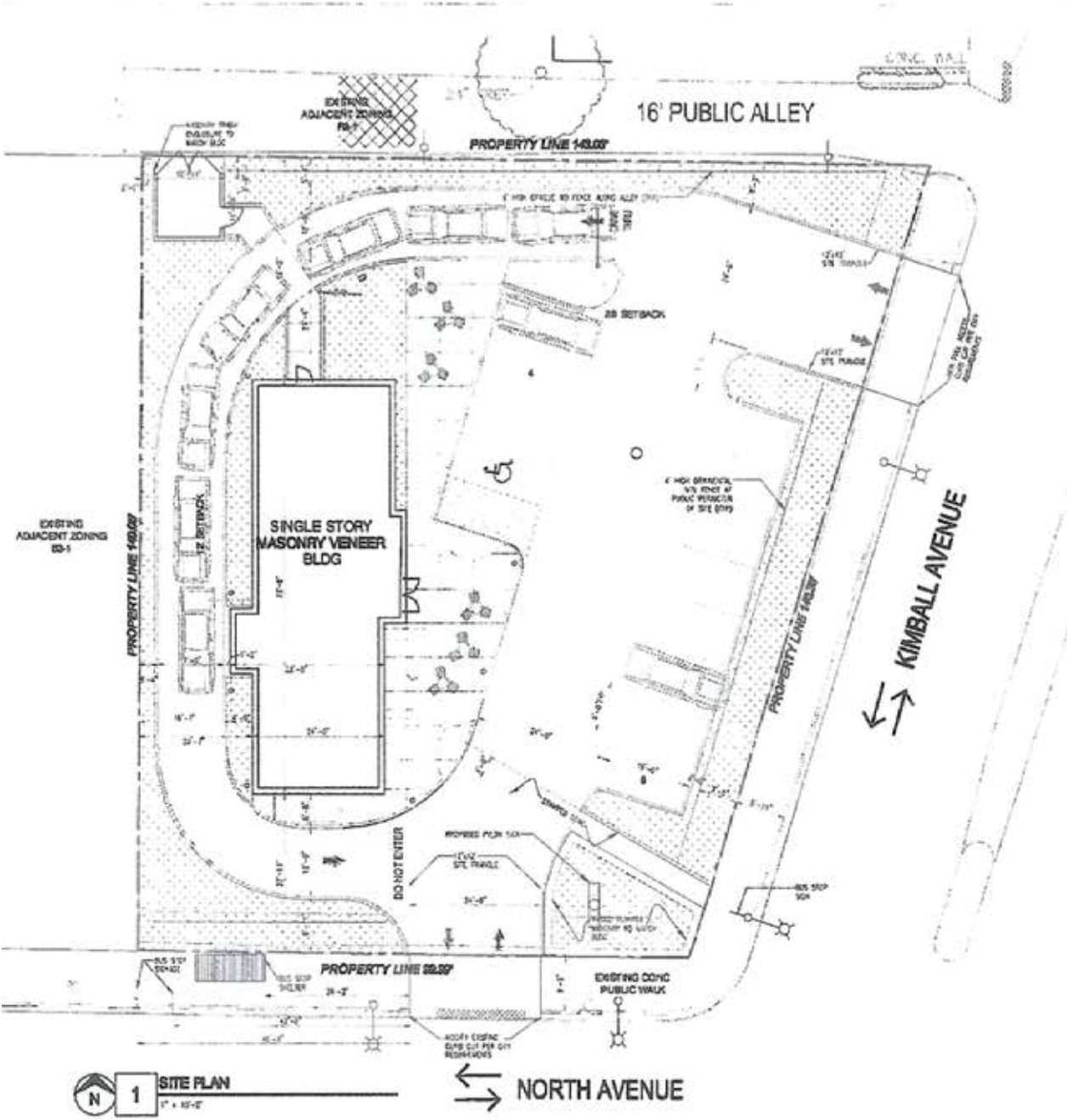
## DEMOGRAPHICS

	1 MI	3 MI
<b>POPULATION</b>	61,568	418,419
<b>HOUSEHOLDS</b>	19,563	147,235
<b>MEDIAN HH INCOME</b>	\$56,276	\$68,313
<b>DAYTIME EMPLOYEES</b>	10,543	134,982

*No representation or warranty is made to the accuracy herein.  
All broker opinions are subject to market conditions.*



# SITE PLAN





**3400-3412**  
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