

Wood Dale Station

RETAIL/OFFICE SPACE FOR LEASE

Serenity
Beauty Studio

630.766.6140
OPEN

Hair
Color
Treatments
Style
Manicure
Pedicure
Ma-

wimy Po Polsku

238 E Irving Park Road
Wood Dale, IL 60191

Commercial
Flex Space
For Rent

Available
Now

847-303-1070

WRIGHT WM MANAGEMENT

238

238 E

Andrew Prunty
Apex Commercial Realty
Managing Broker
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471.020524


APEX
COMMERCIAL REALTY LLC

HIGHLIGHTS

- Excellent visibility and frontage on E. Irving Park Rd.
- Traffic Count = 23,100 VPD
- Less than 1/2 mile to Wood Dale Metra Station
- Positioned within a growing mixed-use corridor



Suite	Floor	Size	Lease Rate	Lease Type	Notes
101/102	1	2,698 SF	\$17.00 PSF (Yearly)	Gross	This 2,698 SF end-cap space has an open floor plan with 2 private washrooms. The space is divisible into units of 1,307 SF and 1,391 SF. Large windows provide excellent natural light.
104	1	1,304 SF	\$17.00 PSF (Yearly)	Gross	This 1,304 SF in-line space offers a flexible open floor plan and one private washroom.

PROPERTY FEATURES

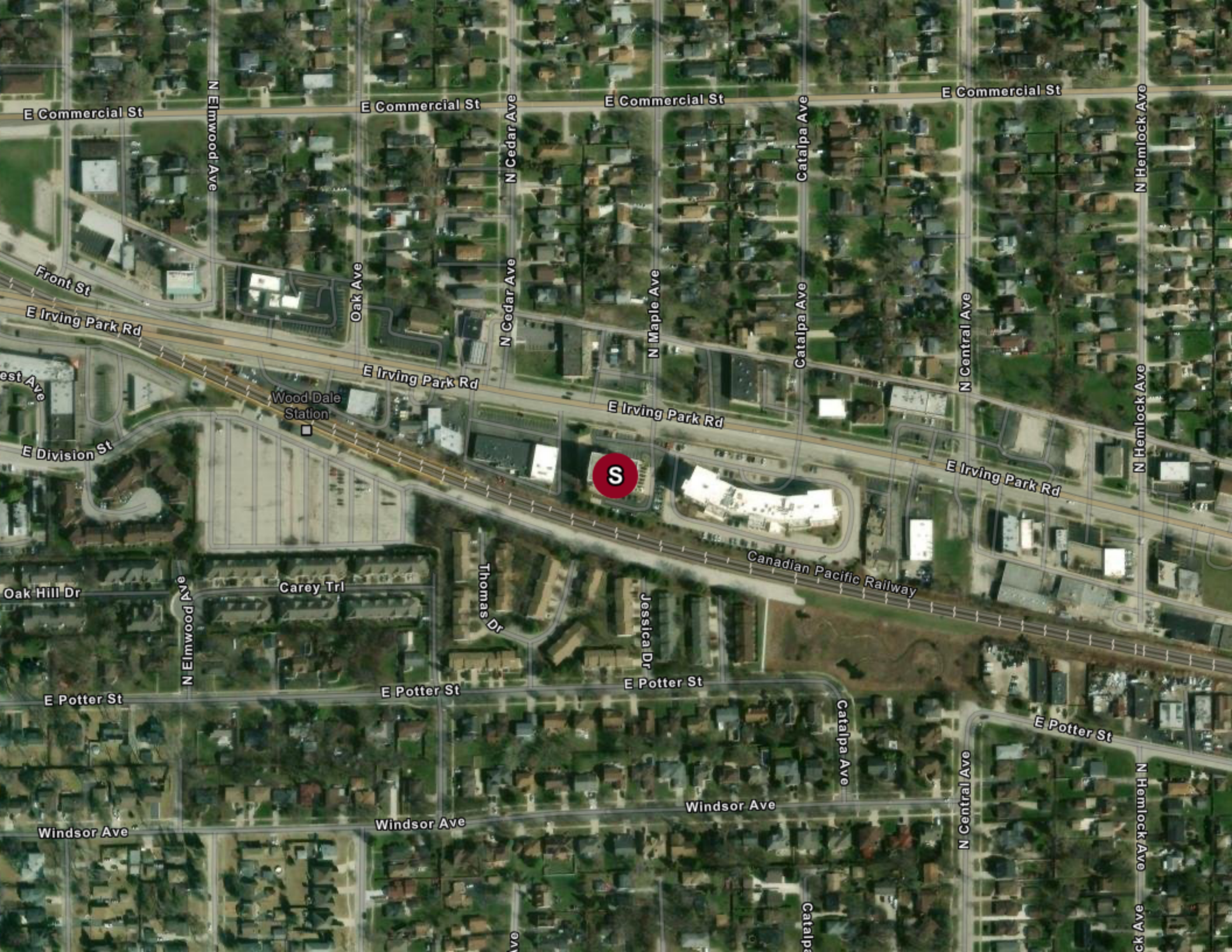
BUILDING SF	48,006
LAND ACRES	.82
YEAR BUILT	2007
ZONING TYPE	R-G - General Residential
NUMBER OF STORIES	6
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	41



Property Summary

- Excellent retail/office space available at the base of the 21-unit Wood Dale Station apartment complex in Wood Dale. This highly visible location offers outstanding frontage and exposure along heavily traveled E. Irving Park Rd., providing excellent visibility and access for a variety of retail, service, or office users.
- The property is centrally located in Wood Dale , just minutes from I-290, I-355, and O'Hare International Airport. Conveniently situated less than ½ mile from the Wood Dale Metra Station, the property benefits from strong local traffic, commuter activity, and surrounding residential density.





E Commercial St

E Commercial St

E Commercial St

E Commercial St

Front St

E Irving Park Rd

E Irving Park Rd

E Irving Park Rd

E Irving Park Rd

E Division St

Wood Dale Station

S

Oak Hill Dr

Carey Trl

Thomas Dr

Jessica Dr

Canadian Pacific Railway

E Potter St

E Potter St

E Potter St

E Potter St

Windsor Ave

Windsor Ave

Windsor Ave

N Elmwood Ave

N Cedar Ave

N Maple Ave

Catalpa Ave

Catalpa Ave

Catalpa

N Central Ave

N Central Ave

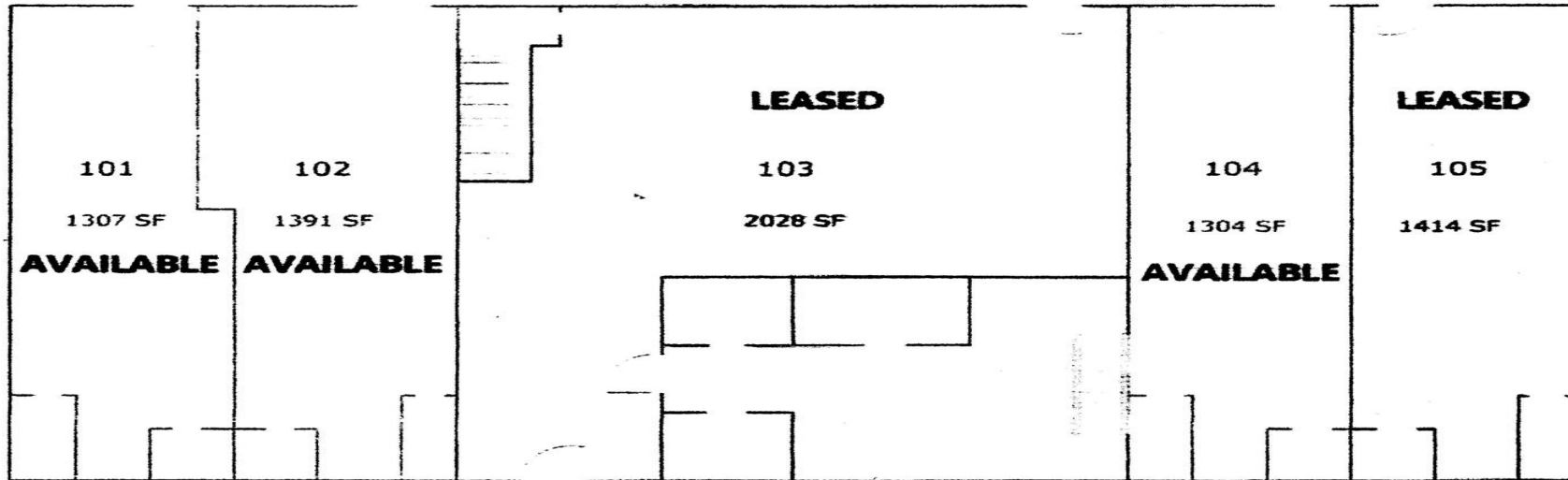
N Hemlock Ave

N Hemlock Ave

N Hemlock Ave

N Hemlock Ave

238 E. IRVING PARK ROAD





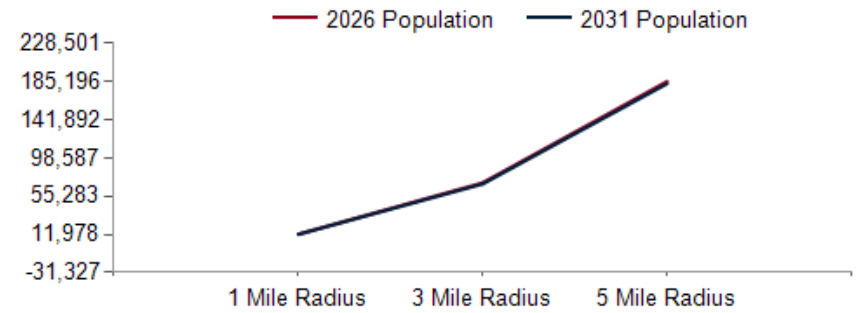
Unit 101/102



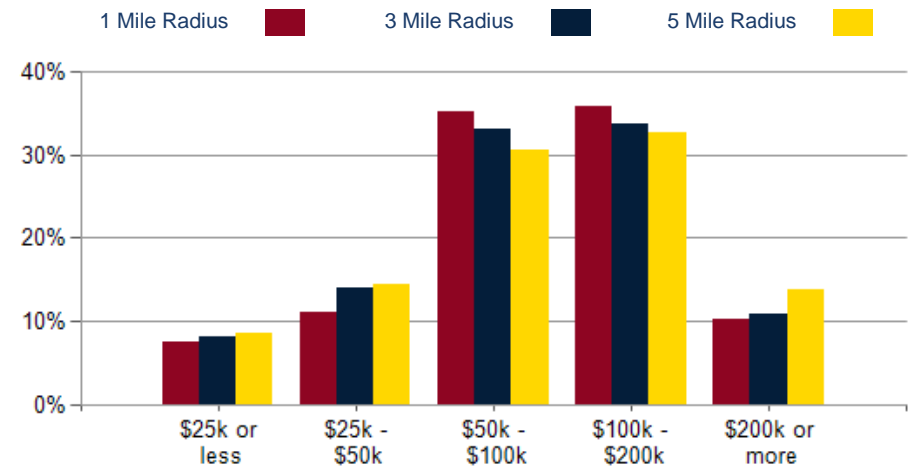
Unit 104

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,600	73,791	191,401
2010 Population	12,892	72,651	189,603
2026 Population	12,262	70,384	185,196
2031 Population	11,978	69,136	182,665
2026 African American	183	1,900	5,857
2026 American Indian	195	1,079	2,429
2026 Asian	775	4,772	15,844
2026 Hispanic	5,048	27,934	62,179
2026 Other Race	2,256	13,606	30,137
2026 White	6,901	38,694	106,195
2026 Multiracial	1,953	10,318	24,690
2026-2031: Population: Growth Rate	-2.35%	-1.80%	-1.35%

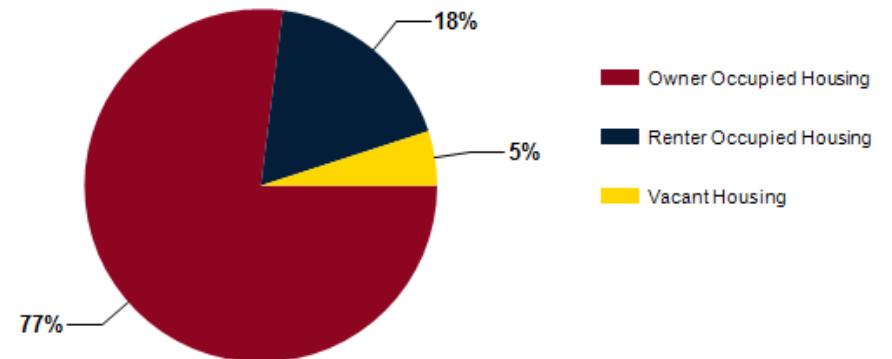
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	174	1,262	3,531
\$15,000-\$24,999	157	858	2,431
\$25,000-\$34,999	176	1,470	3,795
\$35,000-\$49,999	316	2,180	6,333
\$50,000-\$74,999	773	4,233	10,971
\$75,000-\$99,999	795	4,417	10,448
\$100,000-\$149,999	1,048	5,536	14,149
\$150,000-\$199,999	546	3,283	8,850
\$200,000 or greater	457	2,828	9,656
Median HH Income	\$93,302	\$90,433	\$92,841
Average HH Income	\$116,993	\$115,429	\$121,712



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

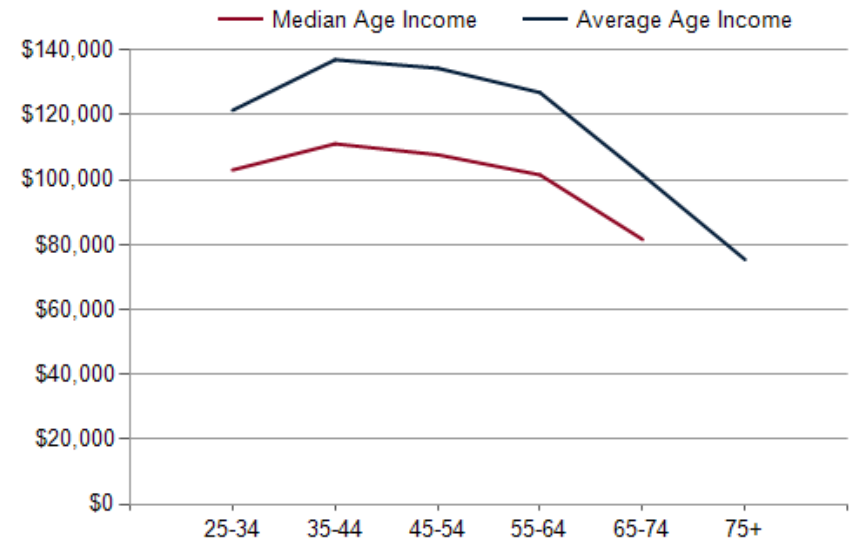
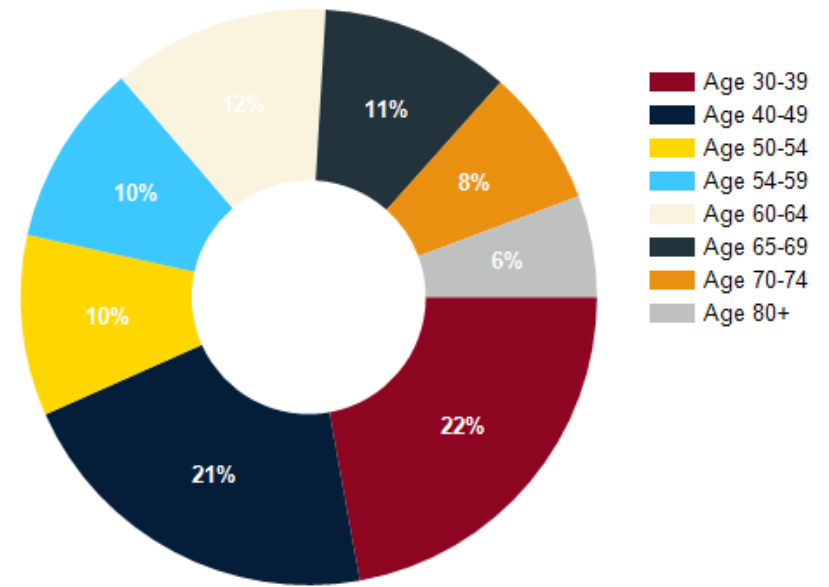


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	852	4,851	12,616
2026 Population Age 35-39	824	4,837	12,382
2026 Population Age 40-44	816	4,854	12,825
2026 Population Age 45-49	784	4,593	12,026
2026 Population Age 50-54	768	4,281	11,750
2026 Population Age 55-59	776	4,291	11,358
2026 Population Age 60-64	922	4,699	12,062
2026 Population Age 65-69	805	4,294	11,165
2026 Population Age 70-74	583	3,231	8,574
2026 Population Age 75-79	431	2,461	6,356
2026 Population Age 80-84	255	1,628	4,369
2026 Population Age 85+	241	1,542	4,098
2026 Population Age 18+	9,864	56,025	147,737
2026 Median Age	42	41	41
2031 Median Age	42	42	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$103,060	\$96,032	\$95,737
Average Household Income 25-34	\$121,442	\$114,357	\$118,347
Median Household Income 35-44	\$111,115	\$104,421	\$110,618
Average Household Income 35-44	\$137,036	\$130,494	\$141,653
Median Household Income 45-54	\$107,746	\$107,654	\$114,600
Average Household Income 45-54	\$134,425	\$137,599	\$148,273
Median Household Income 55-64	\$101,534	\$100,144	\$103,593
Average Household Income 55-64	\$126,902	\$127,290	\$134,571
Median Household Income 65-74	\$81,644	\$79,600	\$78,071
Average Household Income 65-74	\$101,500	\$100,351	\$102,203
Average Household Income 75+	\$75,428	\$75,843	\$75,073

Population By Age



Wood Dale Station

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