



**FOR LEASE**  
**LOGAN SQUARE**  
**RETAIL / OFFICE**  
3207 W Fullerton Avenue  
Chicago, IL 60647



## **HIGHLIGHTS**

<b>Property Type:</b>	<b>Retail / Office</b>
<b>Lease Type:</b>	<b>NNN</b>
<b>Size:</b>	<b>1,305 Sq Ft</b>
<b>Max Contiguous:</b>	<b>6,529 Sq Ft</b>
<b>Zoning:</b>	<b>B3-1</b>
<b>Alderman:</b>	<b>Waguespack</b>

## SNAPSHOT



- 1,305 Sq Ft retail / office space in high-traffic location at corner of Fullerton & Kedzie
- High-visibility location with traffic over 36,775 vehicles per day & Walk Score of 96
- Open floor plan includes bathroom with mop sink & updated electrical
- On-site parking available (non-exclusive use of parking lot from 5:30 pm to 8:00 am, shared with adjacent tenant)
- Can be combined with 3201-05 W Fullerton for a total of 6,529 Sq Ft

## TRANSIT



On CTA #74  
Fullerton Route



0.4 miles to CTA  
Blue Line Logan  
Square Station



0.2 miles to Kedzie &  
Palmer Divvy Bike

## DEMOGRAPHICS



**Population**

1 Mile 70,082



**Households**

1 Mile 25,267



**Avg Household Income**

1 Mile \$68,335



**Consumer Spending (000s)**

1 Mile \$537,369

## AREA MAP



## TRAFFIC COUNT

W Fullerton Ave

36,775