

RETAIL SPACE AVAILABLE FOR LEASE

600 W. TALCOTT
AVALONREAL.COM



PARK RIDGE, IL



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- ✓ **SPACE AVAILABLE: 2,880 SF WITH ADDITIONAL 1,970 SF OF BASEMENT STORAGE**
- ✓ **ASKING RENT: \$35/SF NNN**
- ✓ **VPD: 16,300 ON DEVON AVE AND S. PROSPECT AVE**

- ✓ **ZONING: B1, COMMERCIAL**
- ✓ **MINUTES FROM PARK RIDGE & EDISON PARK NORTHWEST COMMUTER RAIL STATION**
- ✓ **10 MINUTES FROM O'HARE AIRPORT**
- ✓ **NEWLY CONSTRUCTED BUILDING**

Information contained herein has been from the owners of the property or from other sources. We have no reason to doubt its accuracy, but do not guarantee it. This property may be broker owned.



Demographics	1 Mile	3 Mile	5 Mile
Population	22,261	156,104	443,778
Households	8,526	61,860	167,994
Avg. Age	41	43	42
Median HH Income	\$98,075	\$75,387	\$69,801

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