

2956 N Lincoln Ave

Chicago, IL 60657

RETAIL - STREET RETAIL FOR LEASE



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john greene Real Estate | 1311 S. Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Lease Rate:	\$31.39 SF/yr (NNN)
CAM:	\$1.71 psf
Taxes:	\$8.90 psf
Available Space:	840± SF
Lot Size:	0.04 Acres
Year Built:	2022
Zoning:	B-3
Traffic Count:	9,811 (N Lincoln Ave.)
County:	Will

PROPERTY OVERVIEW

840± SF retail storefront available for lease. Currently built out as a nail studio with existing plumbing and functional layout. High-visibility location with strong foot and vehicle traffic. Large front windows provide natural light and signage exposure. Suitable for salon, spa, retail, or service-oriented uses. Close to public transportation and surrounded by dense residential and established businesses. *Tenant responsible for utilities and any buildout.

PROPERTY HIGHLIGHTS

- Prime location on N Lincoln Ave.
- Open floor plan
- High-visibility storefront
- Large windows for natural light

Matthew Smith

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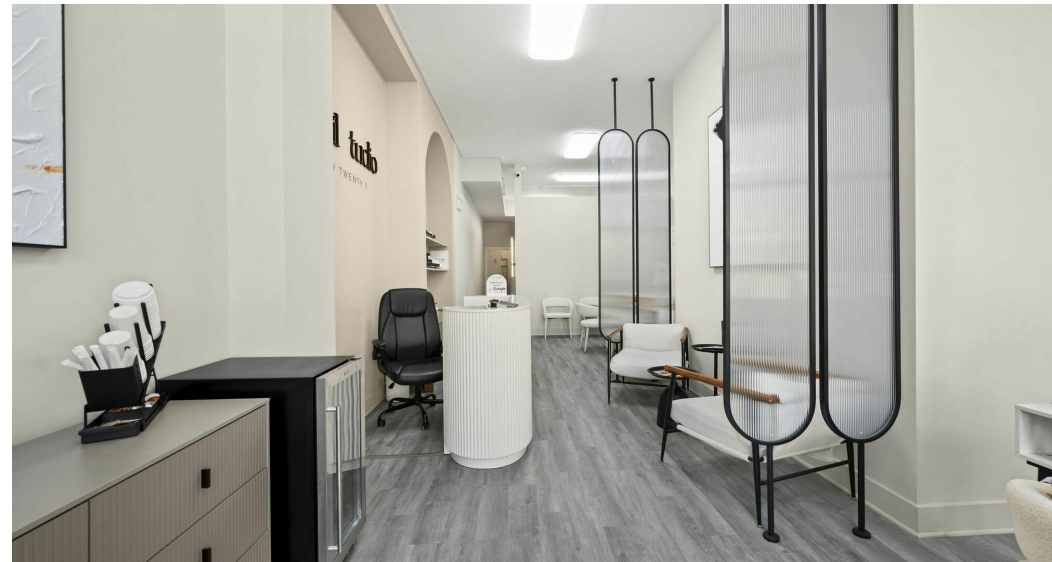
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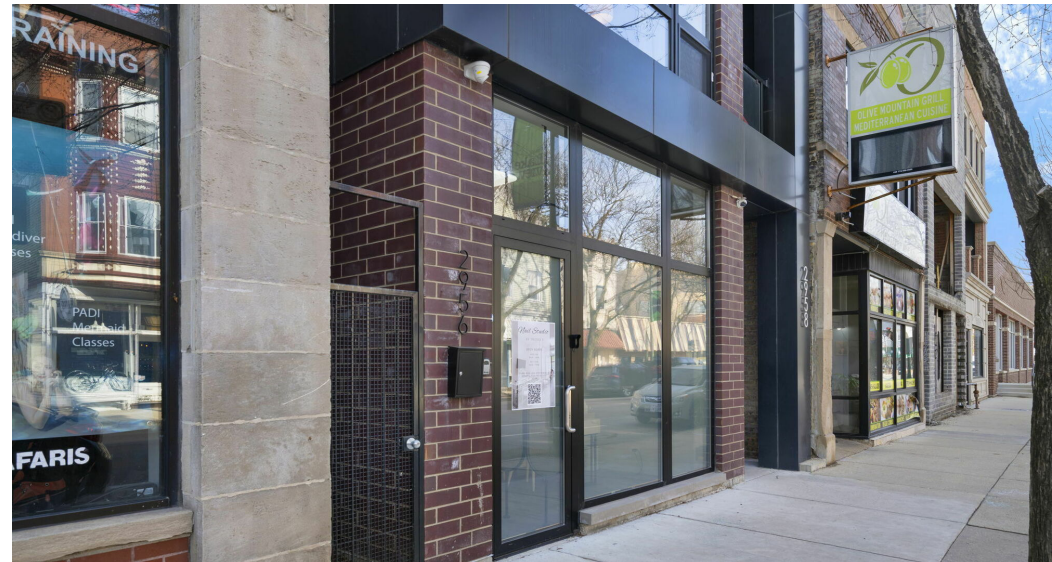
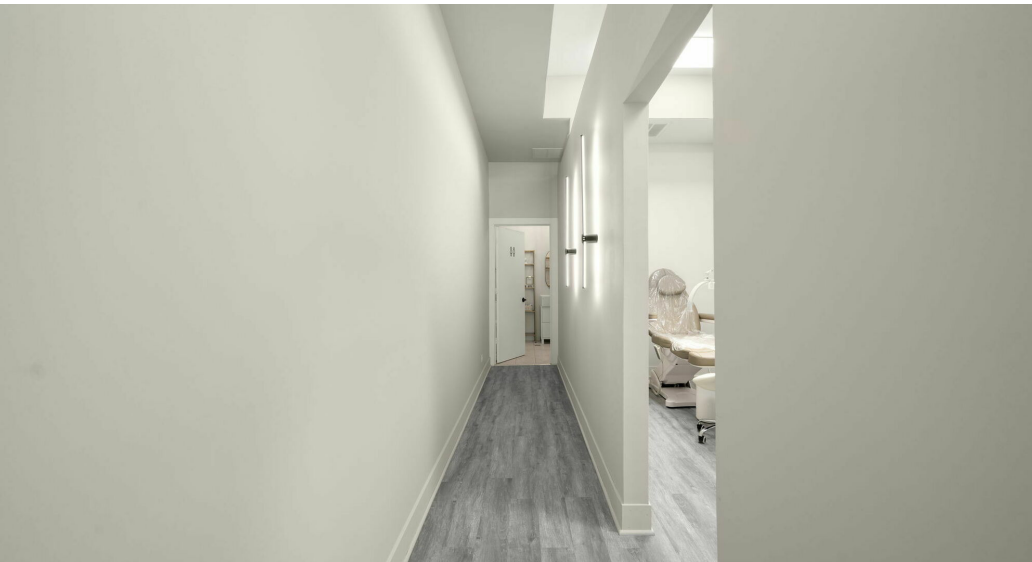


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**john
greene**
REAL ESTATE

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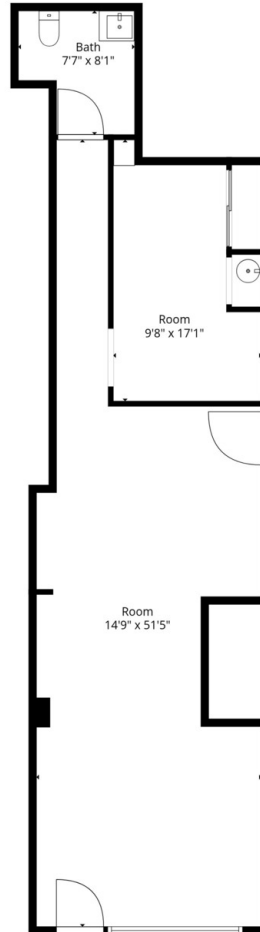


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TOTAL: 735 sq. ft
1st floor: 735 sq. ft
EXCLUDED AREAS: WALLS: 81 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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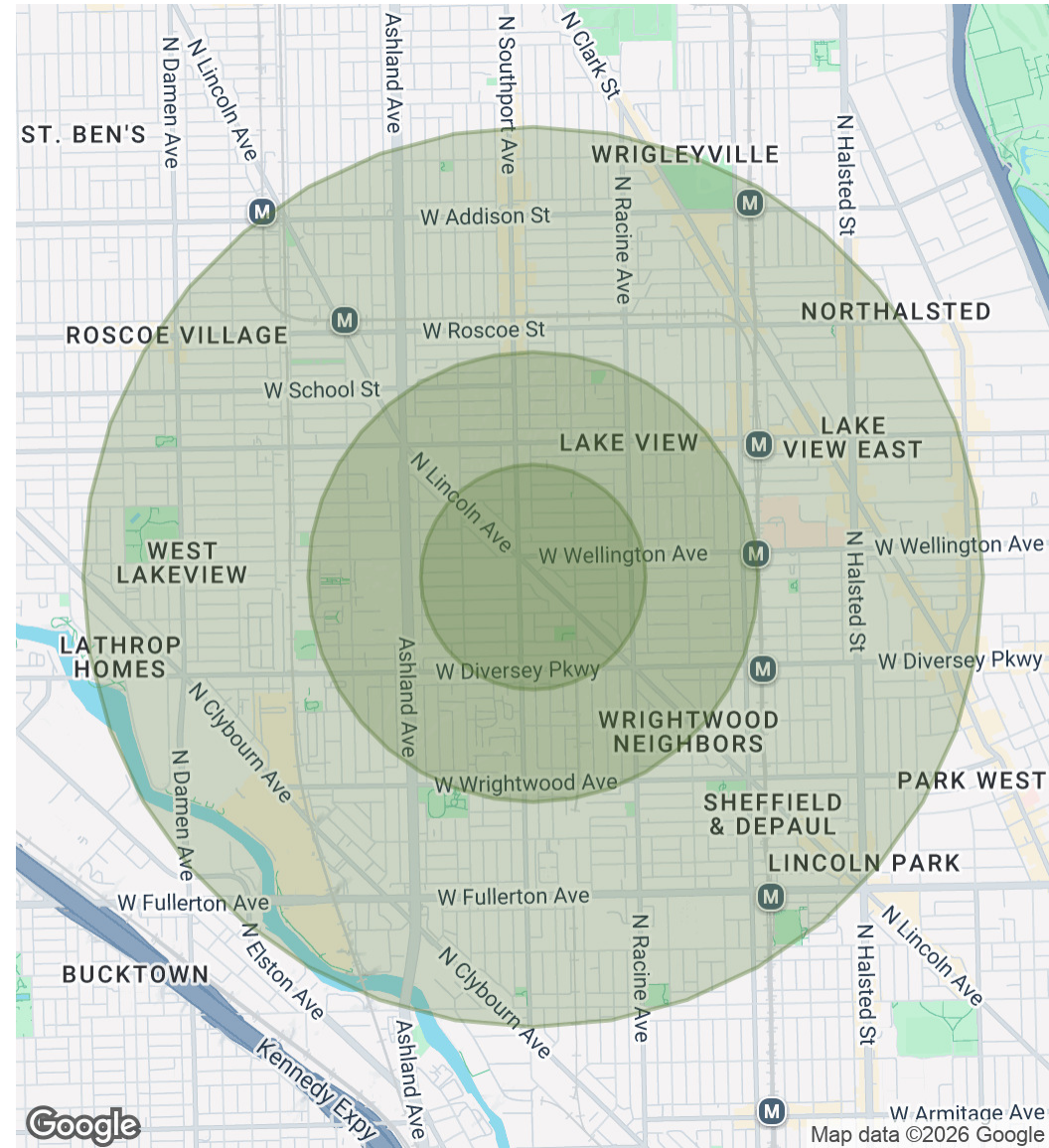
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	5,308	20,618	78,741
Average Age	30.1	31.1	31.0
Average Age (Male)	31.8	31.8	31.4
Average Age (Female)	29.9	31.2	31.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,285	8,962	36,211
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$261,471	\$268,023	\$216,871
Average House Value	\$755,188	\$835,025	\$798,614

2023 American Community Survey (ACS)



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