

STONE REAL ESTATE

3311 N. PULASKI ROAD | AVONDALE | CHICAGO



Conceptual Rendering

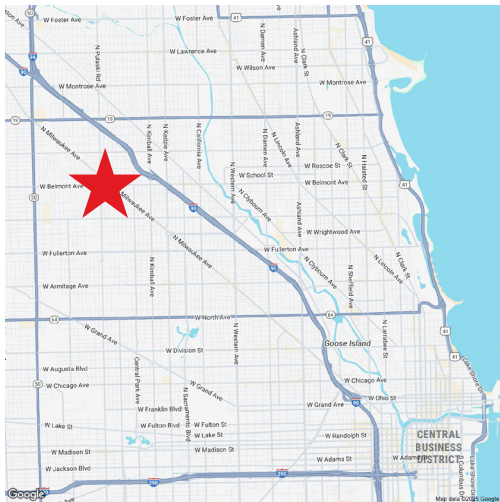


11,874
(DIVISIBLE)
Square Feet Available



\$121.8K
Average HH Income in a
Two Mile Radius

Former CVS Building with Parking Available



PROPERTY DESCRIPTION

- Single tenant building at stop light intersection;
- Exclusive parking lot with 22 parking stalls;
- Excellent visibility with large pylon sign;
- Multiple demise options for smaller tenants;
- Site feasible for new building with drive-thru;
- High density area with growing demographics.



238K
People in a
Two Mile Radius



92K
Households in a
Two Mile Radius

DEMOGRAPHICS

	.5 MILE	1 MILE	2 MILE
POPULATION	17,574	51,810	238,509
HOUSEHOLDS	7,157	20,653	92,063
AVERAGE HH INCOME	\$108,986	\$120,923	\$121,870
DAYTIME POPULATION	2,656	13,554	50,302

AREA CO-TENANTS



McDonald's

DUNKIN'



34.5K
Vehicles Per Day
at the Intersection

EXCLUSIVE AGENTS

Ves Pavlovic 312/782-1374
ves@stonerealestate.com

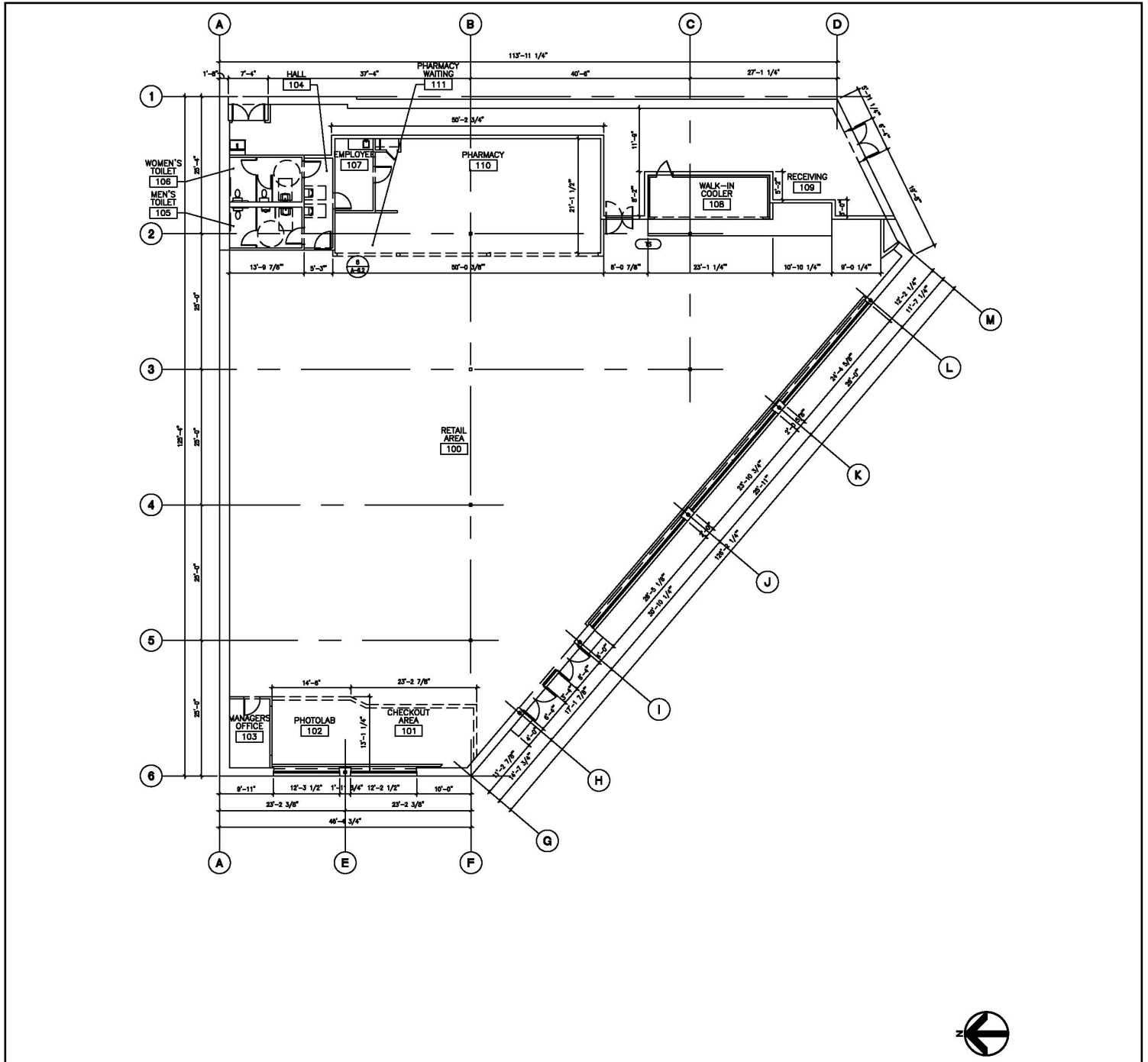
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This information is from sources we deem to be reliable, however nothing contained herein should be construed as a representation on our part, as no independent verification of the information has been made by us.



FLOOR PLAN



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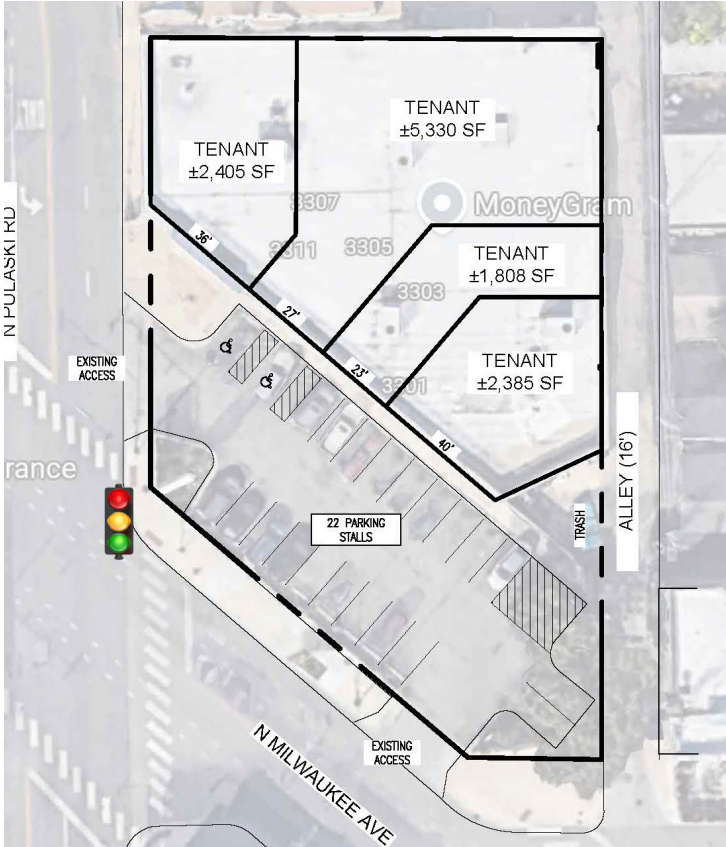
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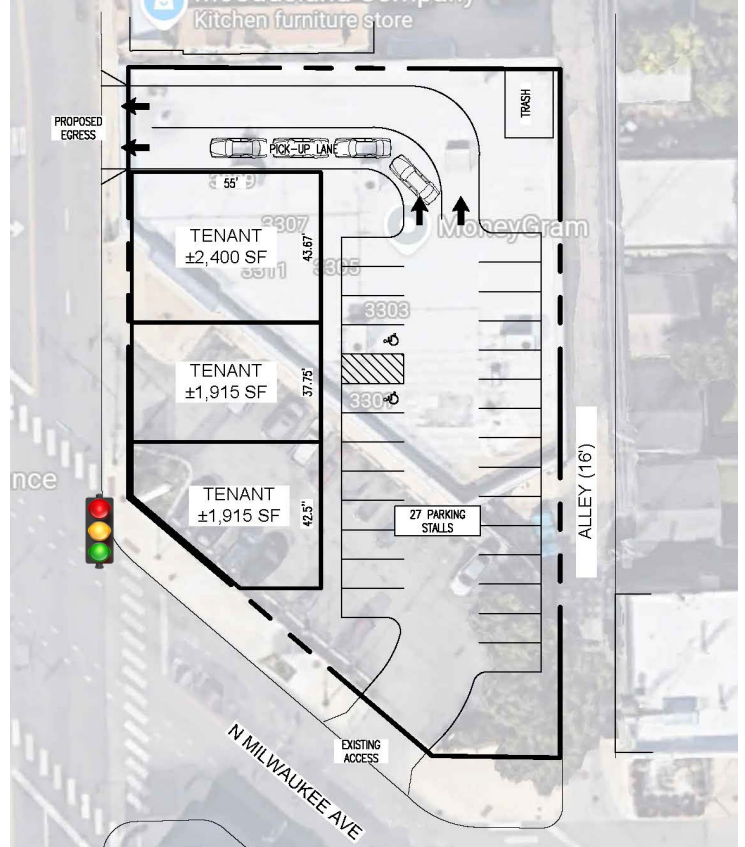
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FOUR TENANT PLAN



QSR PLAN



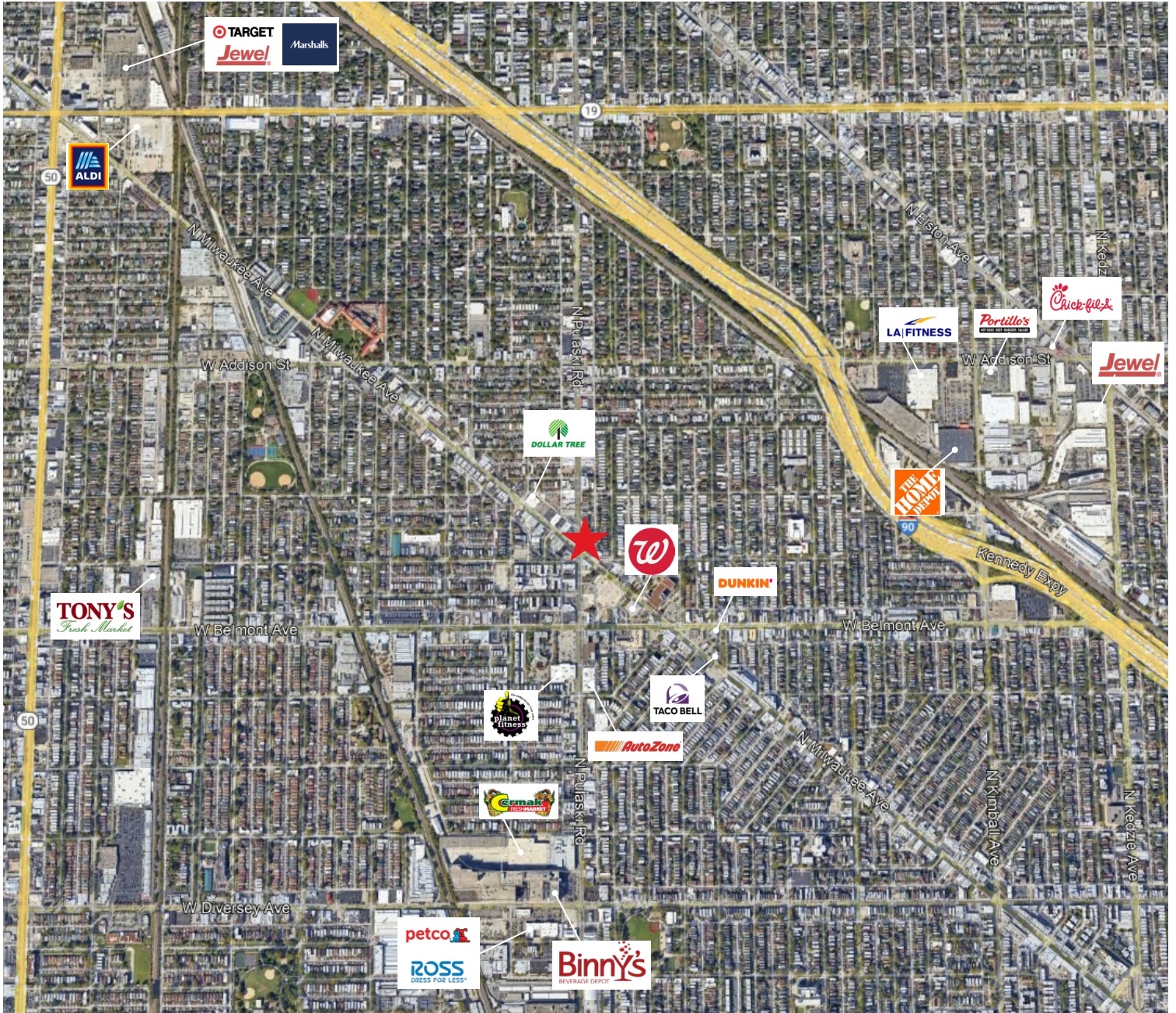
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