

TRIANGLE SQUARE | FOR SALE OR LEASE



19.8K
Square Feet
of Land



Signalized
intersection



24.2K
Average daily traffic
at this intersection

Rare Infill Land Opportunity

PROPERTY

Land available for sale or lease. Bring all offers. Prime stoplight location at the southeast corner of Elston & Webster. Potential single or multi-tenant opportunities for retail, medical, or office. Flexible sizes ranging from +/- 2,400 up to 21,500 sf spanning two levels. Drive thru approved and convenient parking. Adjacent to two new luxury residential buildings that total 372 units. Close proximity to massive, proposed Lincoln Yards development of 50+ acres along the Chicago River.

HIGHLIGHTS

- Premier location adjacent to Kennedy Expressway
- Rare stoplight corner available on busy Elston Ave.
- New construction/design build opportunity
- Flexible size ranges available
- Drive thru approved
- Convenient surface parking
- Ideal for retail and/or medical users
- Prime location where Lincoln Park meets Bucktown

DEMOGRAPHICS

| | .5 MILE | 1 MILE | 1.5 MILE |
|--------------------|-----------|-----------|-----------|
| POPULATION | 8,219 | 51,292 | 135,091 |
| HOUSEHOLDS | 4,060 | 23,189 | 61,989 |
| AVERAGE HH INCOME | \$169,140 | \$188,780 | \$173,670 |
| DAYTIME POPULATION | 10,612 | 53,270 | 173,670 |



137K
Daytime population in
a 1.5 mile radius



\$188K
Avg HH Income in a
one mile radius

AREA TENANTS

KOHL'S

MARIANO'S

Advocate
Medical Group
(COMING SOON)

Panera
BREAD

WHIRLYBALL
EST. 1986 - CHICAGO

Chick-fil-A

REGAL

BEST BUY



135K
Population in a
1.5 mile radius

EXCLUSIVE AGENTS

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PROPOSED RENDERING



EXCLUSIVE AGENTS

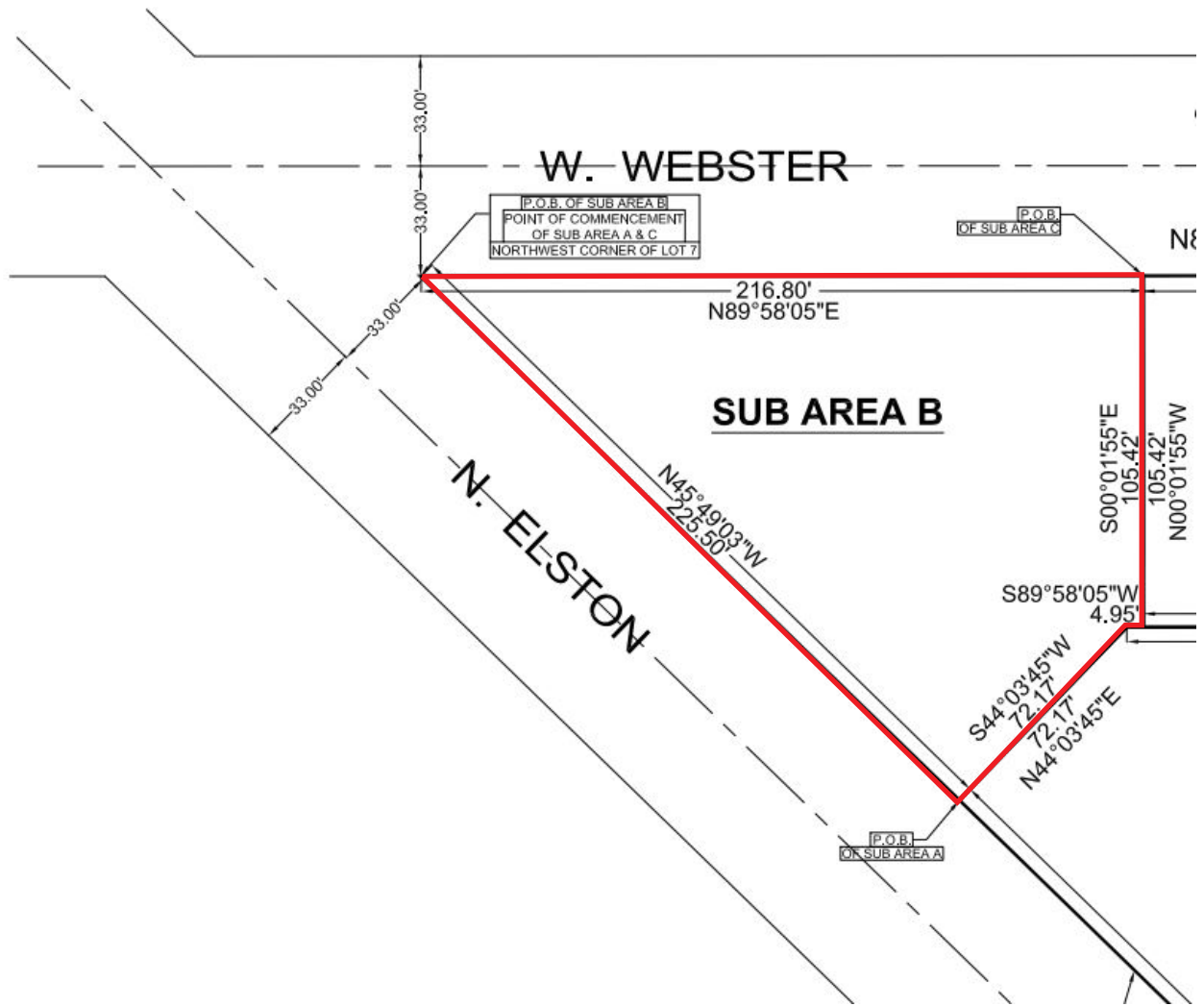
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SURVEY - +/- 19,826 SF OF LAND



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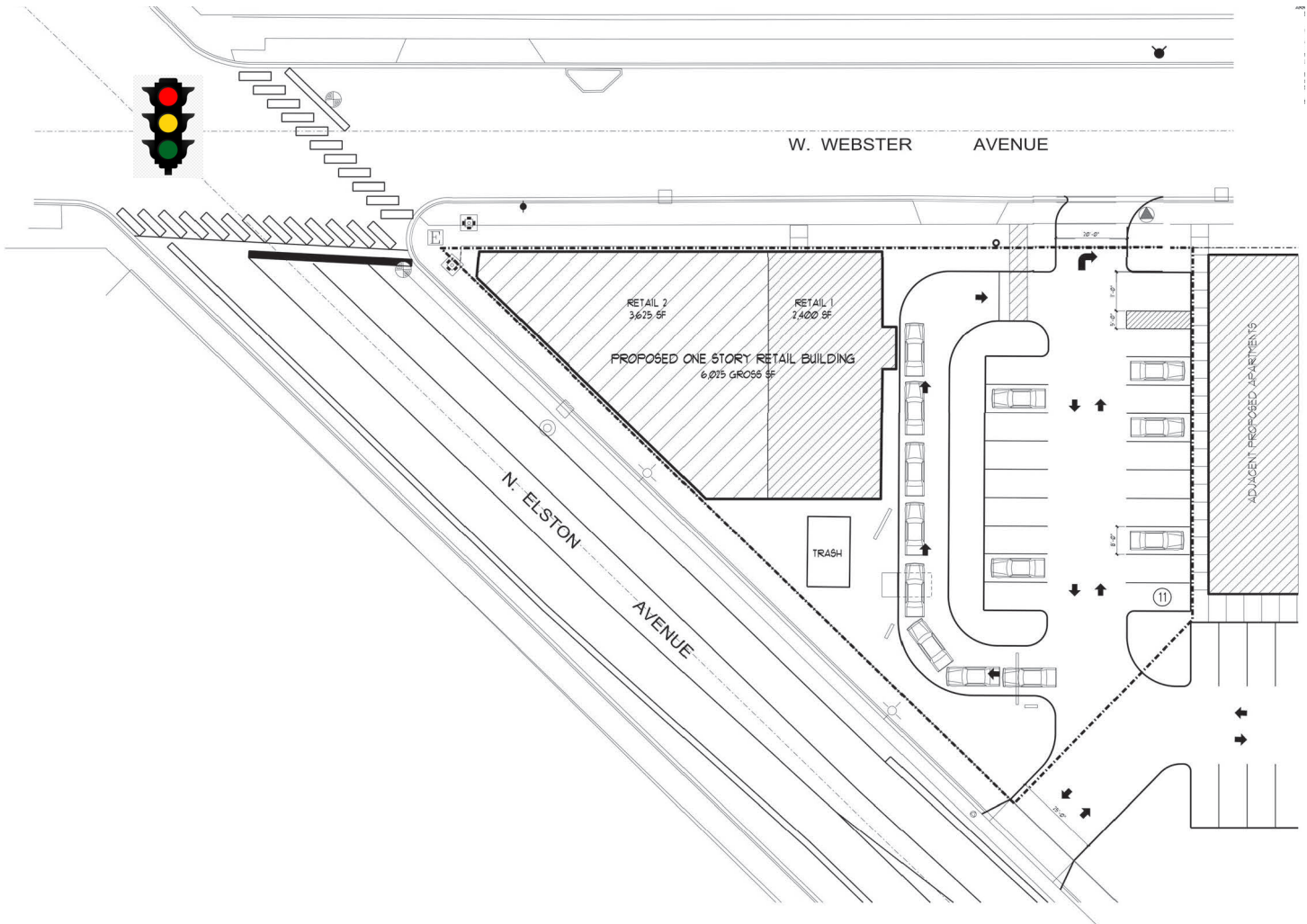
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EXAMPLE SITE PLAN - OTHER OPTIONS AVAILABLE



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The Neighborhood

- East Bucktown is one of the fastest growing neighborhoods in Chicago
- Located between Mariano's, Regal Webster Place Theater, Best Buy & Kohl's
- Less than 600 feet from Metra Clybourn Station (1,831 riders per day)
- South of Mid-Town Athletic Club and just west of the new C.H. Robinson HQ (approx. 1,000 employees)
- Multiple easy access points to expressways (I-90/94) via Webster, Armitage and Fullerton
- Walking distance to Damen Avenue shopping, restaurants and the 606 trail

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