

EXCEPTIONAL RETAIL/COMMERCIAL OPPORTUNITY!
PRIME NORTHWEST CHICAGO LOCATION

**HIGH VISIBILITY TRAFFIC LIGHT TRIANGLE INTERSECTION OF
MILWAUKEE & FOSTER & CENTRALS AVENUES
3,100 SQ. FT. AVAILABLE**



5255 N. MILWAUKEE AVENUE CHICAGO, ILLINOIS
HIGH TRAFFIC/HIGH VISIBILITY LOCATION

A fantastic retail opportunity is now available. Strategically located at the heavily travelled intersection of Milwaukee, Foster and Central Avenues in the northwest Chicago neighborhood of Jefferson Park, this high profile property provides superior visibility. Anchored by Family Dollar, other area retailers include Walgreens, Advance Auto, Dollar Tree, Radio Shack, and 7 Eleven. Ideal for any retail or commercial operation.

- ◆ Join Family Dollar and LA Tan
- ◆ 3,100 square foot unit with 44 foot frontage on Milwaukee Avenue (44' x 71')
- ◆ Parking for 17 vehicles with additional 7 cars parking along Milwaukee Avenue
- ◆ Tremendous Average Daily Traffic Counts – Milwaukee Avenue-27,600 vehicles
Foster Avenue-24,600 vehicles
Central Avenue-16,200 vehicles
- ◆ Numerous national and regional retailers in the area
- ◆ One-half mile north of Jefferson Park Commuter Station (CTA train & bus and Metra train)
- ◆ Immediate access to I-90 (Kennedy Expressway) and one-half mile to I-94 (Edens Expressway)
- ◆ Excellent residential and commercial base
- ◆ Demographics

	<u>1mile radius</u>	<u>3 mile radius</u>
2011 Estimated Total Population	36,013	298,153
2011 Average Household Income	\$73,697	\$83,240

For Additional Information:

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