

JAMESON.

# FOR LEASE

## OFFICE

6039 W Belmont Ave  
Chicago, IL 60634

\$1,350 per month

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## LEASE OVERVIEW

LEASE PRICE:	\$1,350 per month
LEASE TYPE:	Gross
AVAILABLE SF:	500 SF
LOT SIZE:	12,500 SF
BUILDING SIZE:	6,500 SF
ZONING:	B3-1
CROSS STREETS:	Belmont & Austin

## AREA TENANTS

- 7-Eleven
- X-Sport
- Tony's Fresh Market
- Chase Bank

## PROPERTY DESCRIPTION

Great opportunity to lease recently renovated medical office space in the Montclare Medical Plaza. 500 SF space consists of two private office/exam rooms, large reception area, storage room and waiting area. Space includes access to huge lobby area and private 10 car parking lot. Plenty of street parking available in the immediate area as well. Ideal for therapeutic services, dental office, chiropractor, therapist, private practice, satellite office for medical group, and many other users. Huge potential for referrals from client base of existing co-tenant healthcare providers. Over 16,500 vehicles per day on Belmont Avenue and 12,900 vehicles per day on Austin Avenue. Property zoned B3-1. Great location in the Belmont Central neighborhood of Chicago with easy access to O'Hare Airport, Interstate 90, Interstate 290 and public transportation.

## PROPERTY HIGHLIGHTS

- Prime location in Belmont Central Neighborhood
- Recently renovated medical office space
- Gross Lease with all expenses included in rent
- Private parking lot for 10 vehicles

## AREA AND TRANSPORTATION HIGHLIGHTS

- Belmont Avenue Traffic County 16,500 VPD
- Austin Avenue Traffic County 12,900 VPD
- 20 minute drive to O'Hare Airport
- Short Drive to Interstate 90 & Interstate 290
- Near Galewood Metra Station

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## INTERIOR PHOTOS

6039 W Belmont Ave, Chicago, IL 60634

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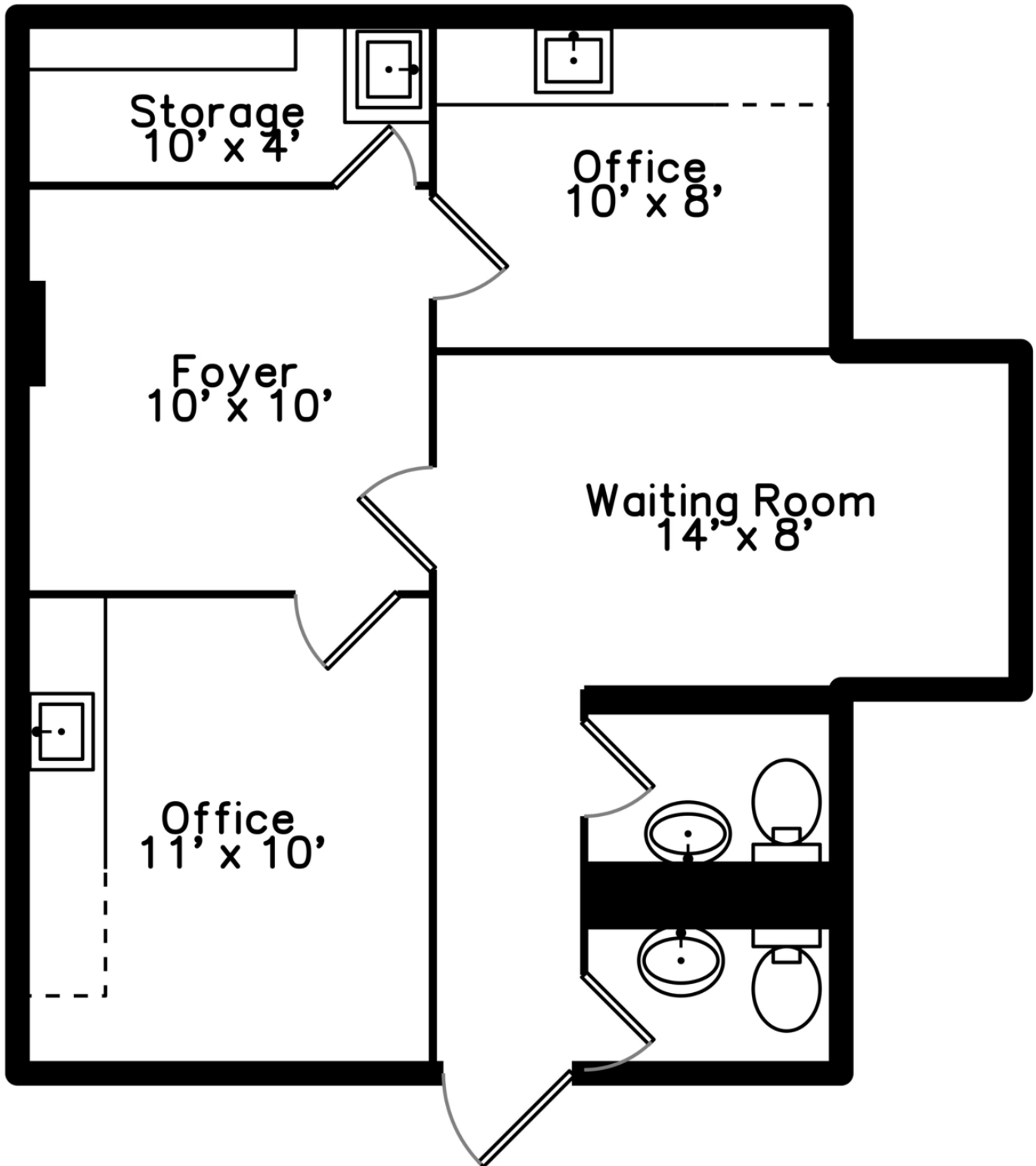


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## FLOOR PLAN

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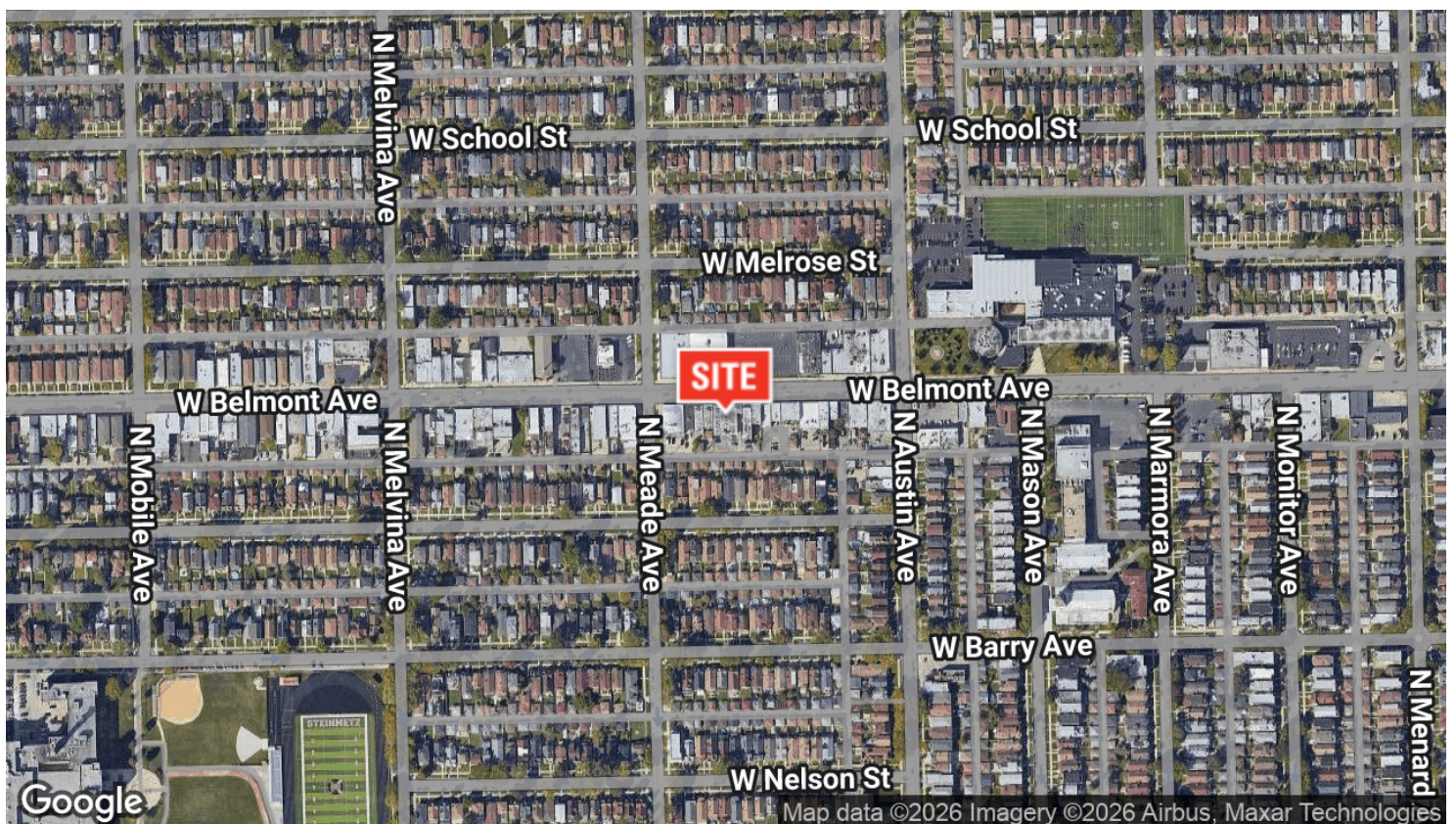
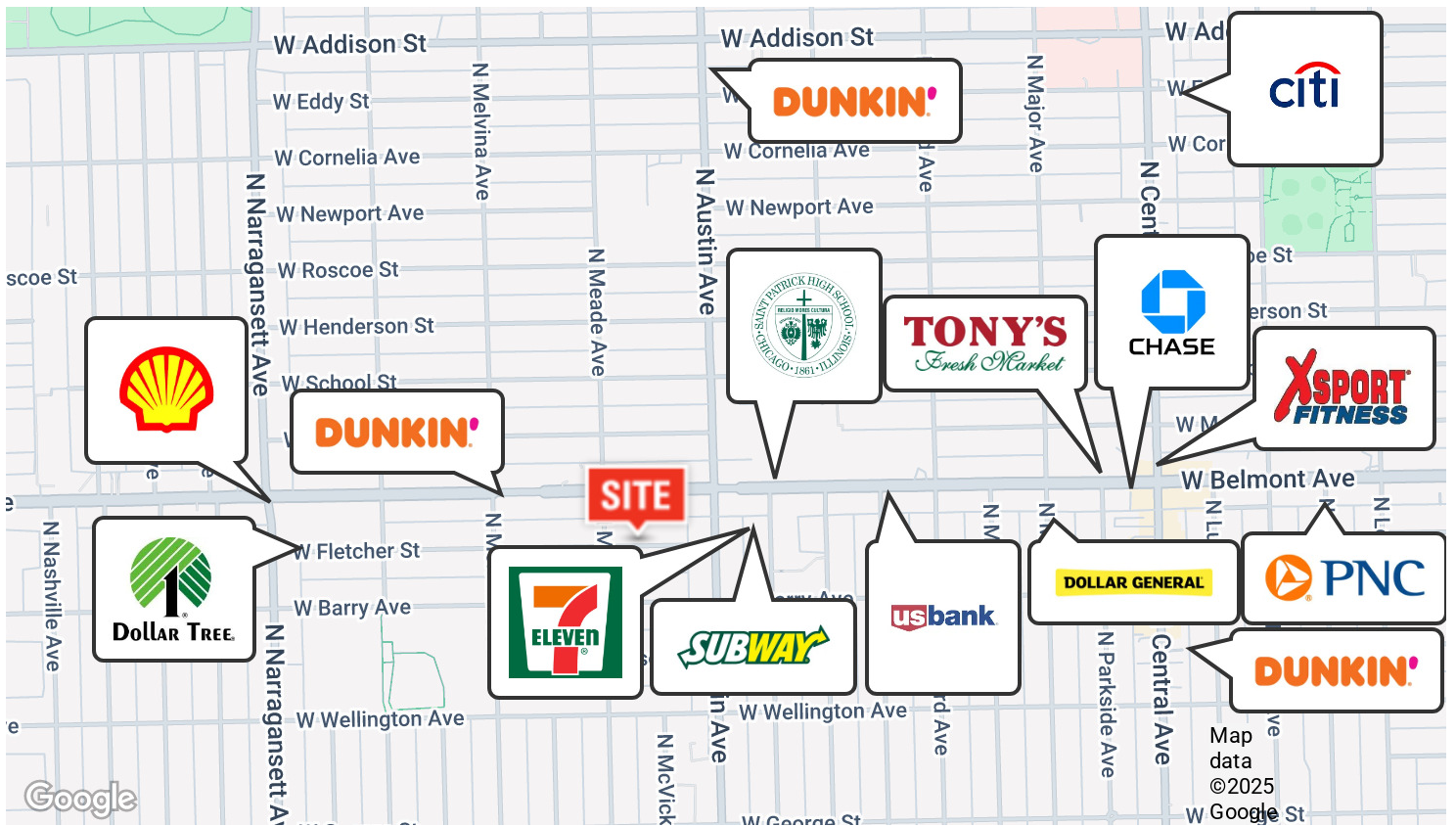
\$1,350 per month



# AERIAL & STREET DETAIL

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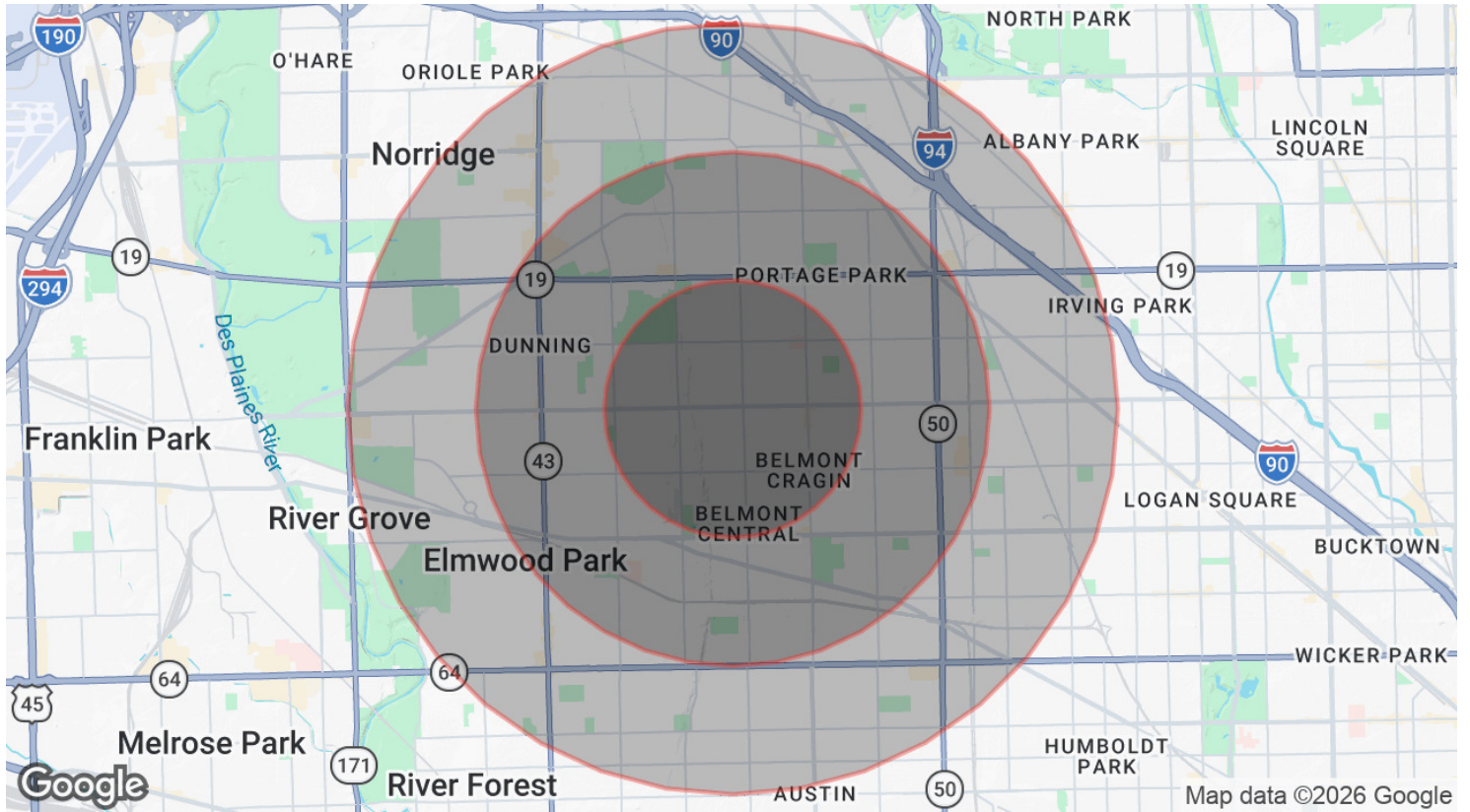
\$1,350 per month



# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	53,788	198,473	394,693
Average Age	37.7	38.2	38.5
Average Age (Male)	38.1	37.7	37.7
Average Age (Female)	37.9	38.7	39.1

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	18,048	70,849	146,805
# of Persons per HH	3.0	2.8	2.7
Average HH Income	\$77,548	\$76,357	\$80,795
Average House Value	\$275,820	\$274,661	\$291,831

\* Demographic data derived from 2020 ACS - US Census