For Lease

Prime Retail Corner - Lakeview

1750 W. Addison Street, Chicago, IL

$35 - 40 SF/yr (NNN)

Discover premier ground-floor retail opportunities in a brand-new, 3-star mid-rise mixed-use development at 1750 W. Addison St., completing construction in 2026. This modern 55,000 SF building features 52 luxury apartments above 5,600 SF of prime, usable retail space, demisable to 2,300 and 3,300 SF. Perfect for boutique retail, service-based businesses, daycare, medical (med-tail), fitness studios, cafés, or financial services, these spaces offer a captive audience from upstairs residents and the surrounding high-income community. Steps from the CTA Brown line, the unit(s) feature open floor plans and fantastic window-lined frontage in a highly trafficked, high-visibility corner location. Base rent undisclosed — contact for leasing details and tailored proposals.

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Executive Summary

Offering Summary

Lease Rate:	$35 - 40 SF/yr (NNN)
Available SF:	2,300 - 5,600 SF
Space A:	2,300 SF
Space B:	3,300 SF
Est. Taxes:	$6.89/SF
CAM:	$5.42/SF
Year Built:	2026
Zoning:	B3-3
Market:	Chicago
Submarket:	Lakeview
Traffic Count:	15,707 VPD
Walk Score®	Walker's Paradise (96)
Transit Score®	Excellent Transit (79)

Property Overview

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Property Highlights

- Prime Retail hard-corner signalized intersection with exceptional frontage
- Warm-vanilla Shell delivery
- 14' high ceilings, Abundant natural light from floor-to-ceiling windows
- High pedestrian traffic and convenient public transit access
- Flexible floor plans & Ample parking
- Close proximity to major roadways, shopping, and entertainment

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Neighborhood Demographics

Steps From CTA
Addison Brown Line

3M+ Vistors/yr
Wrigley Field

$204,000
Annual HH Income (1 mile)

$1.9 Billion
Annual Retail Spending

63,237
Population (1 mile)

Paradise (96)
Walk Score®

$905,000
Avg. House Value (1 mile)

Location Overview

Nestled in the vibrant Lakeview neighborhood of Chicago, 1750 W. Addison occupies a prime hard-corner position at the signalized intersection of Ravenswood Avenue and W Addison Street. This dynamic location benefits from exceptional visibility and high pedestrian traffic, with wide sidewalks enhancing walkability in a true Walker's Paradise (Walk Score® 96). Just steps from CTA's Addison Brown Line station and 0.3 miles from Paulina station, it boasts an Excellent Transit Score® (70), supported by 15,707 vehicles per day along W Addison Street. Surrounded by sought-after amenities, the site is in proximity to the bustling Southport Corridor retail district, iconic Wrigley Field, numerous parks, and the renowned Malt Row breweries. Residents and visitors alike enjoy convenient access to major roadways and public transportation, making it an ideal hub in one of Chicago's most desirable submarkets. The affluent, young professional demographic drives strong demand for daily-needs retail and experiential businesses.

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	2,810	8,452	28,194
Total Population	6,066	18,799	63,237
Average HH Income	$185,158	$199,359	$204,579

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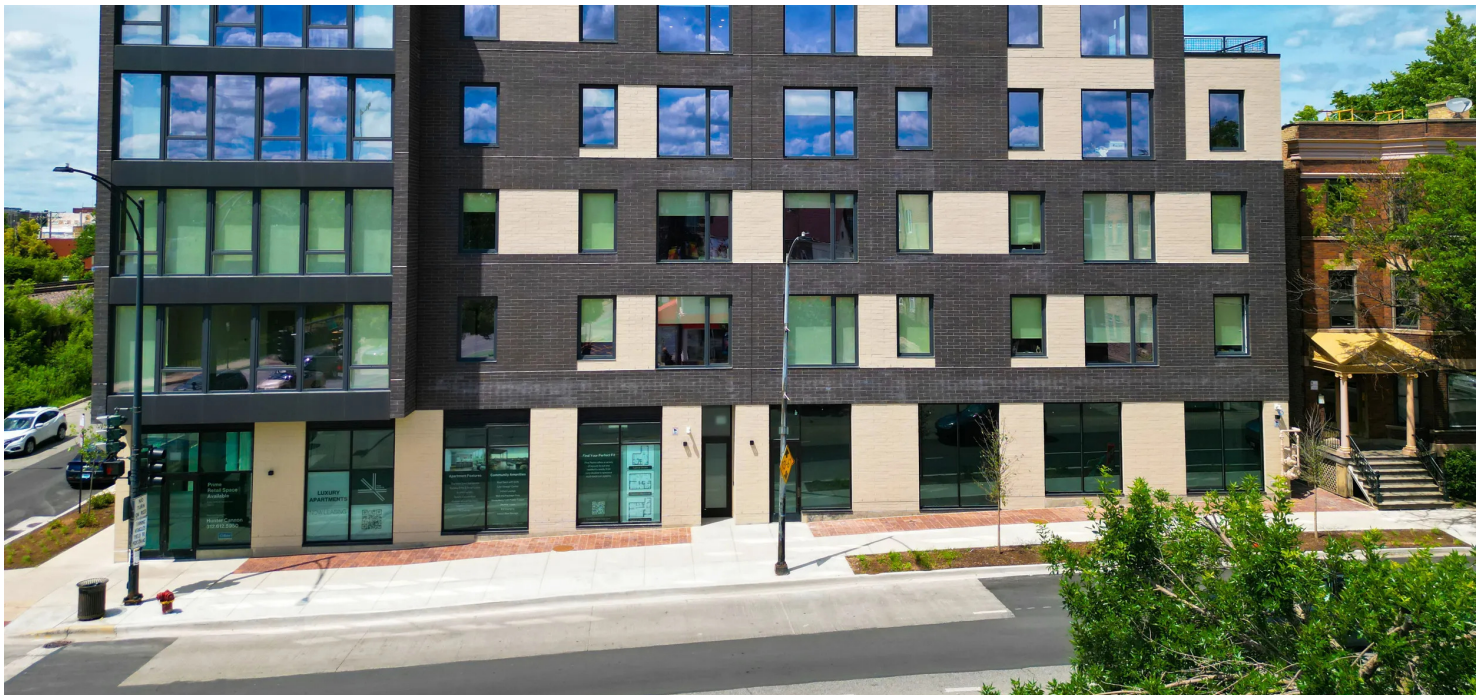
Additional Photos



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For Lease 1750 W. Addison , Chicago, IL 60613

View Online

Corner Unit

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Corner Unit

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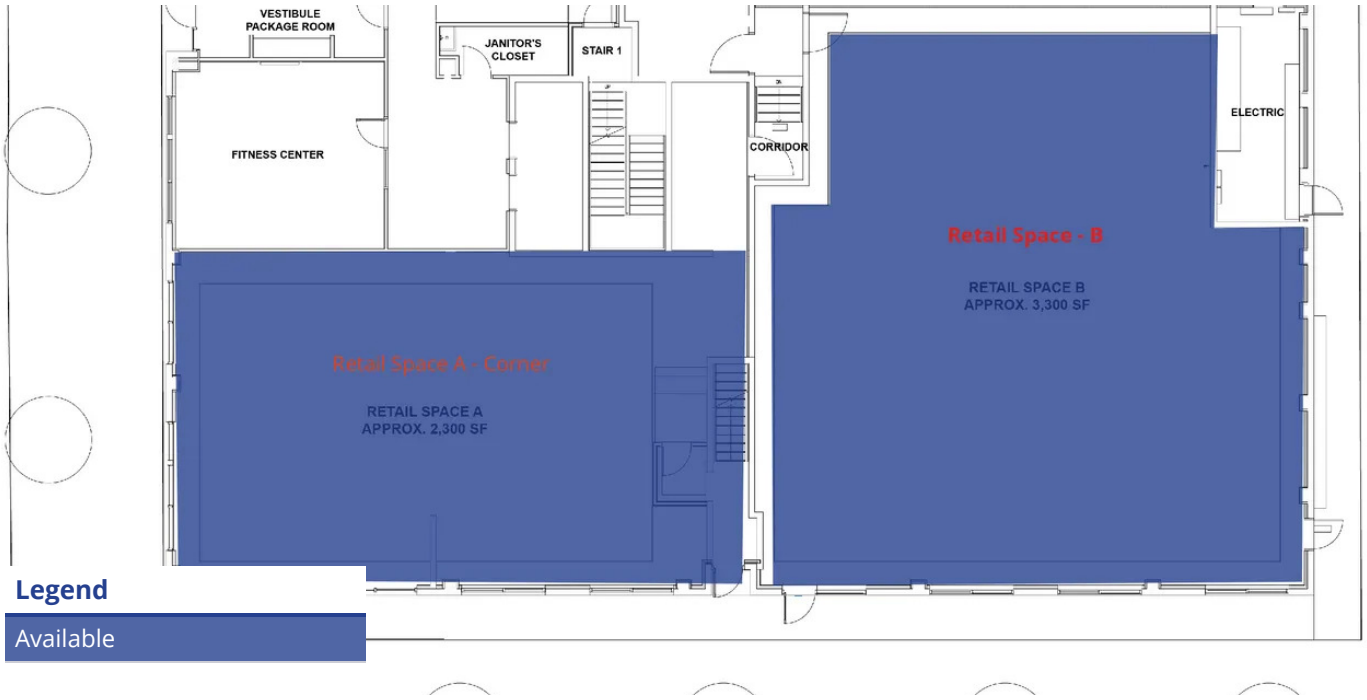
Plans



Legend

Available

Lease Information

Lease Type:	NNN	**Lease Term:**	Negotiable
Total Space:	2,300 - 5,600 SF	**Lease Rate:**	$35 - $40 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
1750 W Addison St.	Available	2,300 - 5,600 SF	NNN	$40.00 SF/yr	Corner space fronting Addison and Ravenswood
1744 W. Addison St.	Available	3,300 - 5,600 SF	NNN	$35.00 SF/yr	Inline space fronting Addison

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Site Plan

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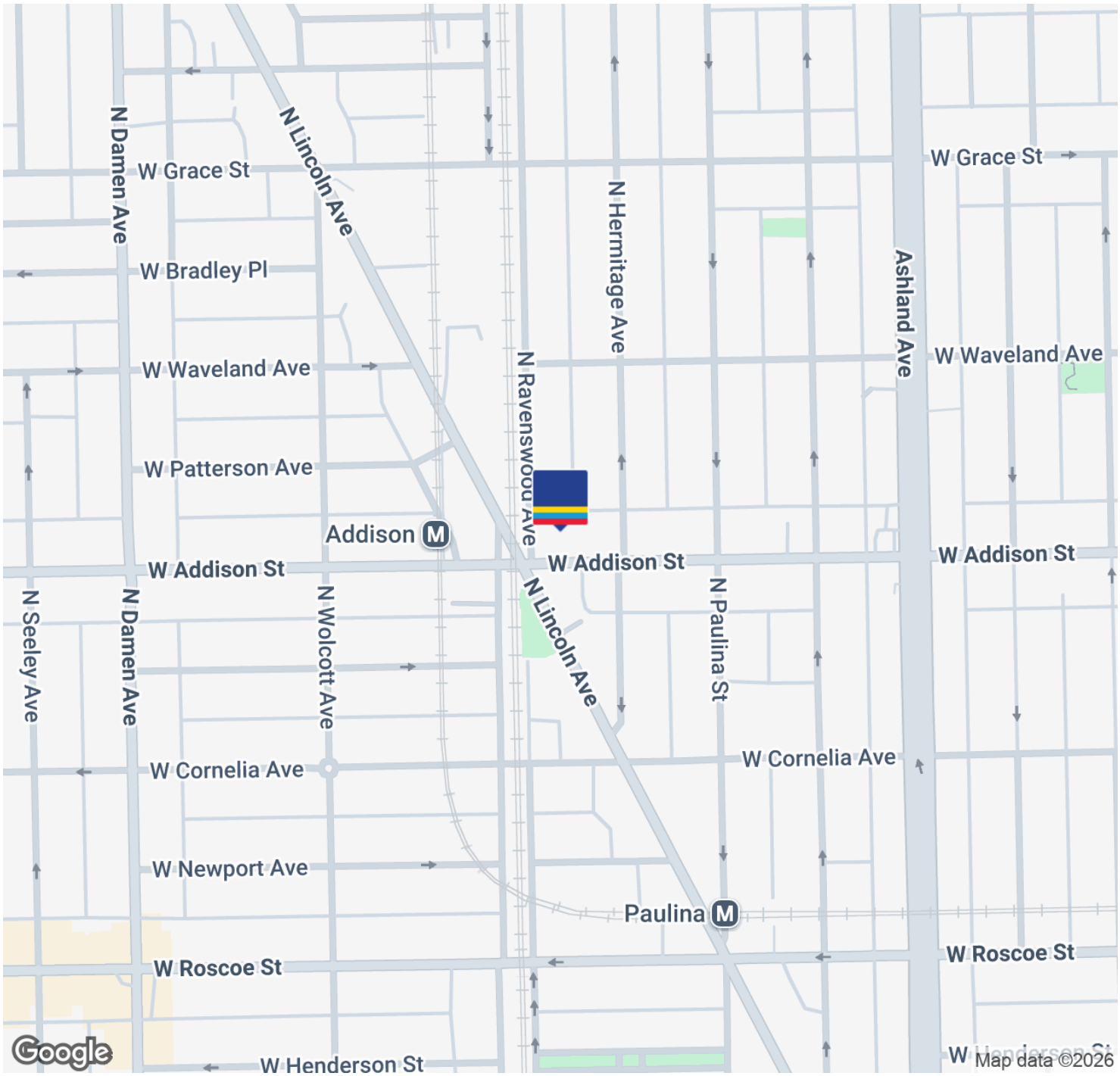
Location Map



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