2521 N. Lincoln Ave.

2nd Generation Retail
For Lease

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SVN
CHICAGO COMMERCIAL - URBAN TEAM

Leasing Overview

Asking Rent	$3,434.00/mo. Gross
Space Available	1,030 SF
Ceiling Height	~10’
Zoning	B3-3
Date Available	Now
Condition	2nd Gen Retail
Sub-Market	Lincoln Park
Aldermanic Ward	43rd

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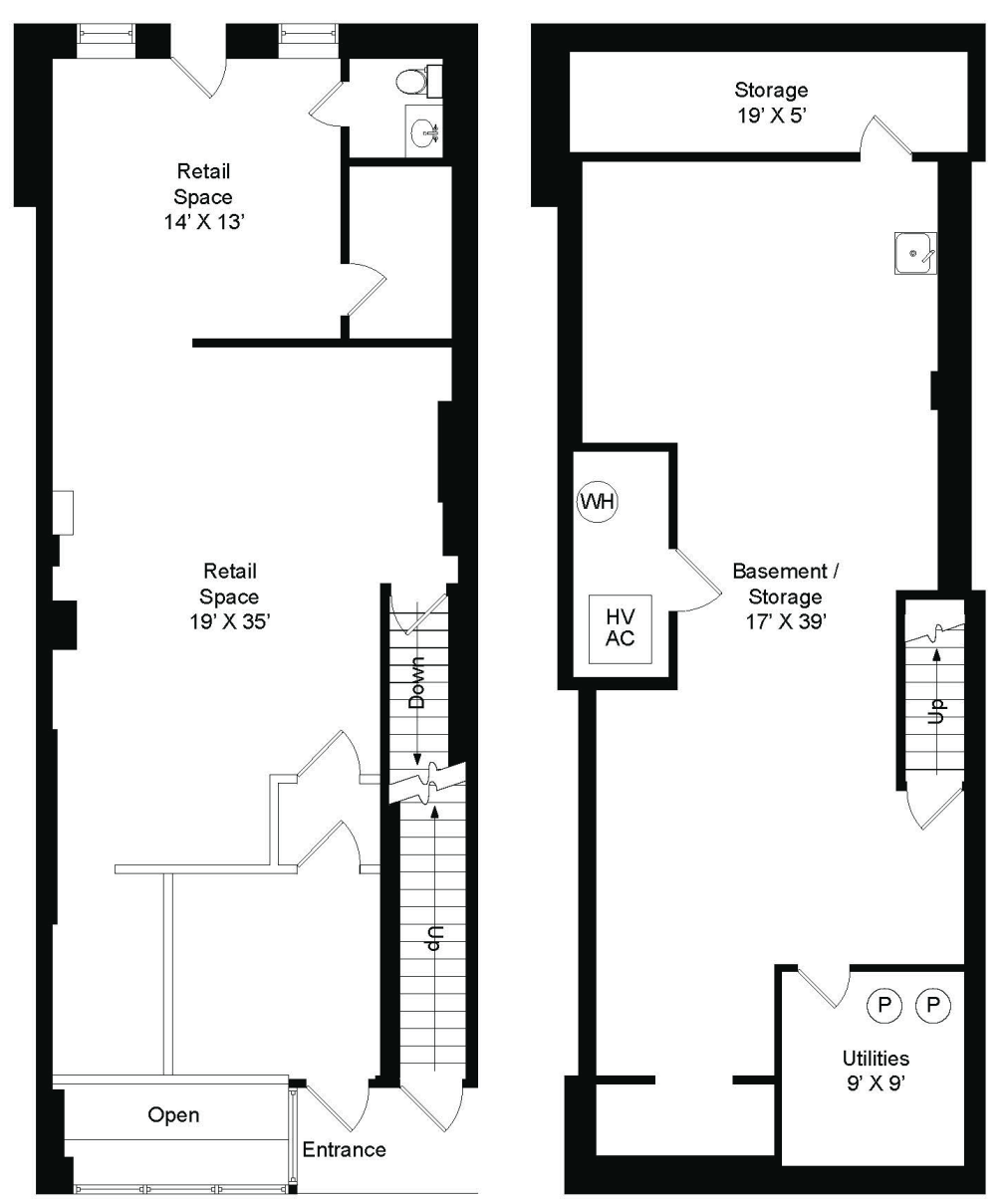
Leasing Overview

- 1,030 SF 2nd generation retail space with an additional 1,140 SF lower-level.
- Located in the heart of Lincoln Park's strong Fullerton/Lincoln/Halsted retail corridor.
- Steps from Lincoln Common, anchored by Equinox.
- Surrounded by premier tenants in the Apollo Theater, Galit, Raising Cane's, Sweetgreen, Kohler Waters Spa, and Chase Bank.
- Massive 7-day foot traffic driven by the main campus of DePaul University (21,000 + students).
- Exceptional demographics with a dense, high-income consumer base.
- 98 Walk Score and steps from the Fullerton CTA Station (Red, Purple, and Brown Lines).

Floor Plans



FIRST LEVEL 1,030 SF | LOWER LEVEL 1,140 SF

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Additional Photos

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Notable Retailers

RESTAURANTS & BARS

VERZÊNAY CHICAGO
NEON Gardens
galit
Parson's Chicken & Fish
sweetgreen
Fry the Coop
crumbl cookies
VELVET TACO
Philz Coffee
Raising Cane's Chicken Fingers
COLD STONE CREAMERY
elephant+vine
Lou Malnati's PIZZERIA
FIREFLY BURGER
puregreen
NADU
PROST!
Lilly's

RETAIL & OFFICE

BLUE sushi sake grill
KOHLER Waters SPA AT LINCOLN PARK
EQUINOX
SCOUT VETERINARY URGENT CARE
BLOWOUT JUNKIE HOOKED ON FABULOUS
CHASE
SEV
CLEAN YOUR DIRTY FACE.
VerveWine
ATHLETICO PHYSICAL THERAPY
LINCOLN COMMON

DIVERSION

CHICAGO BLUES CENTER KINGSTON MINES SINCE 1968
LINCOLN HALL
APOLLO THEATER CHICAGO
SANDBOX VR

ABOUT LINCOLN PARK

Lincoln Park is one of Chicago's most established and desirable neighborhoods, offering a rare mix of dense residential, thriving retail corridors, and strong office demand. The neighborhood's tree-lined streets, historic architecture, and proximity to Downtown make it a top destination for both residents and businesses seeking long-term stability. Anchored by DePaul University and the 1,200-acre Lincoln Park itself, the area benefits from a steady flow of students, professionals, and visitors year-round.

Retailers in Lincoln Park enjoy access to a diverse and affluent customer base. North Avenue, Clark Street, Armitage Avenue, and Halsted Street serve as the neighborhood's main commercial arteries, featuring a dynamic mix of national brands, boutique shops, restaurants, and entertainment venues. High foot traffic, strong daytime population, and the neighborhood's reputation as a shopping and dining hub continue to fuel retail demand.

For office users, Lincoln Park offers a unique alternative to the Central Business District. Its accessible location, excellent transit options, and vibrant amenities create a highly attractive environment for professional services, creative firms, medical practices, and boutique offices. With ongoing investment, rising consumer spending, and a well-established community identity, Lincoln Park stands out as one of Chicago's premier submarkets for both retail and office users.

Sub-Market Overview

AREA DEMOGRAPHICS	0.25 Miles	0.5 Miles	1 Mile
Total Population	4,128	15,605	60,199
Average Age	35.1	31.0	31.4
Total Households	1,815	6,105	27,280
People Per Household	2.2	2.2	2.1
Average Household Income	$265,230	$299,728	$277,045
Average Home Value	$762,398	$729,265	$697,066

Demographic Source: Applied Geographic Solutions via Sites USA.

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