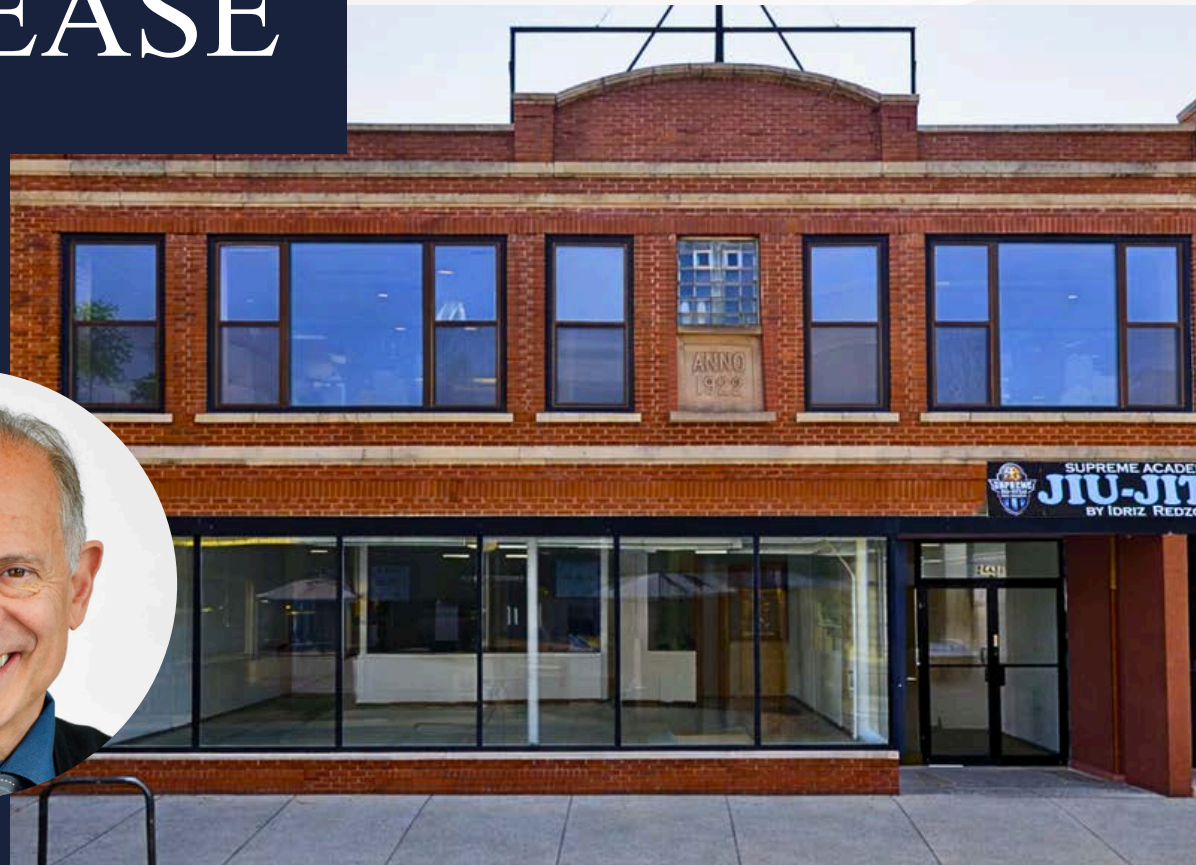




RETAIL LEASE



5,600 SQ FT
DIVISIBLE

2442 N. LINCOLN AVE
CHICAGO, IL. 60614

Presented By:
MARK B. WEISS, CCIM

PHONE:
312-617-3630

EMAIL:
markbweiss@gmail.com

Table of Contents

PROPERTY SUMMARY	3
PROPERTY DETAILS	5
PROPERTY HIGHLIGHTS	6
FLOORPLAN	7
LOCATION DESCRIPTION	8
DEMOGRAPHIC INSIGHTS	10
PROPERTY PHOTOS	11

GENERAL DISCLOSURE & DISCLAIMER (ILLINOIS)

THE MATERIAL CONTAINED IN THIS BROCHURE HAS BEEN PREPARED SOLELY FOR THE PURPOSE OF PROVIDING GENERAL INFORMATION REGARDING THE PROPERTY DESCRIBED HEREIN (THE "PROPERTY"). THIS INFORMATION IS PROVIDED FOR DISCUSSION AND MARKETING PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER TO SELL, A SOLICITATION TO PURCHASE, OR A RECOMMENDATION REGARDING THE PROPERTY, NOR DOES IT CREATE ANY LEGAL OBLIGATION UNDER ILLINOIS LAW.

ALL INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE; HOWEVER, NEITHER THE SELLER NOR MARK B. WEISS REAL ESTATE LLC, 2442 N. LINCOLN AVENUE, CHICAGO, ILLINOIS 60614 (THE "BROKER"), MAKES ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. ANY FINANCIAL INFORMATION, PROJECTIONS, SQUARE FOOTAGES, ZONING CLASSIFICATIONS, LAND USE DESCRIPTIONS, FLOOR PLANS, PHOTOGRAPHS, RENDERINGS, OR OPERATING ASSUMPTIONS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE, ERRORS, OMISSIONS, AND WITHDRAWAL WITHOUT NOTICE.

THE PROPERTY IS OFFERED SUBJECT TO PRIOR SALE, LEASE, CHANGE IN PRICE, OR WITHDRAWAL WITHOUT NOTICE. ZONING, PERMITTED USES, AND CODE COMPLIANCE ARE GOVERNED BY THE CITY OF CHICAGO MUNICIPAL CODE, COOK COUNTY REGULATIONS, AND APPLICABLE STATE OF ILLINOIS STATUTES AND ORDINANCES. PROSPECTIVE PURCHASERS MUST VERIFY ALL ZONING, LAND USE, AND COMPLIANCE MATTERS THROUGH THEIR OWN INDEPENDENT INVESTIGATION AND CONSULTATION WITH APPROPRIATE GOVERNMENTAL AUTHORITIES AND PROFESSIONAL ADVISORS.

PROSPECTIVE PURCHASERS AND THEIR REPRESENTATIVES ARE ENCOURAGED TO CONDUCT THEIR OWN INDEPENDENT INSPECTIONS, INVESTIGATIONS, AND DUE DILIGENCE CONCERNING ALL ASPECTS OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO PHYSICAL CONDITION, ENVIRONMENTAL MATTERS, TITLE, SURVEY, ZONING, LEGAL COMPLIANCE, TAX INFORMATION, AND FINANCIAL PERFORMANCE. NEITHER THE SELLER NOR THE BROKER MAKES ANY REPRESENTATION REGARDING THE FUTURE PERFORMANCE, INCOME, EXPENSES, VALUE, OR SUITABILITY OF THE PROPERTY FOR ANY PARTICULAR USE.

THE ONLY PARTY AUTHORIZED TO REPRESENT THE SELLER IN CONNECTION WITH THE SALE OF THE PROPERTY IS MARK B. WEISS REAL ESTATE LLC. NO OTHER PERSON OR ENTITY IS AUTHORIZED BY THE SELLER TO PROVIDE INFORMATION OR MAKE REPRESENTATIONS OTHER THAN THOSE EXPRESSLY SET FORTH HEREIN. IF THE RECIPIENT ELECTS NOT TO PURSUE A TRANSACTION INVOLVING THE PROPERTY, THESE MATERIALS MUST BE RETURNED OR DESTROYED UPON REQUEST.

BY ACCEPTANCE OF THIS BROCHURE, THE RECIPIENT AGREES THAT THE INFORMATION CONTAINED HEREIN IS CONFIDENTIAL AND SHALL NOT BE COPIED, REPRODUCED, DISTRIBUTED, OR DISCLOSED TO ANY THIRD PARTY WITHOUT THE PRIOR WRITTEN CONSENT OF THE BROKER OR SELLER, EXCEPT TO PROFESSIONAL ADVISORS RETAINED FOR THE PURPOSE OF EVALUATING A POTENTIAL TRANSACTION.



Property Summary

Iconic Lincoln Avenue Mixed-Use Building – For Lease

Lincoln Park | Chicago, Illinois

An iconic Lincoln Avenue mixed-use commercial building located in the heart of Lincoln Park, Chicago, directly across from the historic Biograph Theatre. This two-story brick and masonry property contains approximately $\pm 5,800$ SF and features ± 45 feet of prime retail frontage along one of Chicago's most heavily trafficked pedestrian and vehicular corridors.

Originally constructed in 1925, the property is zoned B3-2 Community Shopping District, allowing a broad range of neighborhood-serving commercial, retail, restaurant, and mixed-use uses.

The first-floor retail space offers ± 10 -foot ceiling heights, excellent signage and branding visibility, and a flexible structural column layout with columns spaced approximately 20 feet apart (to be verified), supporting a variety of retail bay and experiential layouts.

This location benefits from exceptional pedestrian traffic, driven by:

- Daily tourism activity and Chicago gangster tours
- Direct adjacency to the Biograph Theatre, a nationally recognized historic landmark
- Proximity to DePaul University, with approximately 30,000 students living on campus and in the surrounding Lincoln Park neighborhood

Property Summary (cont.)

Zoning – B3-2 Community Shopping District

The B3-2 zoning classification permits a wide range of commercial and mixed-use activities, including:

- Retail, services, and specialty shops
- Restaurants, cafés, bars, and food service (with appropriate licensing)
- Galleries, showrooms, and experiential uses
- Mixed-use with residential above (subject to building and density requirements)

The building sits on a ±120-foot deep lot, includes four existing bathrooms, and benefits from prominent storefront exposure suitable for destination retail and experiential operators.

Ideal for owner-users, investors, national retailers, food & beverage operators, and experiential brands seeking a premier Lincoln Park presence.

Electric Service: 400 AMP

Zoning: B3-2 Community Shopping District

Owner is a licensed real estate broker in the State of Illinois.



Property Details

Location Information	
Property Address	2440 N. Lincoln Ave, Chicago, IL 60614
Neighborhood / Submarket	Lincoln Park
Submarket	DePaul University

Building Information	
Building Size	11,600 SF
Ceiling Height	10 FT
Year Built / Renovated	1922 / 2009
Building Class	Class B
Stories	2

Property Information	
Property Type	Retail / Restaurant
Zoning	B3-2
APN #	14-29-427-047-0000
Lot Size	6000 SF
Lot Frontage	50 FT
Lot Depth	120 FT
Power	400 AMP

Taxes & Valuation	
Tax Year	2024
Taxes	\$40,756.11

Property Highlights

±5,600 SF Single-Tenant Ground-Floor Space

Large, open floorplate ideal for retail, restaurant, medical, or experiential concepts, offering full control of branding, layout, and operations.

B3-2 Zoning – Broad Range of Uses by Right

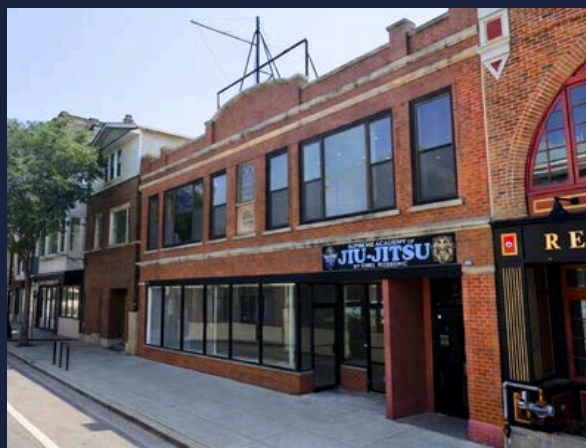
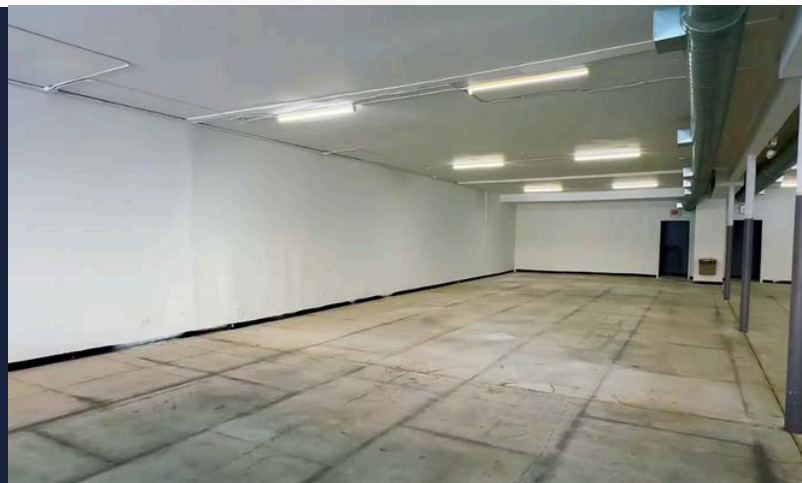
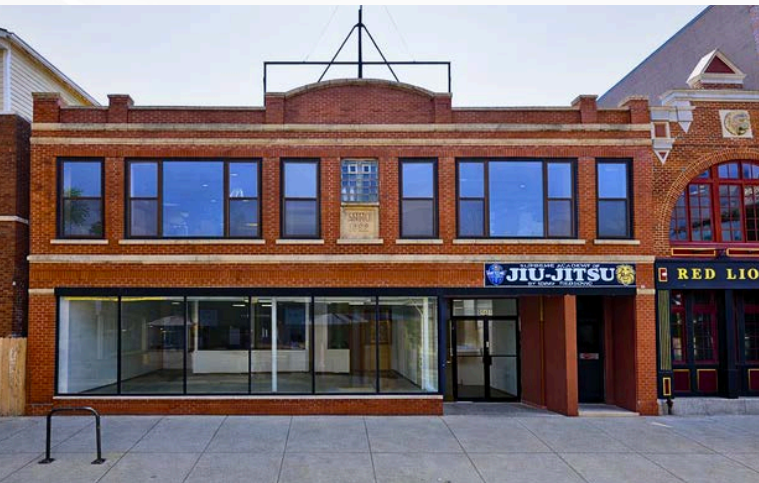
Supports retail, food & beverage, medical, wellness, and service uses without zoning relief, reducing entitlement risk and speeding time to open

Robust Infrastructure: 400-Amp Power & Individual HVAC

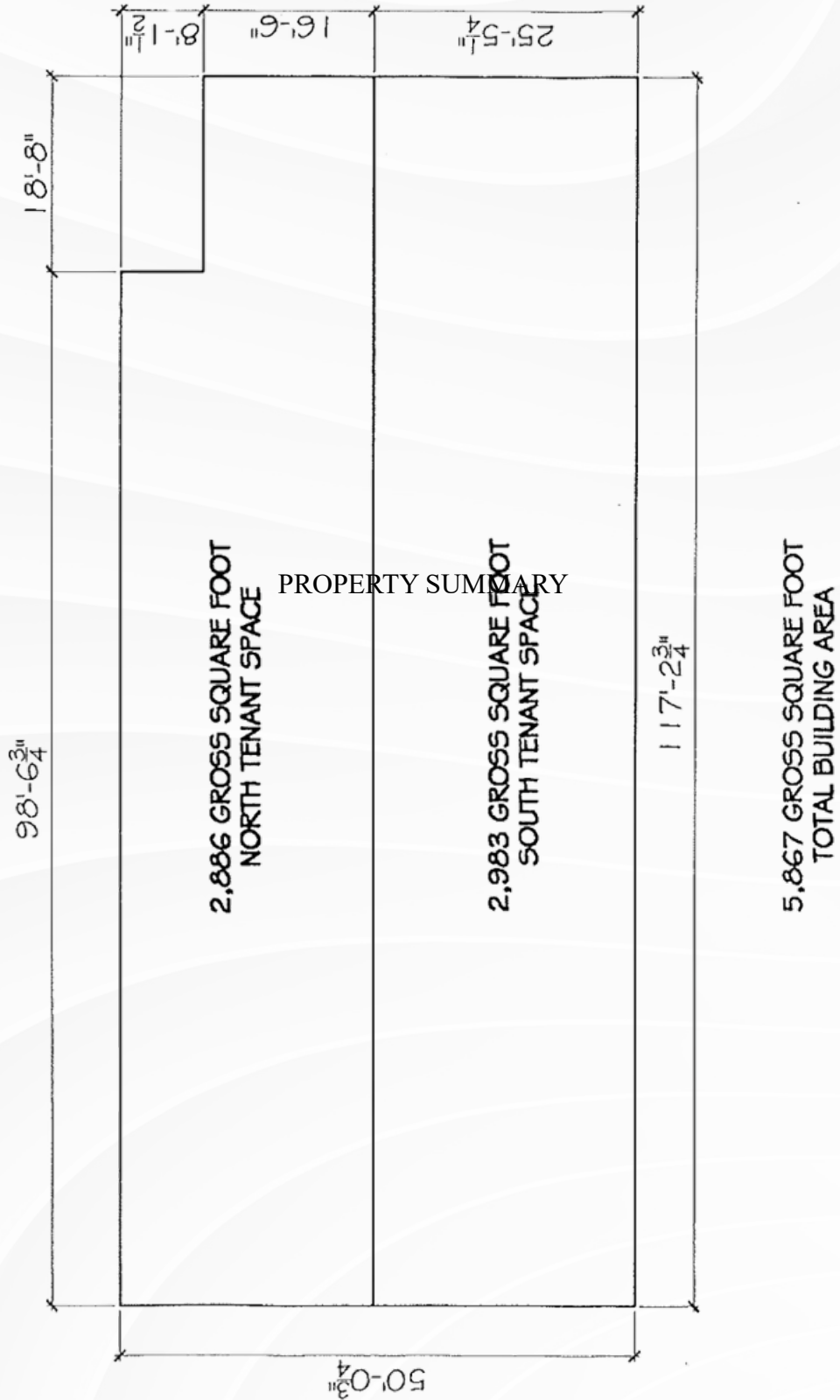
Well-suited for power-intensive or multi-room buildouts, with four existing restrooms and independent heating and cooling systems.

High-Visibility Lincoln Avenue Frontage

Prominent street exposure along a major pedestrian and transit corridor near DePaul University, delivering consistent foot traffic and brand visibility.



Floorplan



Welcome to Lincoln Park

When you choose Lincoln Park, you position your business in one of Chicago's most desirable and established neighborhoods. Known for its safety, walkability, and vibrant energy, Lincoln Park offers a rare balance of historic character and modern momentum—ideal for businesses seeking stability and long-term growth.

You'll benefit from tree-lined streets, classic architecture, lakefront access, and renowned parks that draw a steady flow of residents and visitors. A strong base of families and professionals supports consistent demand for retail, office, wellness, and service-oriented uses. With easy access to public transportation, major thoroughfares, and downtown Chicago, Lincoln Park gives you the visibility, accessibility, and prestige your business needs to thrive.

Surrounded by High-Profile Dining Destinations

The immediate neighborhood and Lincoln Park proper are home to a rich and growing restaurant scene, including Michelin-recognized and Chicago-acclaimed destinations:

Michelin-Recognized Fine Dining (Lincoln Park & Nearby)

- Alinea – World-renowned three-star Michelin fine dining experience, a destination restaurant in Lincoln Park.
- Boka – Stylish contemporary American with a Michelin star.
- Esmé – Michelin-starred tasting-menu highlight in Lincoln Park.
- North Pond – Lincoln Park fine dining with seasonal cuisine featured in the Michelin Guide.
- Galit (Lincoln Park) – Michelin-guide recognized Middle Eastern restaurant a short walk from the property. ([Choose Chicago](#))

Other Highly Rated Dining Nearby

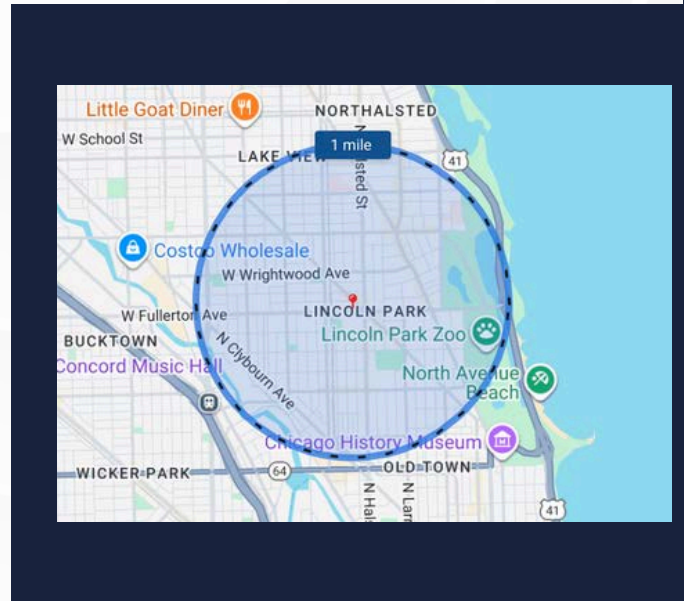
- Cafe Yaya – Chef-driven all-day dining anchored by Galit’s team.
- La Crosta Woodfire Pizzeria – Popular Italian pizzeria steps from the Biograph.
- Blue Sushi Sake Grill – Lincoln Common – Elevated sushi and Japanese fusion.
- S.K.Y. – Upscale American with skyline views.
- Mon Ami Gabi – Classic French brasserie style dining.
- Petite Edith – Highly regarded French & seafood spot nearby.

This unparalleled mix of destination fine dining and neighborhood favorites strengthens Lincoln Avenue’s appeal for high-end retail, restaurant, and experiential concepts.

Demographic Insights

Population

Year	1 Mile	3 Miles	5 Miles
2023	143,068	670,334	1,329,211
2022	144,247	669,205	1,334,117
2021	144,448	669,841	1,341,758
2020	142,468	660,018	1,322,435
2019	142,099	657,636	1,324,788



Age Demographics

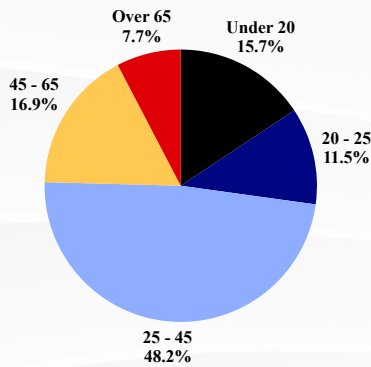
31

Median Age

3%

Growth Rate

2028 Estimate



Household Income

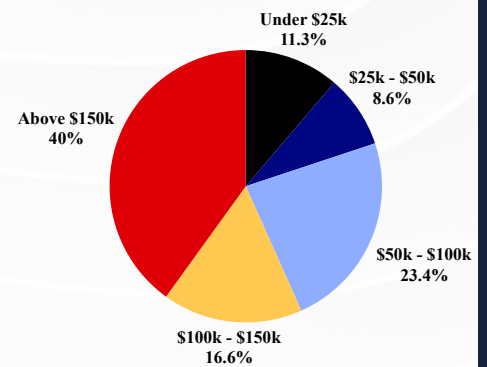
\$117.8k

Median Income

15%

Growth Rate

2028 Estimate



Renter To Homeowner Ratio

2:1

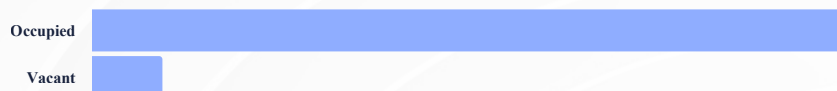
1:1 Predicted by 2028



Housing Occupancy Ratio

11:1

12:1 Predicted by 2028



Crexi Data as of 01/23/2026

Property Photos



Property Photos



Property Photos



Property Photos



Conceptual



Conceptual