



Nagle Plaza - 6304 N. Nagle Ave., Chicago, IL

Second Generation Medical Office Space for Lease in a Grocery and Walgreens Anchored Center



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An Illinois Licensed Real Estate Broker

All information enclosed is thought to be accurate and factual, however, no liability is assumed for errors and omissions. This offer is subject to prior sale, lease, changes or withdrawal without prior notice

Next Realty, LLC | www.nextrealty.com | 847-881-2000 | 5215 Old Orchard Road, Suite 880, Skokie, IL 60077

Nagle Plaza

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HIGHLIGHTS:

- ✓ **Second generation medical office space for lease**
- ✓ **Space includes:** Six exam rooms, one x-ray room, two offices, two bathrooms reception and waiting area, ground level access
- ✓ **Strategically located on the south-west corner of the six corner intersection of Nagle Avenue, Milwaukee Avenue and Devon Avenue**
 - Over 65,000 total vehicles passing per day
 - Three access points
- ✓ **Anchored by Walgreens, who has been a tenant at the center since 1984**
- ✓ **Ample parking** - Over 330 surface spaces
- ✓ **Situated in the dense, affluent Chicago neighborhood of Norwood Park** - Population of 199,240 within three miles of subject property



SPACE AVAILABLE:

3,600 SF of second generation medical office space



TRAFFIC COUNTS:

Milwaukee Ave. | 24,950 VPD
Nagle Ave. | 22,840 VPD
Devon Ave. | 17,720 VPD
2020 | CoStar



AREA RETAILERS:



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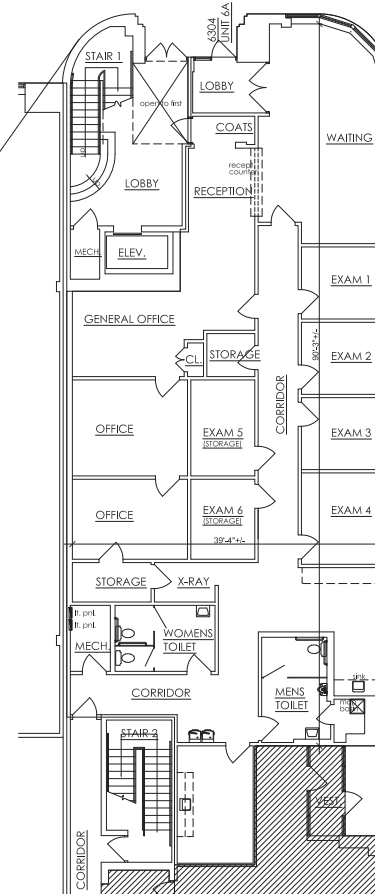
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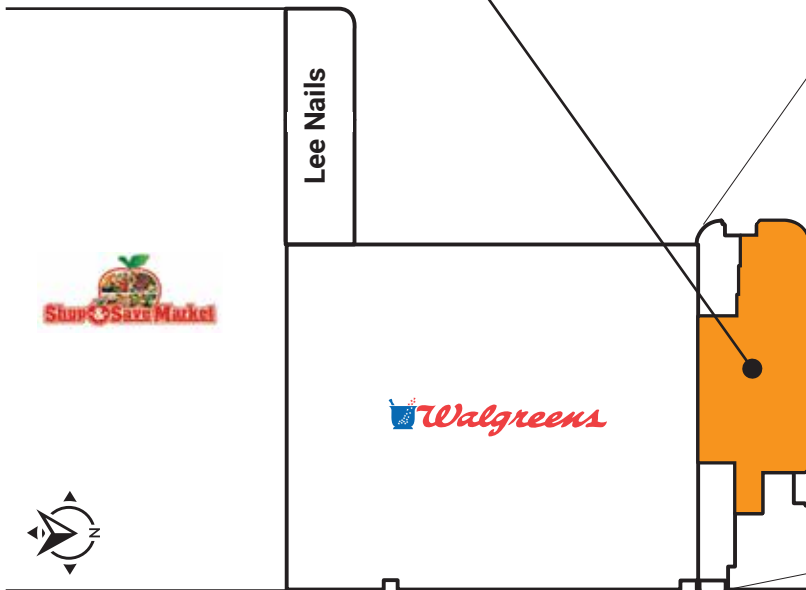
SITE & SPACE PLANS:

1st Floor-3,600 SF includes:

- Six exam rooms
- One x-ray room
- Two offices
- Two bathrooms
- Reception & waiting area
- Ground level access

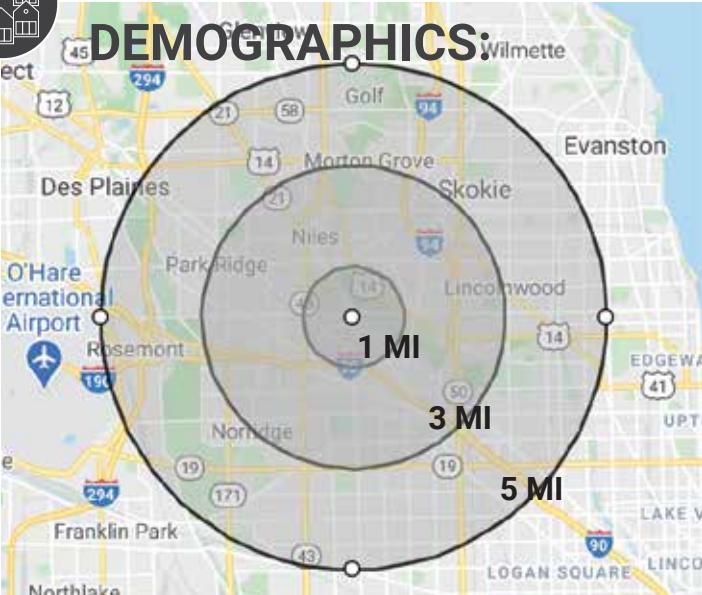


2nd Floor Co-tenant:





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1 Mile	3 Miles	5 Miles
19,222 Est. Population	199,240 Est. Population	663,744 Est. Population
\$106,219 Est. Average Household Income	\$109,455 Est. Average Household Income	\$98,404 Est. Average Household Income

Demographics are 2020 Estimates | CoStar



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