LINCOLN PARK RETAIL FOR LEASE

2414 North Lincoln Ave

CHICAGO, IL 60614

PRESENTED BY:

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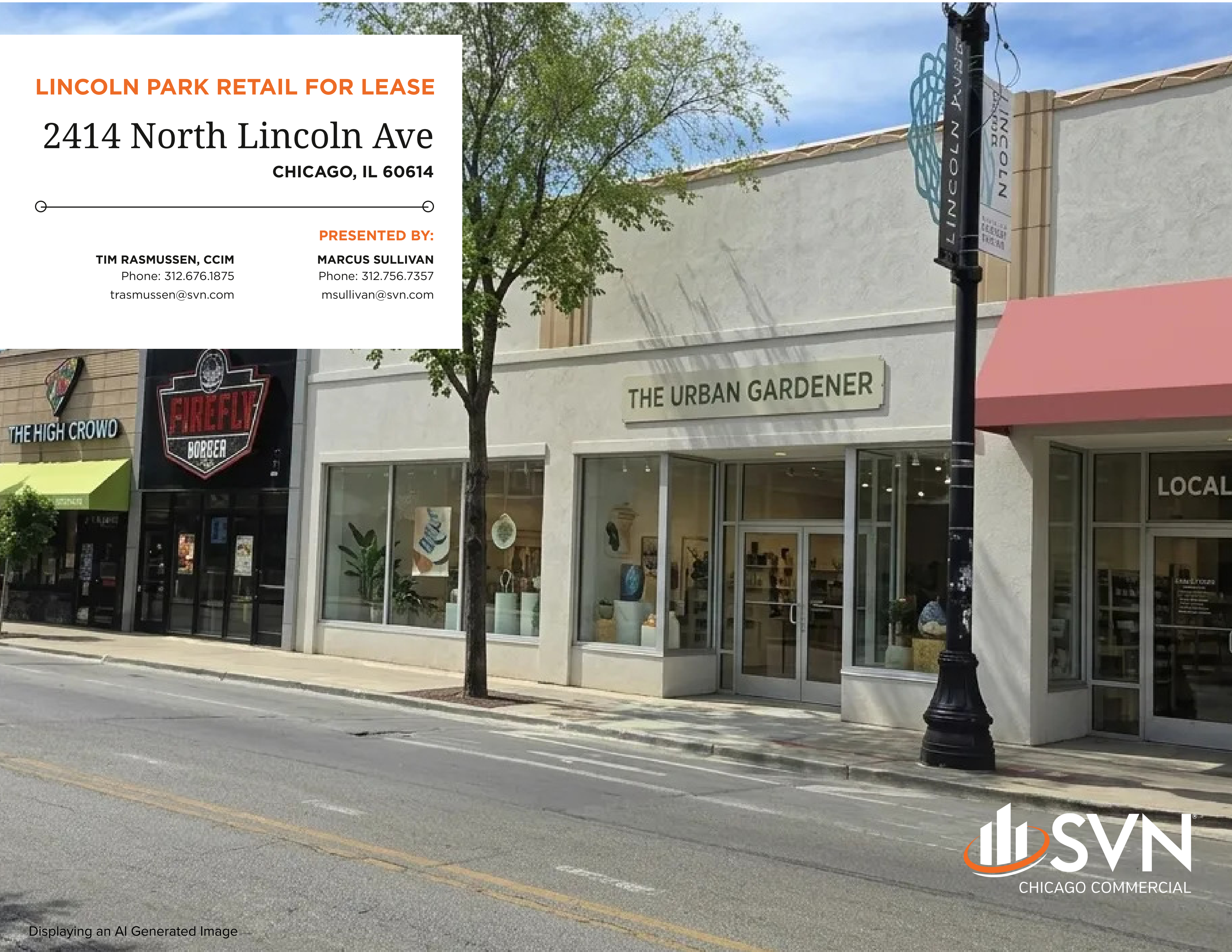

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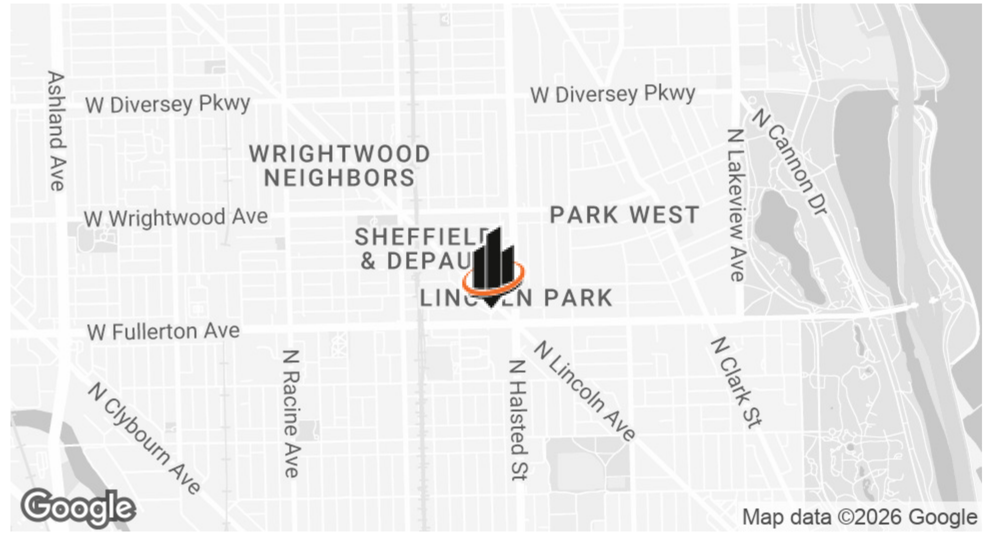
OFFERING SUMMARY



LEASE RATE	$65 SF/YR

OFFERING SUMMARY

BUILDING SIZE:	6,950 SF
AVAILABLE SF:	1,223 - 5,549 SF
BASEMENT:	full Basement
ZONING:	B1-3
MARKET:	Chicago
SUBMARKET:	Lincoln Park

PROPERTY OVERVIEW

Prominent single-story, hard-corner retail building with unparalleled visibility in the heart of Lincoln Park. This ground-floor space offers multiple configurations, ranging from 1,223 square feet to 5,549 square feet. A full basement with high ceilings is accessible by stairs and an elevator and can be subdivided into individual direct-access storage spaces. The property is zoned B1, allowing a variety of uses, including incidental liquor sales. The space is highly adaptable for uses such as restaurant, medical, fitness, and daycare.

LOCATION OVERVIEW

Situated at the northwest corner of Lincoln Avenue and Fullerton Avenue, this prime retail property occupies a high-visibility location in Chicago's affluent Lincoln Park neighborhood.

The site benefits from built-in co-tenancy synergy, sharing the immediate corridor with high-traffic anchors like Equinox Lincoln Common, the historic Lincoln Hall entertainment venue, and a constant stream of fast-casual diners at Chipotle. Culinary hot spots like Cafe Yaya and Mercadito Lincoln Park keep the block highly active day and night. The site also benefits from an exceptional built-in customer base, driven by its immediate proximity to DePaul University's main campus, which brings over 20,000 students, faculty, and staff directly to the area.

Foot and vehicular traffic are further amplified by superior transit access, located just blocks from the CTA Fullerton Red, Brown, and Purple Line station, alongside heavy-volume local bus routes.

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RETAILER MAP

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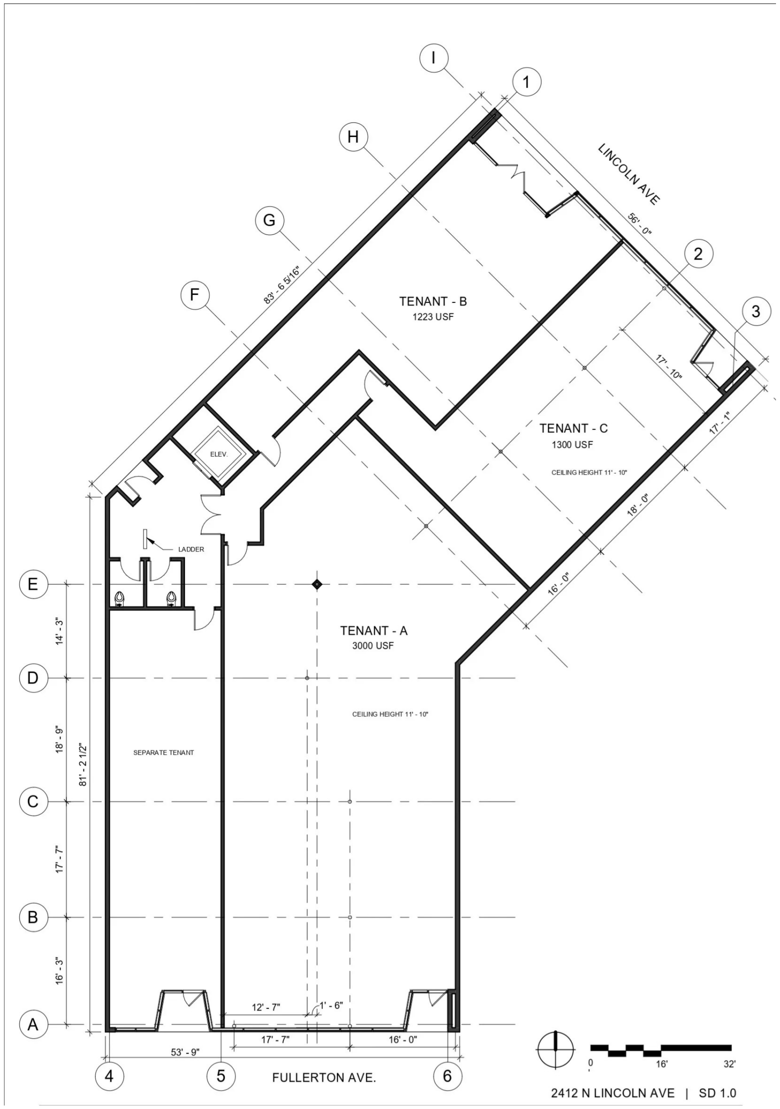

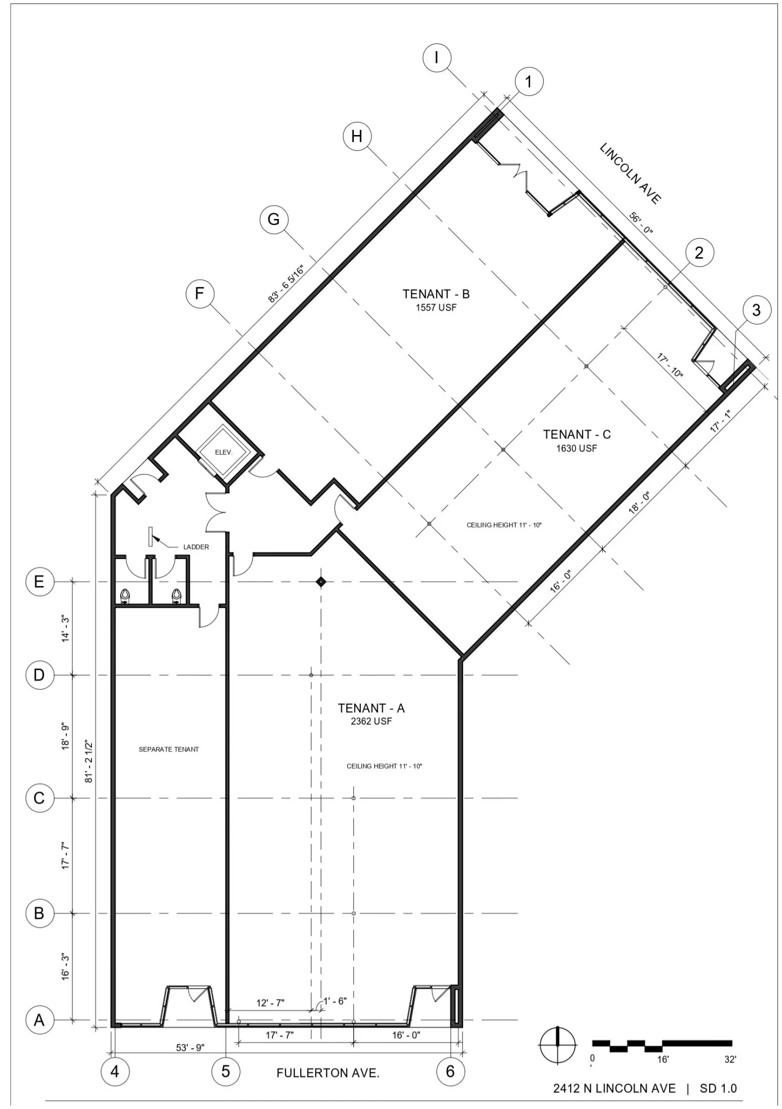

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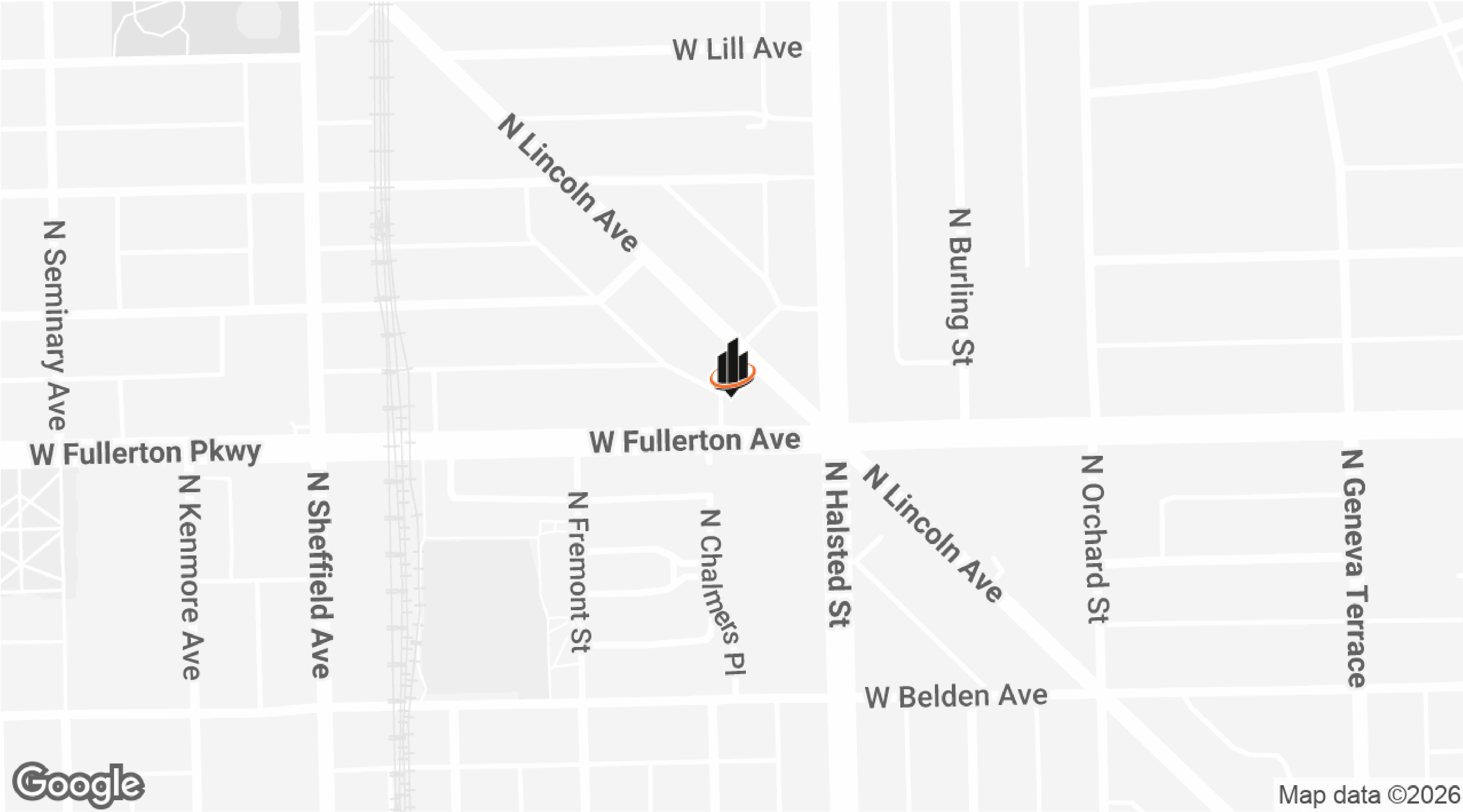
LOCATION MAP



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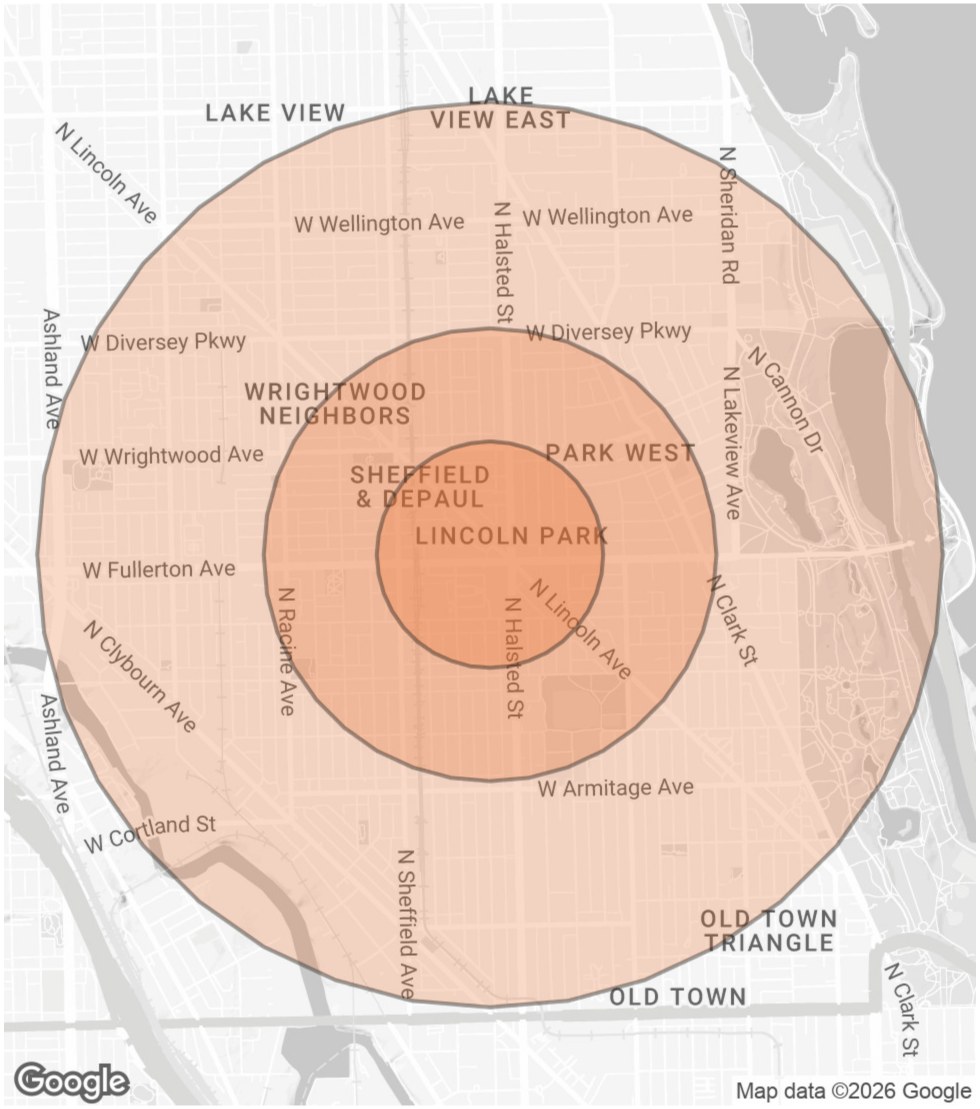
POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	5,601	23,155	82,589
AVERAGE AGE	27.9	29.3	32.1
AVERAGE AGE (MALE)	28.1	30.2	33.2
AVERAGE AGE (FEMALE)	27.8	28.6	32.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,457	10,745	42,212
# OF PERSONS PER HH	2.3	2.2	2.0
AVERAGE HH INCOME	$230,752	$218,373	$210,449
AVERAGE HOUSE VALUE	$943,114	$1,016,232	$878,264



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