

4540 W. TOUHY AVENUE

4540 W. Touhy Avenue, Lincolnwood, IL 60712



Brand new retail-ready  
space for sublease



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# AVAILABILITY



## Sublease Opportunity

Available space: 38,025 SF

Master lease expires: 01/31/2039

First generation retail space.

Flexible Terms.

## Building Details



Free standing former Amazon Fresh with two stories and rooftop parking. New construction. Built in 2024.



The building is on busy Touhy Avenue just west of Lincoln Avenue.

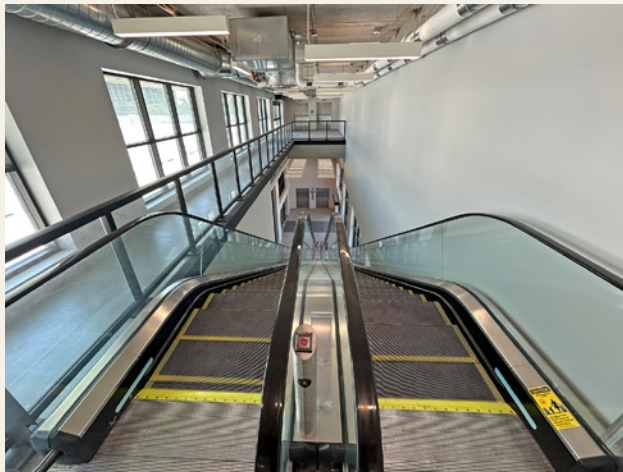
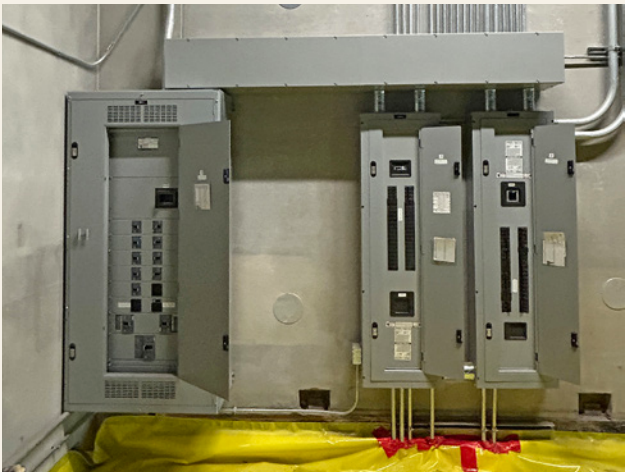


Located adjacent to District 1860 with 299 luxury apartments, and over 40,000 SF of commercial space including Fat Rosie's, Mia Francesca and Fatpour Tap Works.



|                |            |
|----------------|------------|
| Touhy Avenue   | 30,833 VPD |
| Lincoln Avenue | 13,148 VPD |

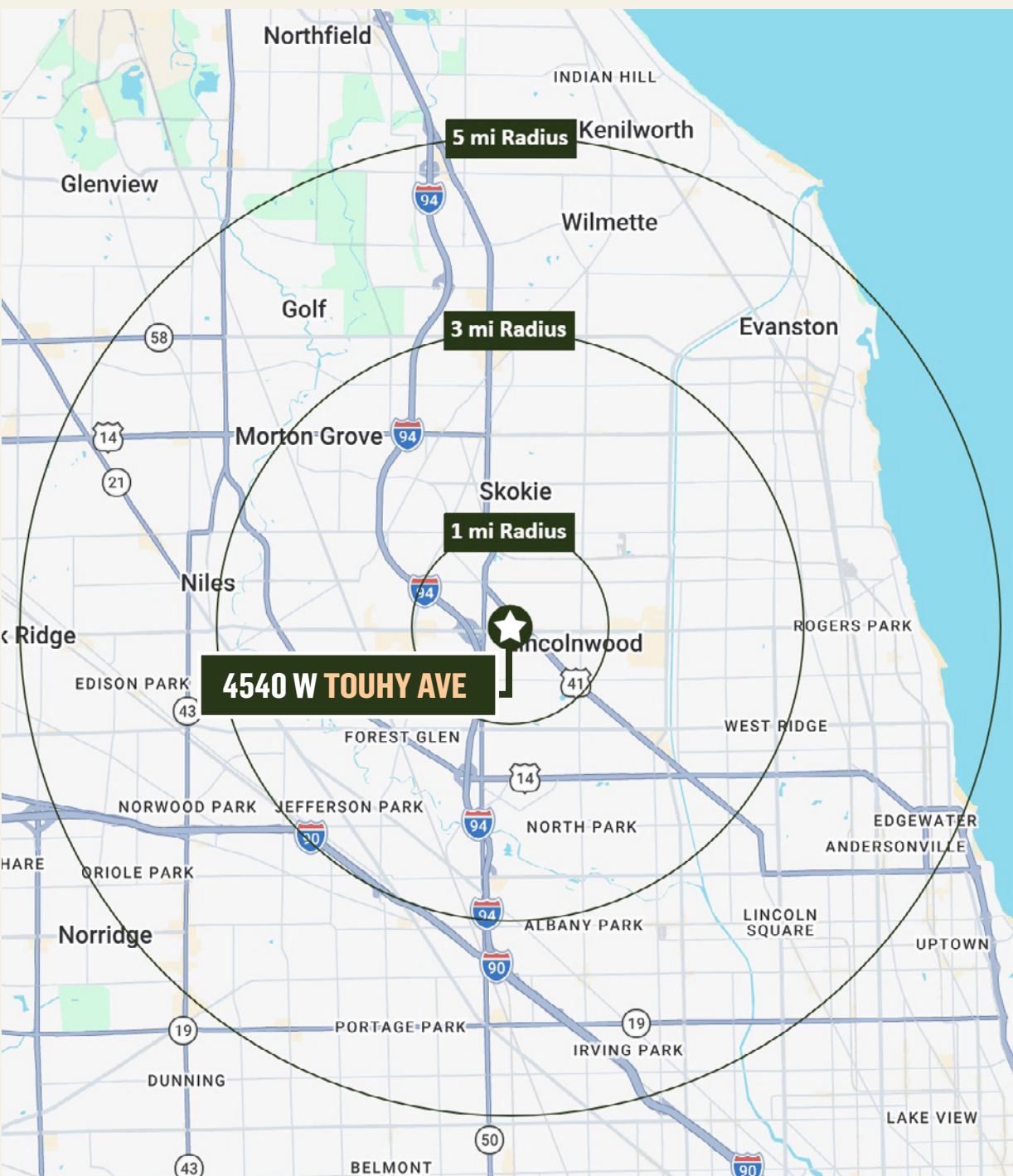
# SPACE PHOTOS





# LINCOLNWOOD RETAIL AERIAL

# MARKET COVERAGE



## Demographics

| 2026                     | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------------------|-----------|-----------|-----------|
| Total Population         | 20,304    | 221,747   | 774,245   |
| Total Households         | 6,986     | 81,415    | 318,322   |
| Total Daytime Population | 7,728     | 96,324    | 256,514   |
| Average HH Income        | \$174,425 | \$145,365 | \$146,545 |
| Median Age               | 43.7      | 41.3      | 39.6      |

## Annual Total Consumer Expenditure

|                                                                                       |       |   |            |
|---------------------------------------------------------------------------------------|-------|---|------------|
|    | miles | 1 | \$17.46 M  |
|                                                                                       |       | 3 | \$187.58 M |
|                                                                                       |       | 5 | \$700.55 M |
| Apparel & Services                                                                    |       |   |            |
|  | miles | 1 | \$52.46 M  |
|                                                                                       |       | 3 | \$577.54 M |
|                                                                                       |       | 5 | \$2.11 B   |
| Food at Home                                                                          |       |   |            |
|  | miles | 1 | \$38.9 M   |
|                                                                                       |       | 3 | \$415.75 M |
|                                                                                       |       | 5 | \$1.56 B   |
| Food Away from Home                                                                   |       |   |            |
|  | miles | 1 | \$8.57 M   |
|                                                                                       |       | 3 | \$93.62 M  |
|                                                                                       |       | 5 | \$343.9 M  |
| Personal Care                                                                         |       |   |            |

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