

## 1613 W. BELMONT AVE. CHICAGO, IL 60657

# NEW CONSTRUCTION RETAIL SPACE FOR LEASE AT SIX CORNER BELMONT/LINCOLN/ASHLAND



Space Available:	±1,483 SF	
Lease Rate:	\$4,500 Monthly	
Lease Type:	Modified Gross	
Zoning:	B3-3	
Power:	201-600 Amps	
Ceiling Height:	11'	

- Ground level of new 5-story, 11-unit mixed-use building.
- Good visibility by 6-corner intersection of Lincoln/Belmont/Ashland.
- High traffic count—50K vehicles total per day travel along Lincoln/Belmont/ Ashland.
- Across from high-volume Whole Foods.
- Close proximity to Paulina CTA Brown Line.
- High quality construction.



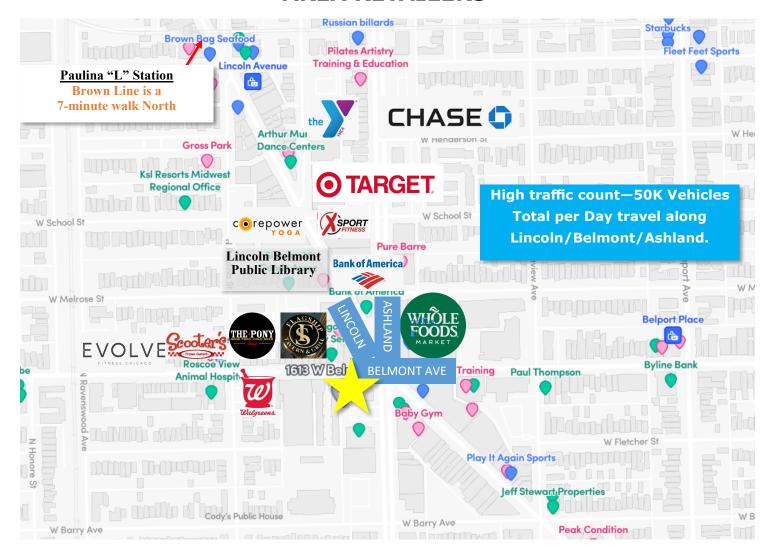
STRAUSS REALTY, LTD.

4220 W. MONTROSE AVE, CHICAGO, ILLINOIS 60641 PHONE: 773-736-3600



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### **AREA RETAILERS**



## **DEMOGRAPHICS**

	0.5 Miles	1 Miles	2 Miles
Population	19,548	72,679	263,731
Households	8,512	33,268	135,691
Median Age	34	33	35
Median Household Income	\$169,297	\$158,403	\$124,946
Average Household Income	\$231,320	\$214,976	\$170,831



**CRAIG WOLF** 847-989-9653

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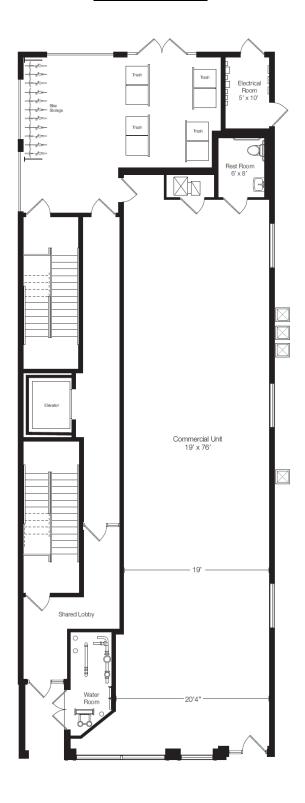
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### **FLOOR PLAN**





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#### **PHOTOS**









