

AVISON  
YOUNG

# 3530 N Southport Ave

Chicago, IL 60657

CONFIDENTIAL OFFERING MEMORANDUM

NNN retail condominium offered for sale  
in Chicago's upscale Southport district

\$999,000



# Offered By



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# Section 1





Investment Highlights



# Executive Summary

3530 North Southport Avenue, Chicago, IL 60657

Avison Young – Chicago, LLC (“AY”), as sole and exclusive agent for owner, has been retained to offer for sale to qualified investors the opportunity to acquire an extremely attractive, well-maintained, and well-located retail property located at 3530 North Southport Avenue, Chicago, IL 60657 (“Property”) in Lake View, a thriving neighborhood of Chicago. The Property is currently occupied by HYOU Fine Jewelry.

 <p>Ground-floor retail condominium</p>	 <p>825 square feet of rentable space</p>
 <p>5,116 average daily traffic count on N Southport Ave</p>	 <p>Steps from the Southport Brown Line station</p>

# Investment Highlights

3530 North Southport Avenue, Chicago, IL 60657

Offering Price: \$999,000

NNN Lease with Renewal Options

Net Operating Income of approximately \$70,000

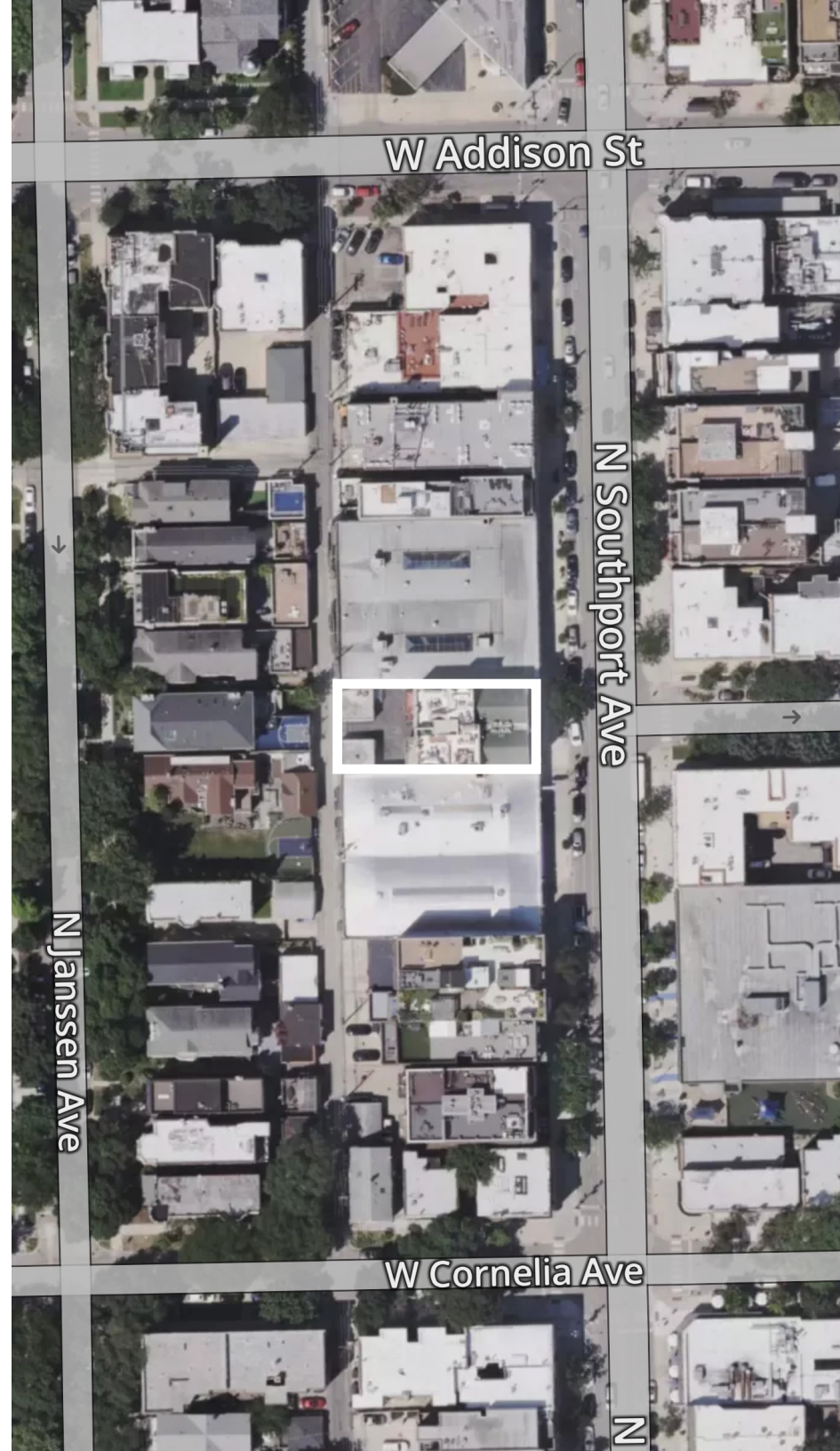
Tenant: LEAP Inc

- 825 rentable square feet with a lease expiration of August 1, 2032. Renewal options with 5% rent increases. Annual increases of 3% to the base rent.
- Professionally managed property with 100% expenses passed through to the tenant.
- Tenant is a corporate owned / guaranteed entity.
- Current Real Estate Taxes, Insurance and CAM pass-through expenses are 100% paid by tenant.
- CAM Insurance (2025): \$2,808.
- Real estate taxes reduced from \$13,800 to \$9,075 paid (2025).
- Tenant is current on rent payments.

3530 North Southport Avenue  
Chicago, Illinois 60657

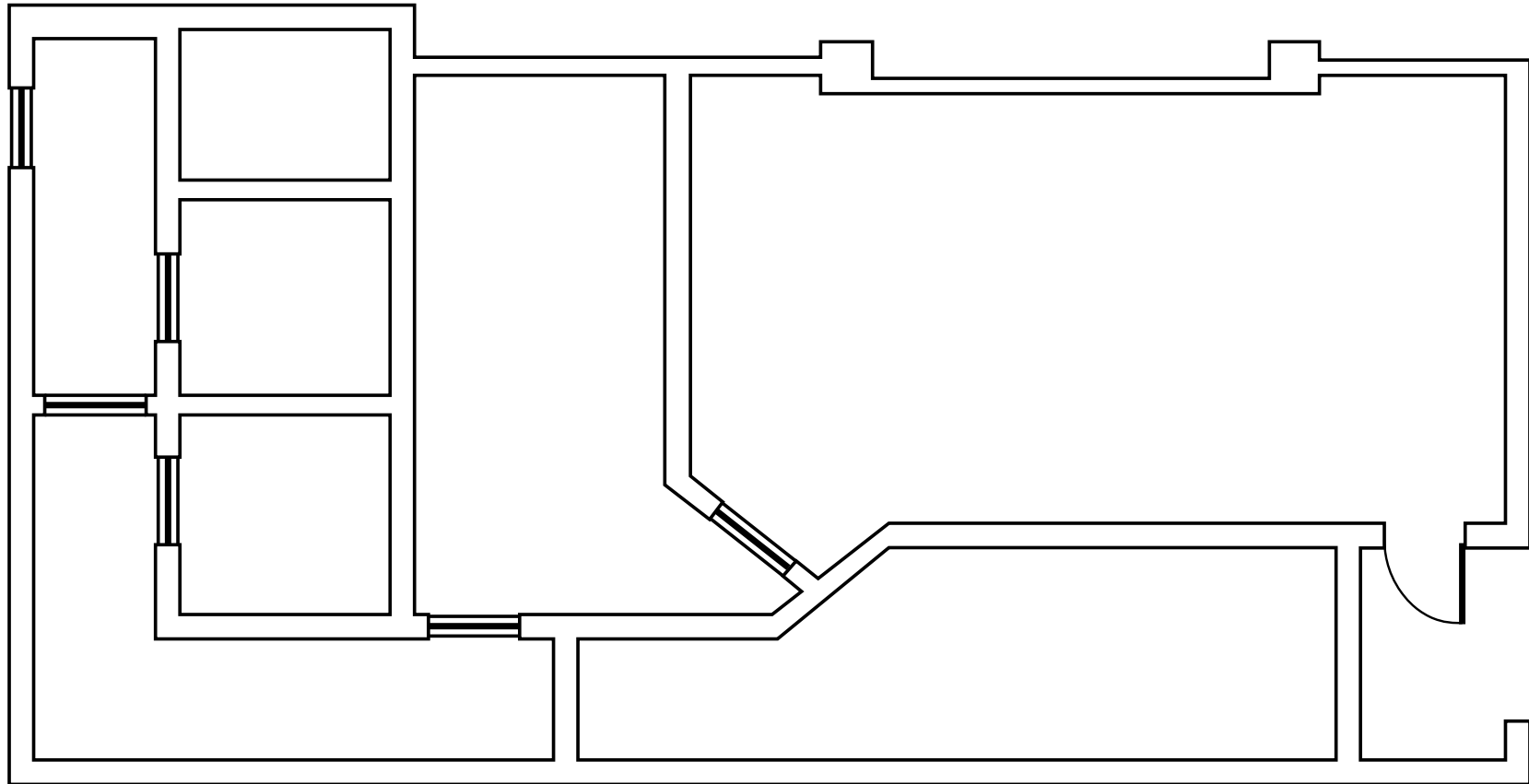
# Premier retail condo in Chicago's Lake View district.

Avison Young Confidential Offering Memorandum



# Current Space Plan

3530 North Southport Avenue, Chicago, IL 60657



**iM**  
Management Inc.  
Property managed by:  
www.imgt.us  
email: info@imgt.us  
**iManagement Inc.**  
(708) 568-1474

3530

**HYOU**  
FINE JEWELRY

**claire's**

**HYOU**  
FINE JEWELRY

Red benches



# Section 2

Tenant Profile



## Company Overview

Leap Inc. is an intelligent retail platform that partners with modern, direct-to-consumer brands to power omnichannel retail experiences. By combining first-party data, proprietary technology, and end-to-end operating systems, Leap enables premium brands to scale efficiently in high-performing physical retail locations.

## Retail Concept

Leap brings digitally native, high-growth brands into thoughtfully selected brick-and-mortar environments. Each location is designed, built, leased, and operated by Leap, delivering a seamless brand experience while ensuring consistent execution and operational excellence.

## Platform Differentiation

**Data-Driven Decision Making:** Proprietary data and analytics inform brand and site selection to maximize performance.

**Omnichannel Focus:** Physical retail integrated with digital insights to attract and retain high-value customers.

**Churn Protection:** Centralized leasing and brand management reduce vacancy risk for landlords.

**Scalable Model:** A growing network of premium brands supported by shared infrastructure and technology.



# Section 3

Location &  
Market Overview

# Lake View

## Submarket Overview

Located on Chicago's North Side, Lake View is one of the city's most vibrant and dense urban submarkets, anchored by strong household incomes, exceptional walkability, and some of Chicago's most desirable neighborhood retail corridors. The submarket combines a large, affluent residential base with year-round foot traffic drivers, making it one of the most stable and sought-after retail markets in the Midwest.

**Home to more than 80,000 residents, Lake View is one of Chicago's largest community areas.**

The neighborhood features a highly educated, young professional demographic with a median age of approximately 32 and a median household income exceeding \$135,000, well above citywide averages.

The area is immediately bordered by Lincoln Park, Wrigleyville, Uptown, and North Center, providing access to an expanded trade area of affluent North Side neighborhoods. Proximity to Lake Michigan, extensive public transit, and dense residential development supports consistent daily activity and consumer spending.



## Southport Corridor

Southport Avenue is the premier boutique retail corridor within Lake View, known for its curated mix of national brands, digitally native retailers, and high-performing local concepts. The corridor runs roughly between Roscoe Street and Addison Street and is widely regarded as one of Chicago's most landlord-favored shopping streets.

# Area demographics

1 Mile Radius



**Area  
Population**

83,111



**Median  
Age**

32



**Median  
Household Income**

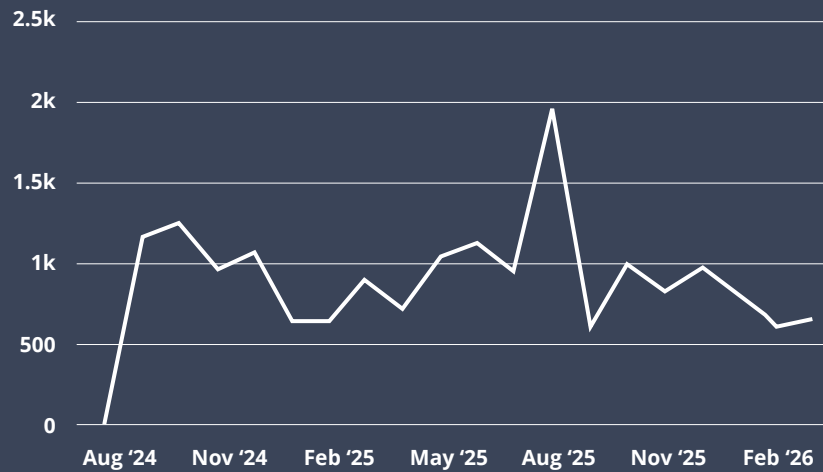
\$136,484



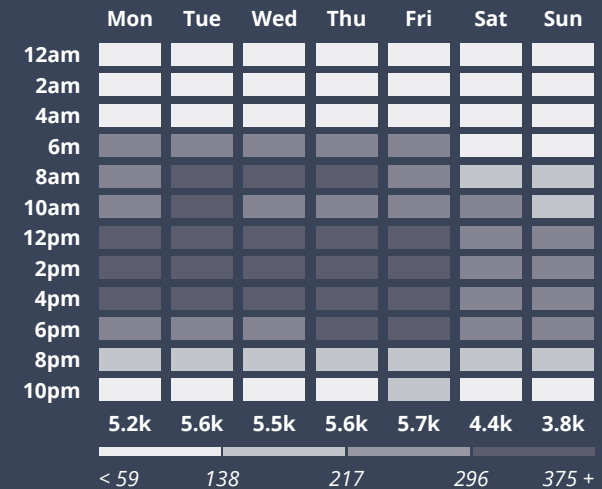
**Median  
Home Value**

\$585,809

## 3530 North Southport Avenue Visits Trend



## North Southport Avenue Traffic Volume



# Local Area

Nearby Tenants within a Mile



370+  
SHOPPING



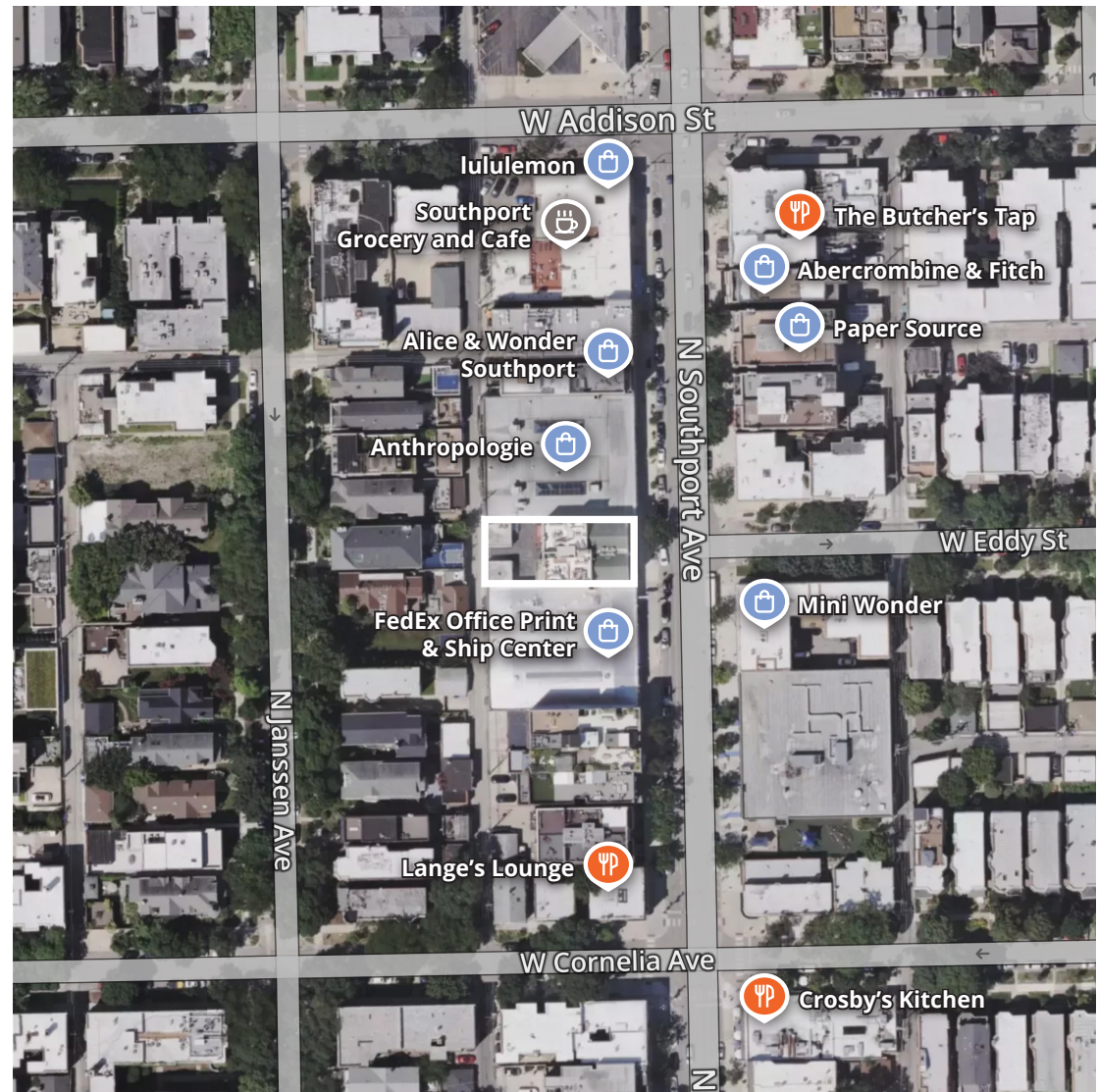
270+  
RESTAURANTS



60+  
CAFES



50+  
FITNESS





# Section 4

Transaction Guidelines &  
Confidentiality Disclaimer

# Transaction Guidelines

3530 North Southport Avenue, Chicago, IL 60657

The prospective investor will be selected by Owner in its sole and absolute discretion based on a variety of factors including, but not limited to:

- Offer price
- Financial strength
- Level of discretion to invest funds
- Ability to close in a timely fashion
- Experience in closing similar transactions
- Absence of contingencies
- Level of Property due diligence completed
- Thoroughness and conveyance of Property underwriting
- Timeframe and amount of non-refundable earnest money deposit
- Strength of commitment from lender and terms of debt, if any

Avison Young will be available to assist prospective investors to arrange on-site inspections and to answer any questions related to information contained in this Offering Memorandum.

Other key Transaction Guidelines include the following:

- The amount of earnest money deposit and timeframe to non-refundable status
- An outline of the proposed schedule for due diligence and closing
- A description of any physical or environmental assumptions which affect the price being offered
- A list of any contingencies, including committee approvals, required to close the transaction
- As is the standard practice for the sale of properties in the Chicagoland area, real estate taxes will be prorated on a cash basis. Offers must confirm that the bid incorporates such real estate tax prorations.



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The information contained herein was obtained from sources believed reliable; however, the Agency makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

# Confidentiality Disclaimer

3530 North Southport Avenue, Chicago, IL 60657

Avison Young ("Agent") has been engaged by Ownership ("Seller") as the exclusive agent for the sale of 3530 North Southport Avenue in Chicago, IL ("The Property").

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence, for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Avison Young. Seller will be responsible for any commission due to Agent in Connection with the sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent's authority to act on its behalf. If you have no interest in the property at this time, please return this Offering Memorandum immediately to:

## Avison Young

One South Wacker Drive, Suite 3000  
Chicago, IL 60606

Attn: **Mark Montana**, Senior Vice President  
+1 312 940 6263  
mark.montana@avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

Visit us online  
[avisonyoung.com](https://www.avisonyoung.com)

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**AVISON  
YOUNG**

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