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N SOUTHPORT

FOR LEASE

Second-Generation Dental Office



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LEASING OVERVIEW

Asking Rent **\$58/PSF Gross**

Space Available **1,720 SF**

Lower Level Space **1,525 SF**

Ceiling Height **~12'**

Zoning **B3-2**

Date Available **12/1/2026**

Condition **2nd Generation
Dental**

Sub-Market **Lakeview**

Aldermanic Ward **32nd**



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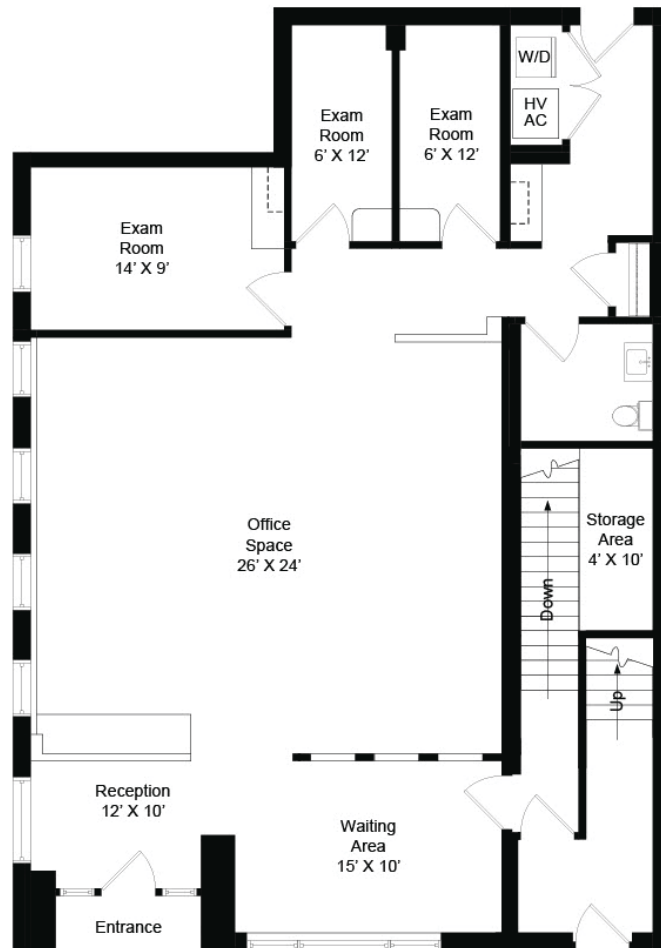
LEASING HIGHLIGHTS

- 2nd generation dental space totaling 1,720 SF on the 1st floor plus a fully built-out 1,525 SF lower level.
- Available December 1, 2026.
- Located in the heart of Lakeview at the Southport/Lincoln/Wellington intersection, one of the neighborhood's most walkable and well-trafficked corridors.
- Surrounded by the established Southport Corridor retail and restaurant scene, drawing consistent foot traffic from a dense residential and commercial base.
- Excellent accessibility via CTA Southport or Wellington Stations and nearby bus lines, along with strong street presence and visibility along Southport Avenue.

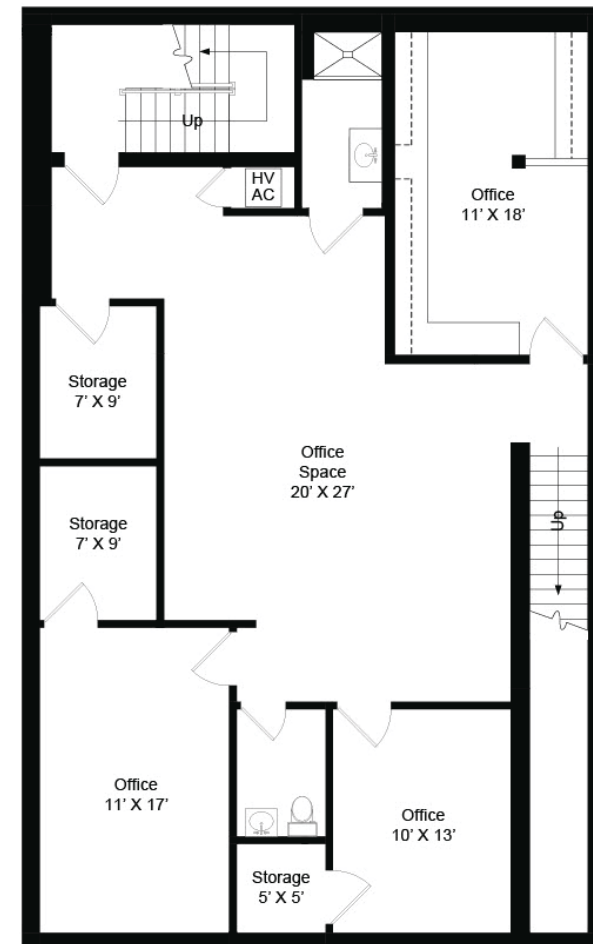


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MAIN LEVEL



LOWER LEVEL

LAKEVIEW DESCRIPTION

Lakeview is a high-demand trade area on Chicago’s North Side, offering strong fundamentals for retail and restaurant leasing. With a dense residential population, consistent foot traffic, and easy access via multiple CTA lines, Lakeview provides exceptional exposure and a stable customer base. Anchored by Wrigley Field and stretching east to the lakefront, the neighborhood captures year-round activity, driven by a mix of long-time residents, young professionals, and visitors. Strong demographics and household incomes support a wide variety of retail and food and beverage uses, from quick-service concepts to upscale dining and experiential retail.

Retail corridors such as Southport, Broadway, Clark, and Belmont continue to attract a healthy mix of national tenants and local operators. The area’s walkability, transit connectivity, and vibrant streetscape make it an ideal location for brands seeking visibility in an established urban setting. Lakeview’s evolving retail landscape—particularly in Wrigleyville and along key intersections—offers leasing agents and property owners opportunities to reposition assets, attract best-in-class tenants, and capitalize on long-term neighborhood growth. It’s a proven, high-performing market with upside for the right retail strategy.



AREA OVERVIEW

AREA DEMOGRAPHICS

	0.25 Miles	0.5 Miles	1 Mile
Total Population	6,974	26,148	110,441
Average Age	30.6	30.6	33.0
Total Households	3,626	13,844	63,299
People Per Household	1.6	1.5	1.4
Average Household Income	\$200,434	\$207,070	\$186,360
Average Home Value	\$585,170	\$579,899	\$503,987

Demographic Source: Applied Geographic Solutions via Sites USA.

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