



**1,947 SF AVAILABLE**

**4320 W North Avenue**

**Chicago, IL**



**GREAT STREET**

**CALEB MANN**

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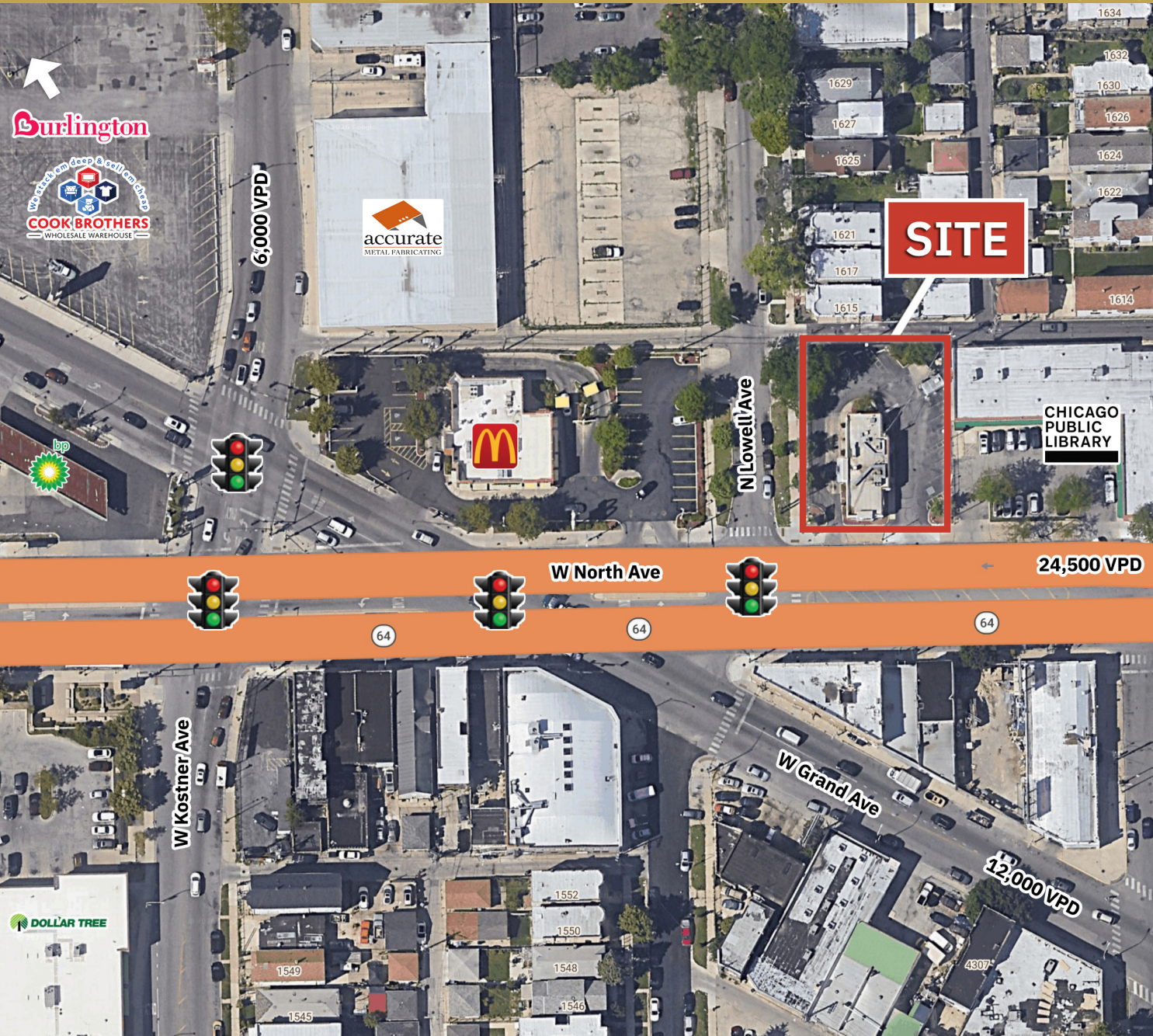
AERIAL



The information provided herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. You should conduct a careful, independent investigation on the property and verify all information. Any reliance on this information is solely at your own risk.



**PROPERTY OVERVIEW**



- **Free-standing QSR with Drive-Thru:** Single tenant, drive-thru capable building — ideal for quick-service restaurant use.
- **Major Signalized Intersection Exposure:** Positioned at the confluence of **North Ave, Grand Ave, and Kostner Ave**, a high-visibility traffic node.
- **Strong Daily Traffic Counts:** Over **50,400 combined vehicles per day** pass the intersection — delivering excellent drive-thru visibility and impulse traffic capture.
- **Signage Opportunity:** Frontage on high-volume North Avenue and pylon signage potential enhances brand exposure.

DEMOGRAPHICS		
<b>TOTAL POPULATION</b>	.25 MILE	3,150
	.5 MILE	13,047
	1 MILE	54,359
<b>DAYTIME POPULATION</b>	.25 MILE	807
	.5 MILE	2,380
	1 MILE	9,708
<b>AVERAGE HH INCOME</b>	.25 MILE	\$67,790
	.5 MILE	\$74,477
	1 MILE	\$82,352

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SITE PLAN

