

# AVAILABLE - GROUND LEASE CORNER OF MONTROSE & ELSTON

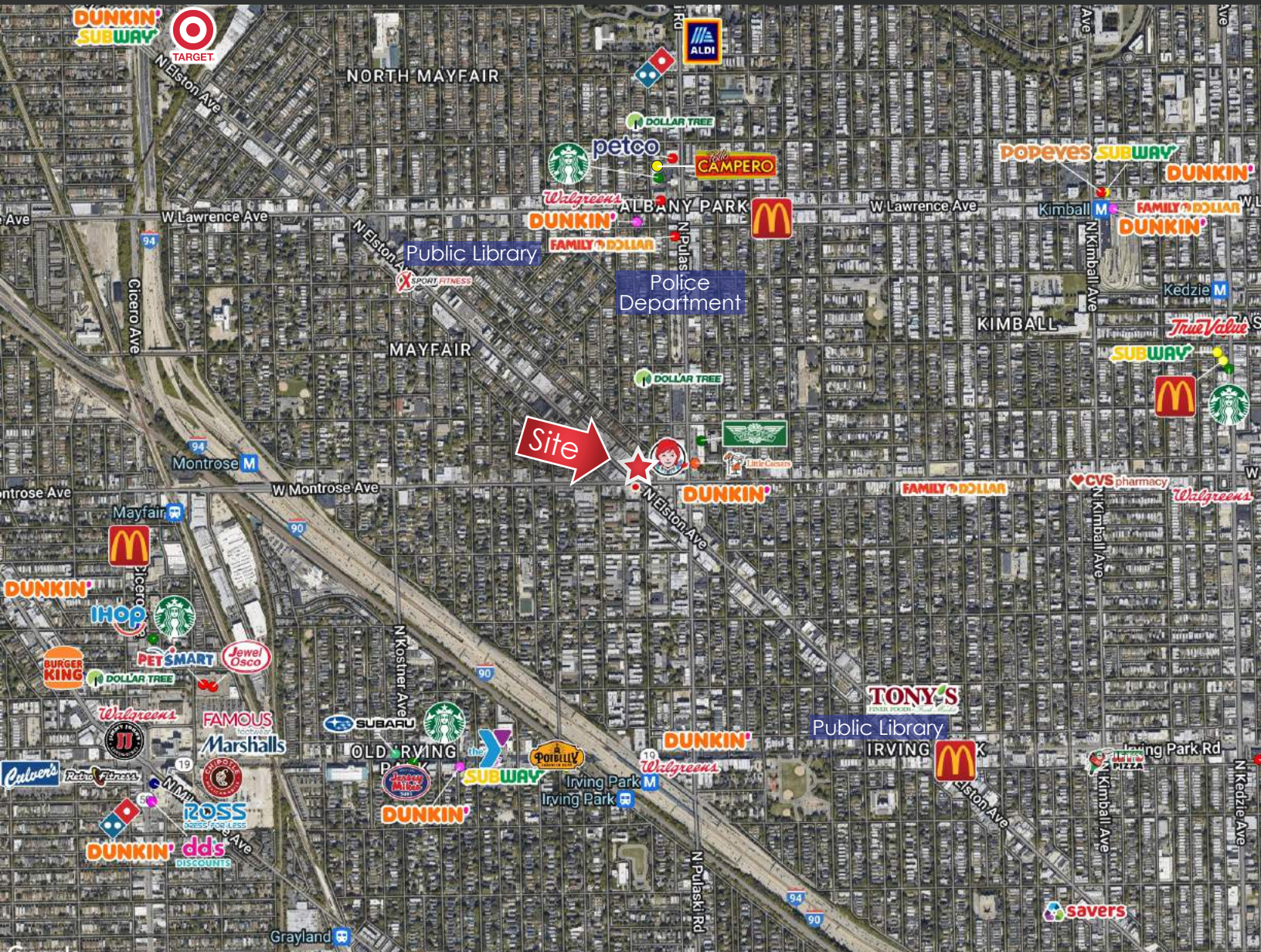


## HIGHLIGHTS

- Great exposure to Montrose Ave. & Elston Ave. w/ 200' of frontage
  - Close proximity to the Kennedy & Edens Expressway
- Located at the corner of Mayfield & Old Irving Park Neighborhoods
  - Centrally located between Ohare airport and the Loop
  - Minutes away from CTA and Metra train stations
- Great for a drive thru, medical or mixed used development

**Jackie Salman** Vice President | 312.477.0347 | [jackie@crmcr.com](mailto:jackie@crmcr.com)

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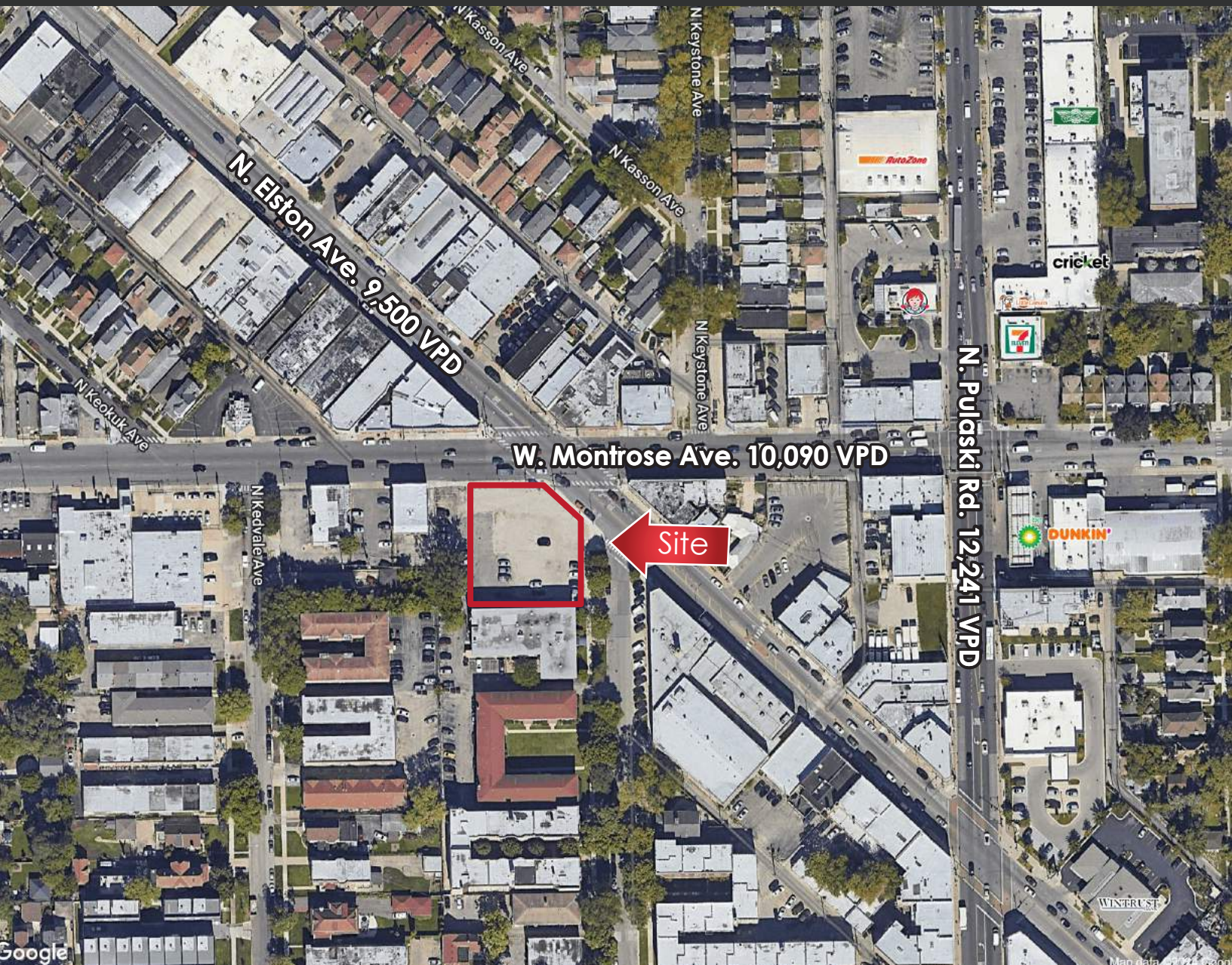


## DEMOGRAPHICS

	0.5 Mile	1 Mile	1.5 Mile
	15,431	59,618	122,483
Median 	\$86,525	\$91,328	\$88,944
	6,269	22,168	46,206

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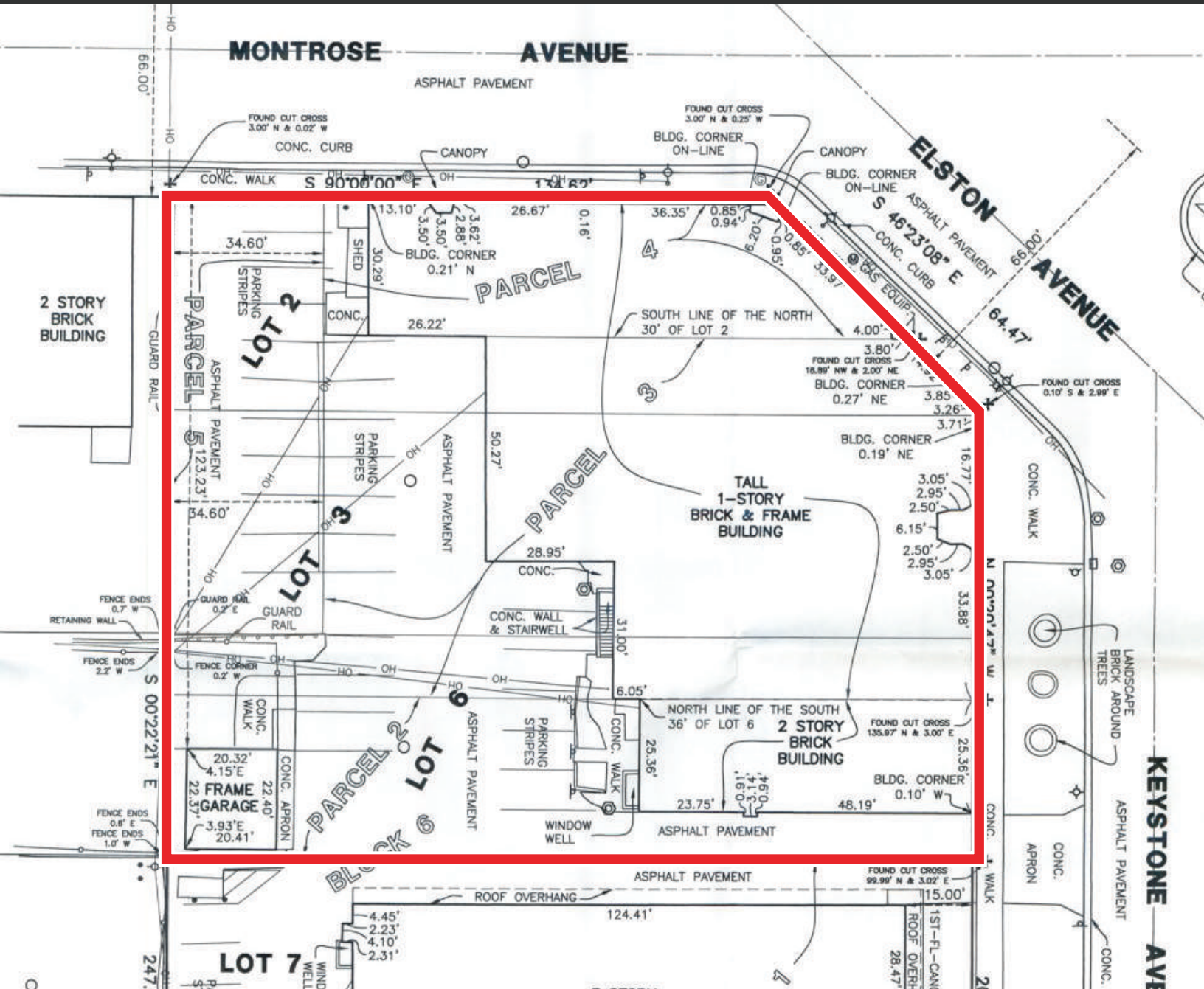


## TRAFFIC COUNTS

N. Pulaski Rd. - 12,241 VPD  
N. Elston Ave. - 9,500 VPD  
W. Montrose Ave. - 10,090 VPD

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# AVAILABLE - GROUND LEASE CORNER OF MONTROSE & ELSTON



approx. 25,535 Sq Ft lot  
0.62 acres  
Zoning: B3-2

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