

FOR LEASE

Retail/Office Commercial Condo

2936 NORTH LINCOLN AVENUE

Chicago, IL 60657

PRESENTED BY:

MARCUS SULLIVAN

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OFFERING SUMMARY



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LEASE RATE:	\$2,500 per month (MG)
BUILDING SIZE:	9,500 SF
AVAILABLE SF:	700 SF
ZONING:	B3-5
SPACE TYPE:	Commercial Condo
LEASE TYPE:	Modified Gross
YEAR BUILT:	2007
RENOVATED:	2023

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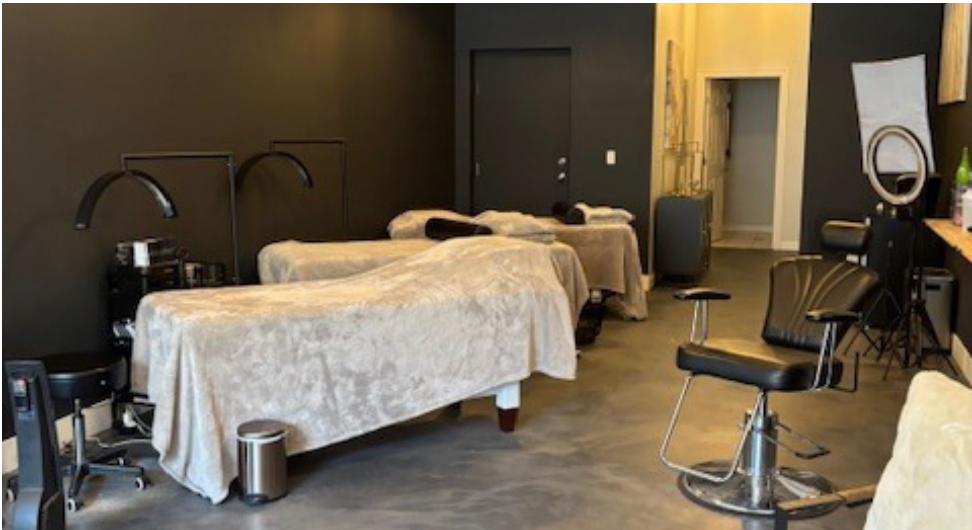
PROPERTY OVERVIEW

Position your business for success in this beautifully maintained 700 square foot retail space located along vibrant Lincoln Avenue. Featuring an open floor plan, the space offers excellent flexibility for a variety of layouts and business types. Expansive north-facing windows provide consistent natural light throughout the day, creating a bright and welcoming environment for customers and staff alike.

The property boasts high ceilings, enhancing the sense of openness and allowing for creative design possibilities. Delivered in excellent condition, this turnkey space is ready for immediate occupancy with minimal buildout required.

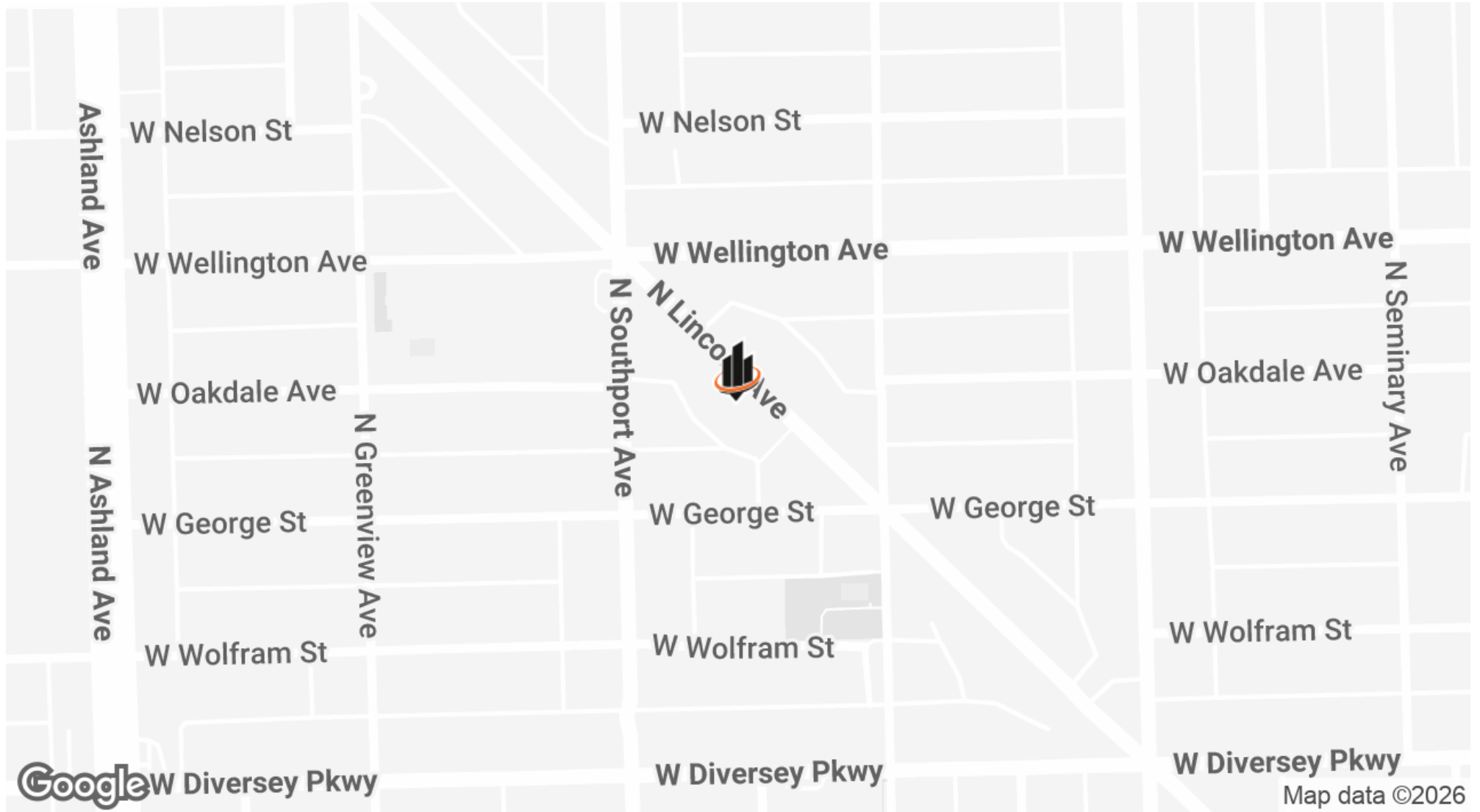
Zoned B3, the property supports a wide range of uses, making it ideal for personal services, boutique retail, or professional office users. Situated in the heart of Lakeview, the location benefits from strong foot traffic, affluent demographics, and a dynamic mix of neighboring businesses that drive consistent activity to the area.

ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	5,404	20,761	79,463
AVERAGE AGE	30.1	31.0	30.9
AVERAGE AGE (MALE)	31.5	31.8	31.3
AVERAGE AGE (FEMALE)	30.1	31.2	31.0

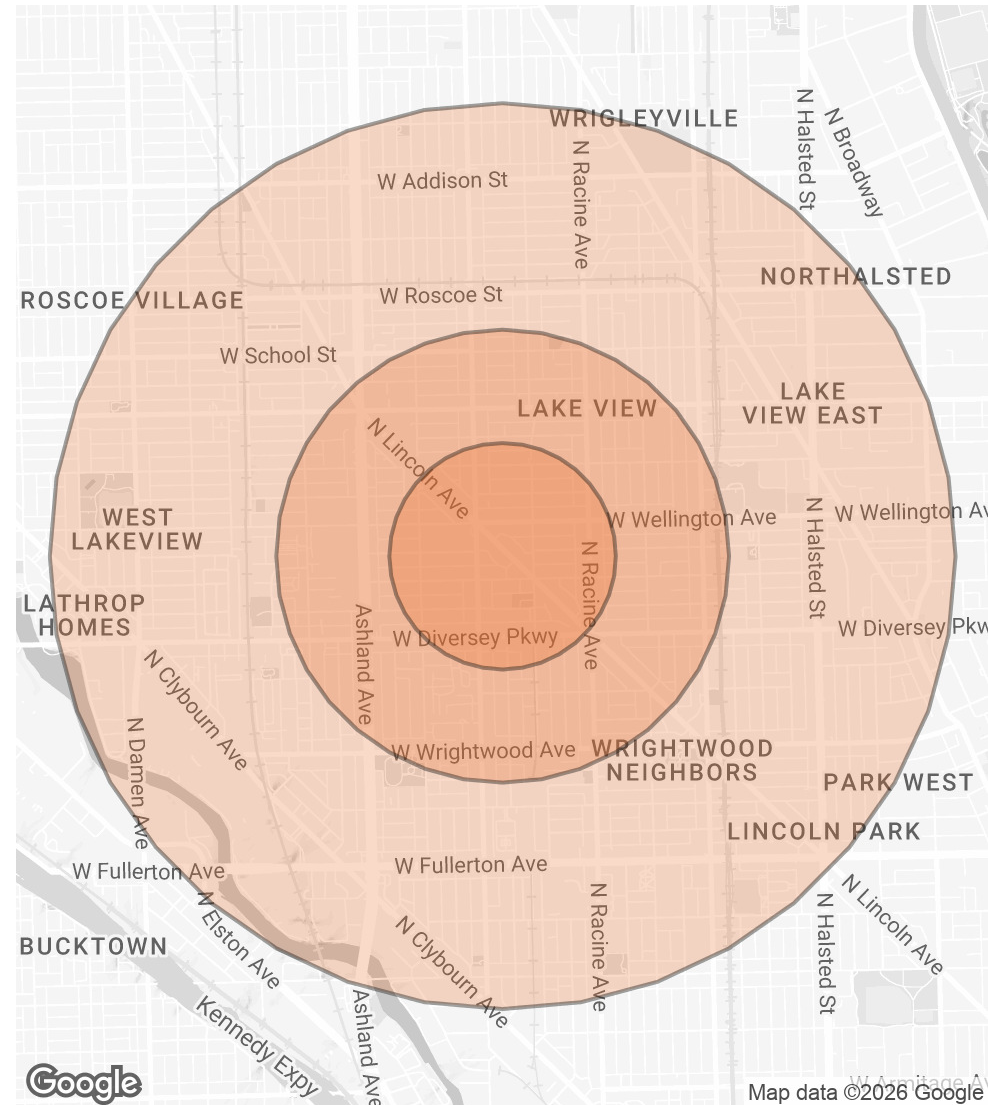
HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,298	9,081	36,761
# OF PERSONS PER HH	2.4	2.3	2.2
AVERAGE HH INCOME	\$269,799	\$266,330	\$215,451
AVERAGE HOUSE VALUE	\$755,607	\$826,518	\$800,793

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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