

3254
N Lincoln Ave



2nd Generation Retail Space
Located in the Heart of Lakeview
For Lease



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Leasing Overview

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ASKING RENT:	\$33/SF NNN	SPACE AVAILABLE:	4,000 SF
EST. NNNs:	\$11/SF	PARKING:	5 GARAGE SPACES
CONDITION:	2ND GENERATION	FRONTAGE:	~22'
DATE AVAILABLE:	IMMEDIATE	ZONING:	B1-3
SUB-MARKET:	LAKEVIEW	ALDERMANIC WARD:	32 WAGUESPACK

Leasing Highlights

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- 4,000 SF 2nd generation retail space located in the heart of Lakeview on the ground floor of a 66-unit condominium building, featuring 5 dedicated on-site parking garage spaces.
- Available retail space features over 22' of Lincoln Avenue frontage and strong building co-tenancy, including Aayu Clinics and School of Rock.
- Nearby national retailers include Whole Foods, Target, Starbucks, CorePower Yoga, and LA Fitness.
- Beloved nearby local retailers include Brownbag Seafood Company, Frasca Pizzeria, Crosstown Fitness, Bitter Pops and Garfield's Beverage.
- Located just one block north of the six-corner intersection of Lincoln, Belmont, & Ashland and easily accessible to the CTA Brown Line Station and multiple CTA bus stations.
- Dense residential population of ~90,000 people with affluent average household income of over \$142,000 within a 1-mile radius.

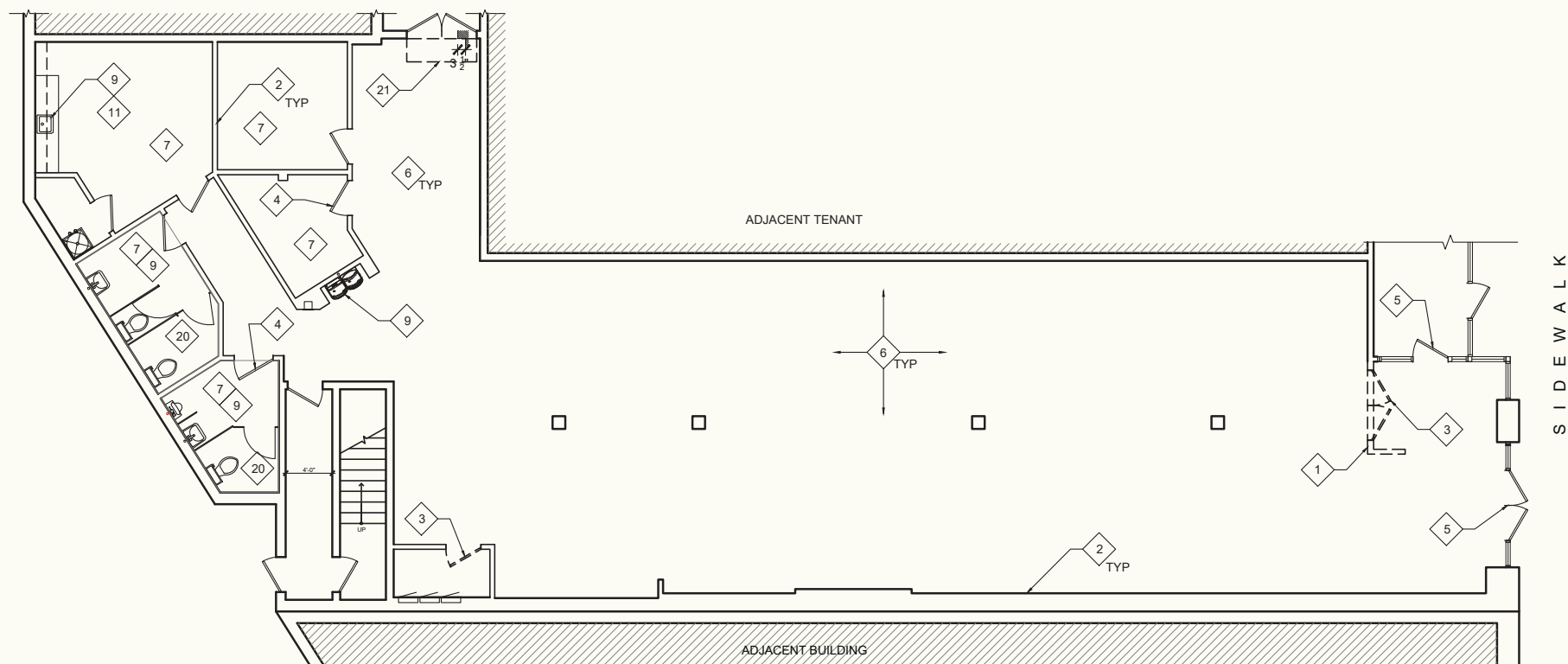


Additional Photos



Floor Plan

3254
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Market Overview

Area Drivers



Lakeview is located in the city's North Side bordered by West Diversey Parkway on the south, West Irving Park Road on the north, North Ravenswood Avenue on the west, and the shore of Lake Michigan on the east. The 2020 population of Lakeview was 103,050 residents, making it the second-largest Chicago community area by population.

Lakeview includes West Lakeview and Lakeview East. In 2013, Money Magazine named Lakeview number three in its top ten big-city neighborhoods in its Best Places to Live rankings. As one of Chicago's most vibrant neighborhoods Lakeview offers an exceptional blend of residential charm and commercial opportunity. With its proximity to Lake Michigan, scenic parks, and a dynamic dining and entertainment scene, Lakeview attracts a diverse demographic, including young professionals and families. The area boasts a robust foot traffic, fueled by popular attractions like Wrigley Field and the bustling Belmont Avenue corridor.



Median Age

33.6



Est. Population

89,386



Average HH Income

\$142,230



Est. Daytime Population

41,271



Monthly HH Consumer Expenditure

\$7,684



Nearby Public Transportation

36 Bus (0.1 mi.)

Addison Red Line (0.5 mi)

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CHICAGO COMMERCIAL - URBAN TEAM

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