

# Lakeview

3174 N CLARK ST, CHICAGO, ILLINOIS



PREMIER LAKEVIEW RETAIL SPACE AVAILABLE FOR LEASE



## PROPERTY HIGHLIGHTS

- **Premier Lakeview Retail Building at Clark & Belmont**

Immediate national Co-tenancy includes

» Starbucks, Aloha Poke, Tso Good, uBreakiFix and Tapestry 360

» Rarely available space.

- **Surrounded by prominent national and local tenants** including

» Target, DSW, Marshalls, Michaels, 5th Third Bank, Annoyance

Theater, and Ann Sathers Restaurant.

- **1 Block from the Belmont EL stop.**

» 4 Million riders annually.

- **Move-In Ready with Gorgeous Buildout**

» New Bathroom, new vinyl plank flooring, new ceiling tiles, track lighting and paint.

» Additional basement storage at no charge.

- **Located within blocks of famous Wrigley Field**

» Attracts over 2 million visitors annually.

## DEMOGRAPHICS

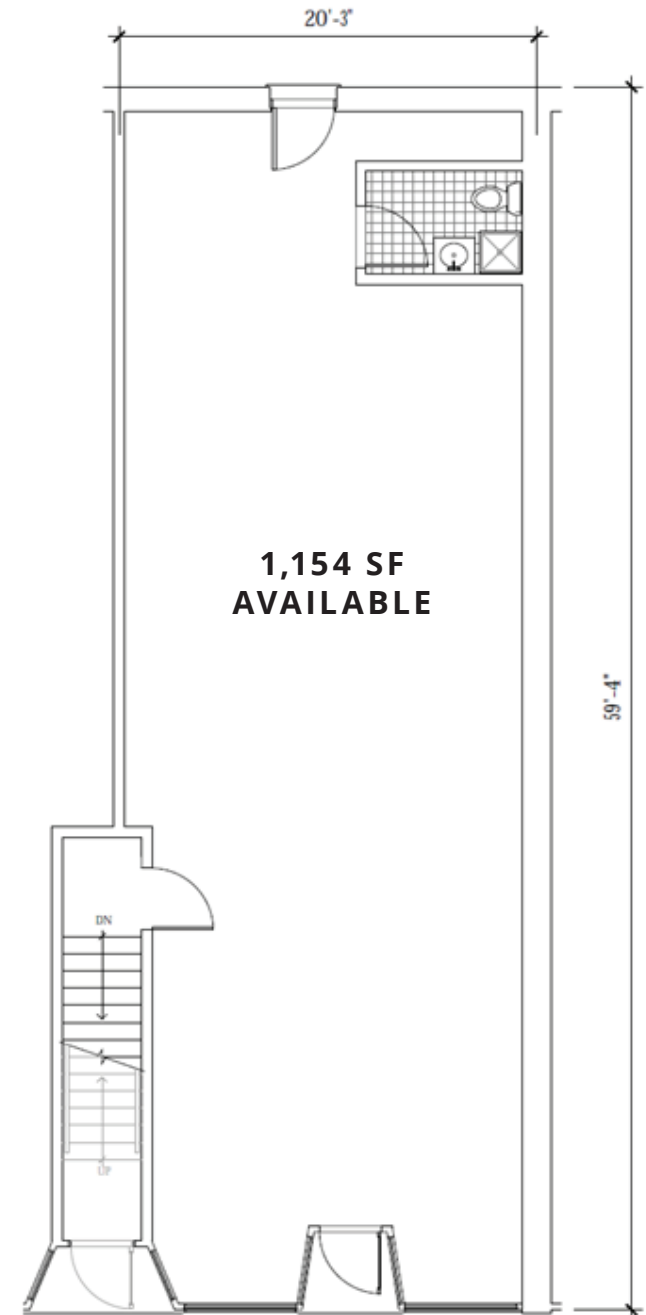
	½ MILE	1 MILE	2 MILES
TOTAL POPULATION	30,363	111,512	239,981
DAYTIME POPULATION	15,336	48,363	116,203
HOUSEHOLDS	17,511	65,046	128,142
AVG HH INCOME	\$170,672	\$182,104	\$193,996

## WALK SCORE®

WALK SCORE **92** walker's paradise > daily errands do not require a car

TRANSIT SCORE **85** excellent transit > transit is convenient for most trips

BIKE SCORE **82** very bikeable > biking is convenient for most trips







## Leasing Contacts

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