



# For Lease



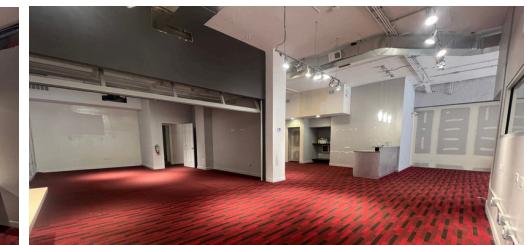
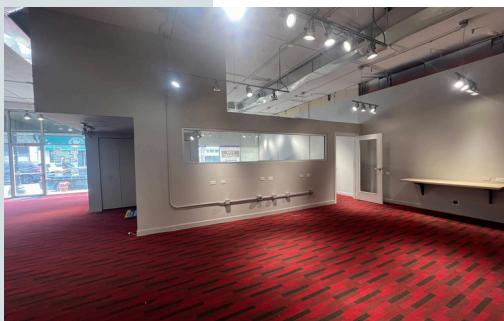
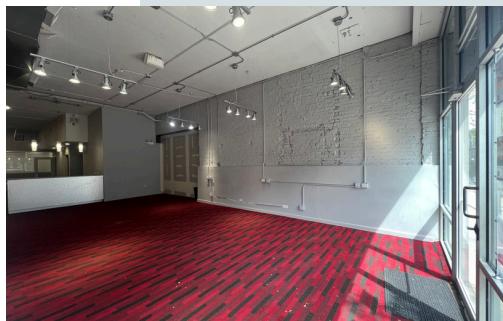
906 W Belmont,  
Chicago, IL 60657

## Commercial Store Front

Great for Retail, Medical Offices,  
Showroom, and more!

### Property features:

- Prime Location
- High Traffic Area
- 5-6 Parking
- 1,850-3,850 SQ FT
- High Exposure
- 75 Ft Frontage
- Signage Options
- Zoning B3-3



\$ 35 / sqft

### Contact:

773-665-0103

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dlgmanagement.com

### About:

Located along the busy Belmont Corridor, this high exposure, ground floor retail space offers great visibility. Great opportunity to creatively fill this space and be a part of a profitable area.

# Property Summary

## Overview:

Large commercial space for lease in a premier location on Belmont, near the CTA "L" Stop. This 2,000 SqFt space has 12' ceilings and 78 feet of all glass frontage along Belmont, perfect for various signage options. The space is currently built out for an office, but has versatility for other creative uses of the space.



## Lease Offering Summary

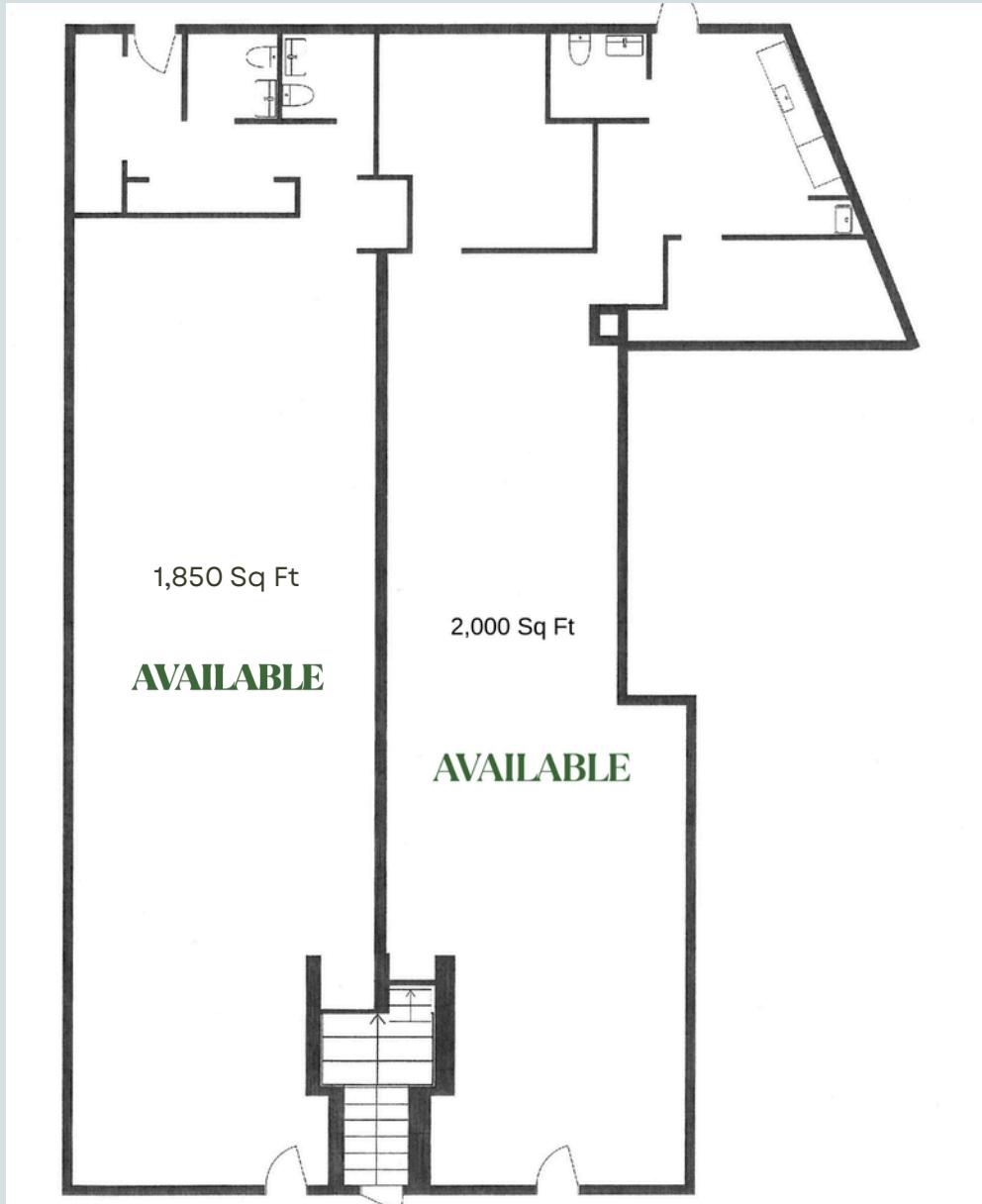
Rate:	\$35/SqFt
Pass-throughs:	\$2.32/SqFt*
Space Available:	1,596 Sq Ft
Type:	NNN
Neighborhood:	Lakeview

## The Building:

Nestled next to Target on Clark, and the bustling Belmont "L" Stop. This building holds freshly renovated apartments on the 2nd and 3rd floor and has a surface parking lot in the rear. Tons of pedestrian foot traffic. Kitchenette, multiple bathrooms and track lighting are built in the commercial space.



# Floor Plan



3,850 Sq Ft (Divided)

~75 ft of Frontage

12' Ceilings



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# Area Details & Demographics

## Location Overview

Lakeview is the second largest community area and is one of the hottest submarkets in Chicago. This diverse neighborhood is home to the Chicago Cubs at Wrigley Field, trendy dining, shops and nightlife. The Belmont corridor is specifically well known for it's comedy and theater scene. Whether you're living in Lakeview or visiting for the day, navigating through here is a breeze with a Walk Score of 98 and easily accessible transit options.



Population	103,050	Walk Score <b>98</b>	Walker's Paradise ® Daily errands do not require a car.
Total Households	57,721	Transit Score <b>79</b>	Excellent Transit ® Transit is convenient for most trips.
Average HH Size	1.8	Bike Score <b>86</b>	Very Bikeable ® Biking is convenient for most trips.
Per Capita Income	\$79,269		
Median Age	31		

Source: CMAP Lakeview Community Snapshot, July 2023



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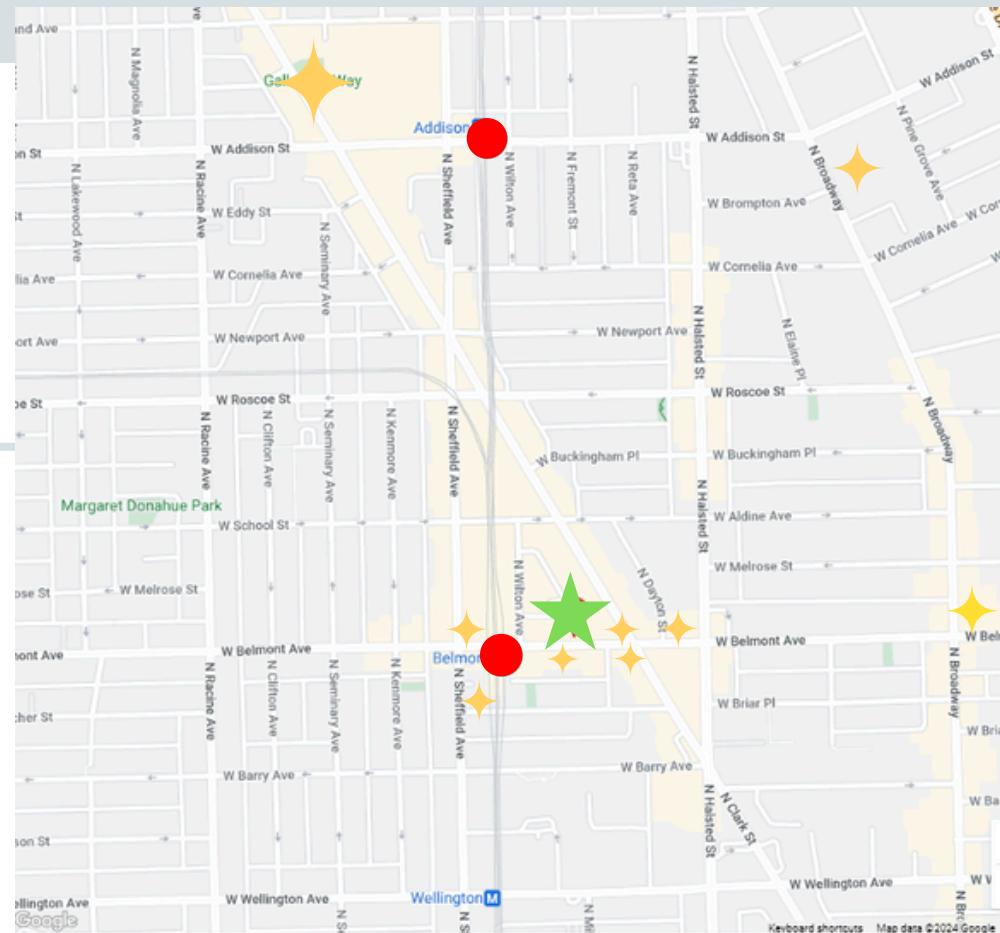
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906 W Belmont

# Location



Shares property with Starbucks, Lakeview Food & Spirits, and Good Times Brewery.

## Located Nearby:

- Devil Dawgs
- Target
- Reckless Records
- Starbucks
- Cheesie's
- Taco Bell
- Ann Sathers
- The Brown Elephant

### Red Line "L" Stops:

- 400 ft from Belmont "L" Stop
- 12 minute walk to Addison
- Wrigley Field
- The Vic Theater
- Annoyance Theater
- Belmont Harbor



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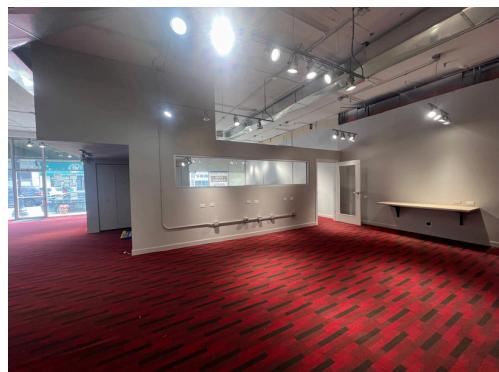
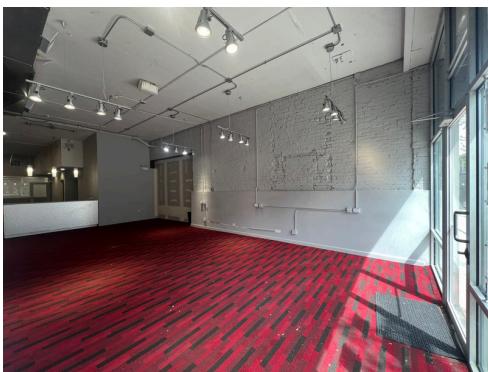
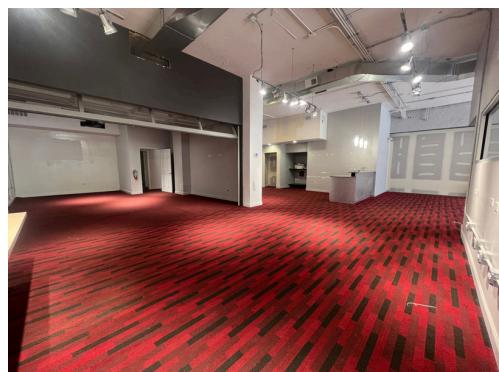
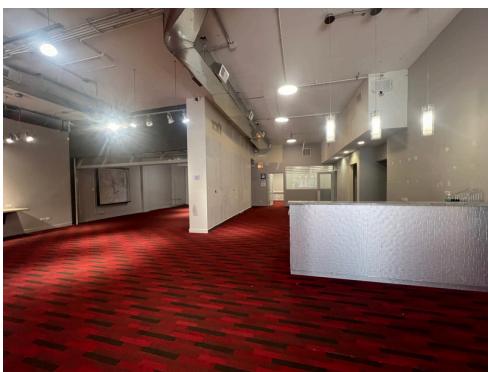
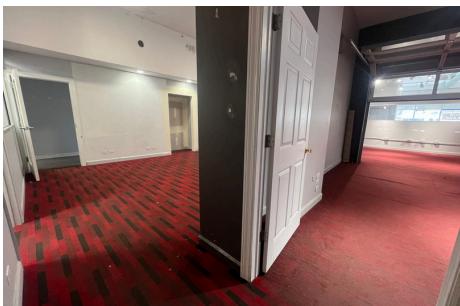


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