

STONE REAL ESTATE

# 3311 N. PULASKI ROAD | AVONDALE | CHICAGO



Conceptual Rendering

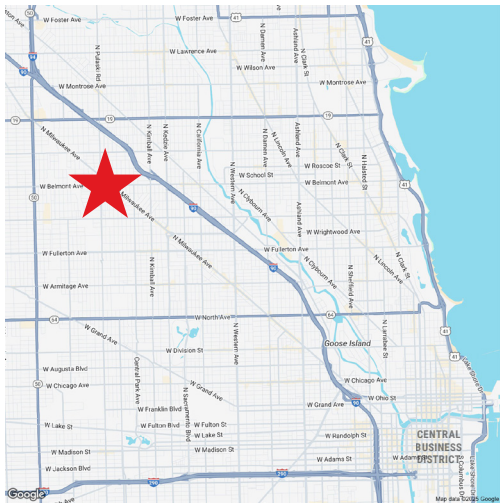


**11,874**  
(DIVISIBLE)  
Square Feet Available



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

## Multiple Demise Options and Drive Thru 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

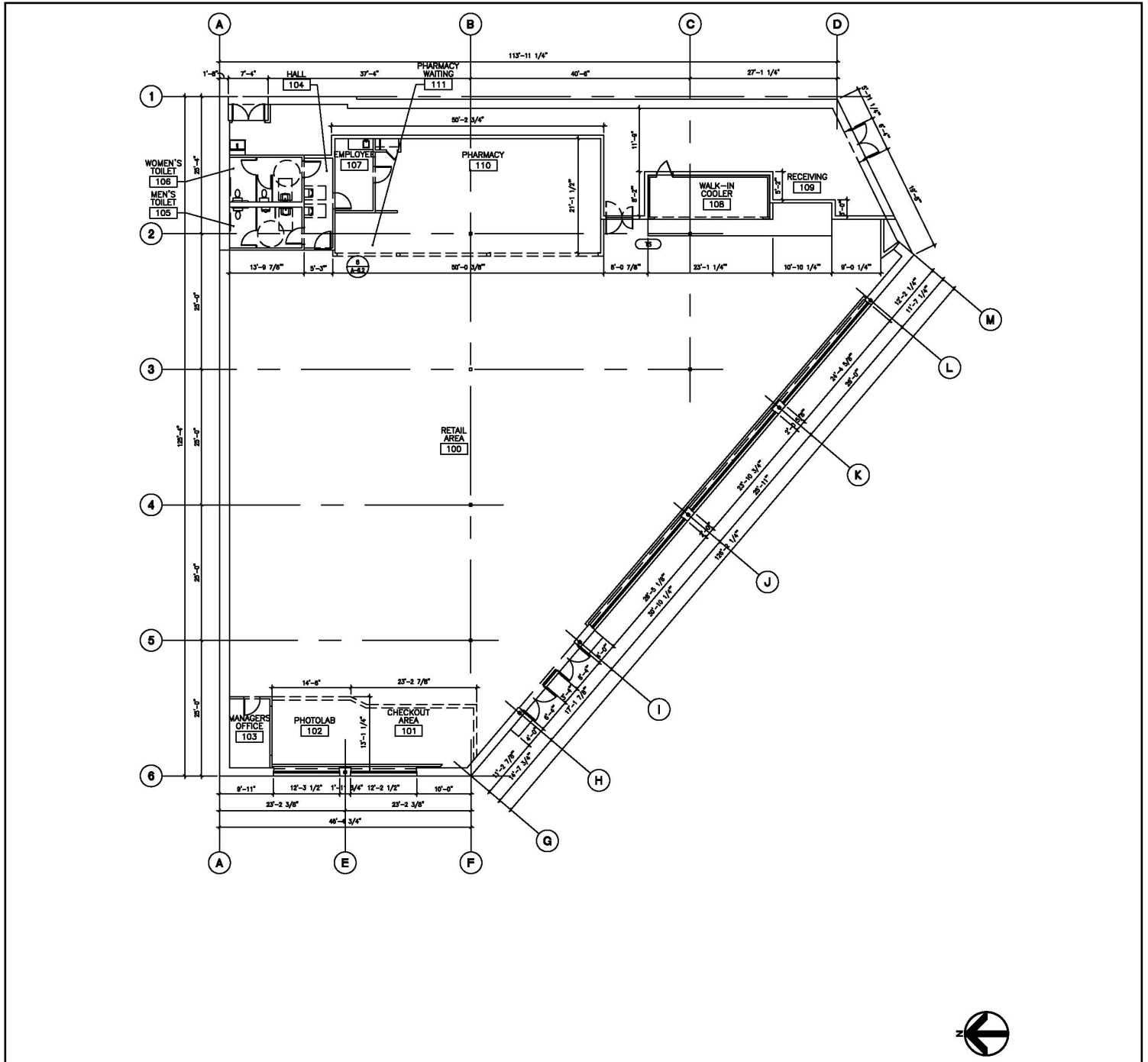
**Noah O'Neill** 312/245-5206  
noah@stonerealestate.com

**STONE**  
REAL ESTATE

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



EXCLUSIVE AGENTS

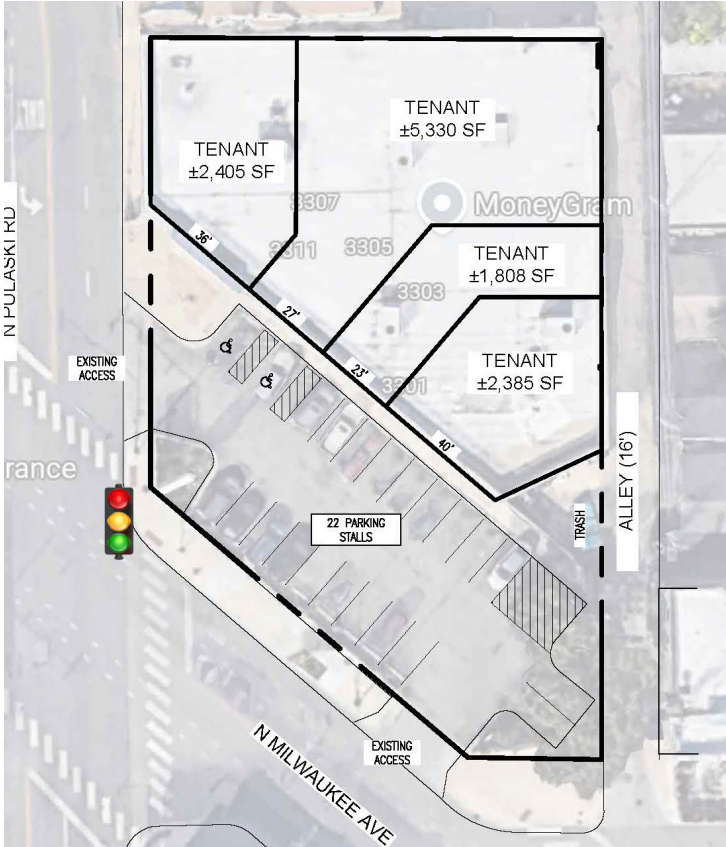
Ves Pavlovic 312/782-1374  
ves@stonerealestate.com

Noah O'Neill 312/245-5206  
noah@stonerealestate.com

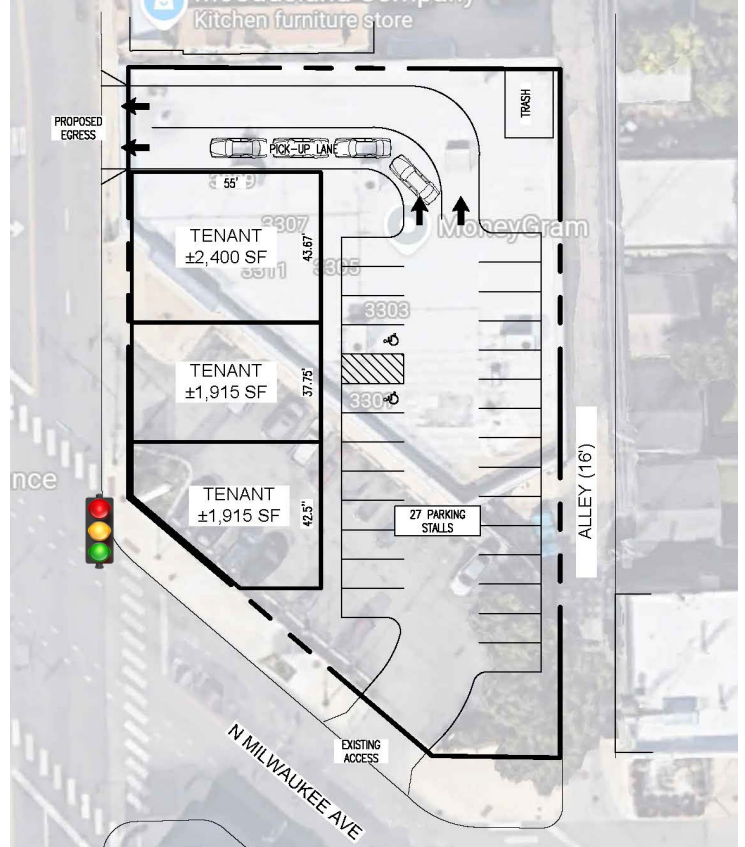


# 3311 N. PULASKI ROAD | AVONDALE | CHICAGO

**FOUR TENANT PLAN**



**DRIVE THRU PLAN**



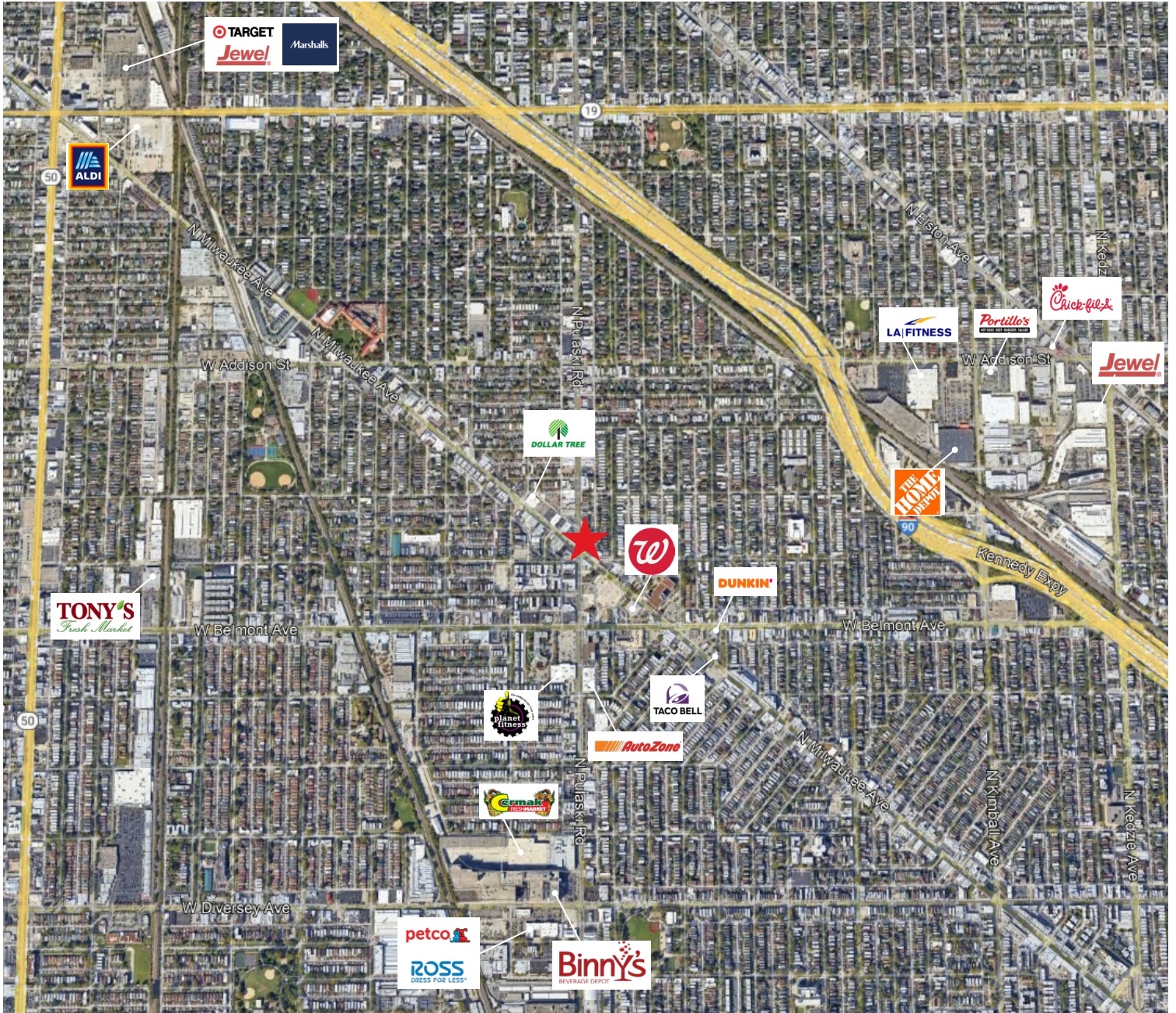
EXCLUSIVE AGENTS

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

**Noah O'Neill** 312/245-5206  
noah@stonerealestate.com

STONE REAL ESTATE

# 3311 N. PULASKI ROAD | AVONDALE | CHICAGO



EXCLUSIVE AGENTS

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

Noah O'Neill 312/245-5206  
noah@stonerealestate.com

STONE  
REAL ESTATE