

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, set against a blue rectangular background with a thin yellow and red horizontal stripe at the bottom.A black awning with the words "FOR LEASE" in white, bold, sans-serif capital letters is positioned above the left set of glass doors.A black awning with the text "ISAAC CRAWFORD SALON" in white, serif capital letters is positioned above the right set of glass doors.The website address "www.isaac Crawfordsalon.com" is printed in small white text on the black awning above the salon entrance.The phone number "773.857.04" is printed in small white text on the black awning above the salon entrance.

For Lease

Small Retail Shop Lakeview | Lincoln Park
1134 W. Diversey Pkwy, Chicago, IL 60614

\$25.00 SF/yr (NNN)

Colliers is pleased to present this 1,200 SF Retail | Office Condo For Lease on Diversey Parkway in Chicago's Lakeview neighborhood bordering Lincoln Park. This well-built in-line storefront is a Walker's Paradise with a Walk Score® of (95). A few minutes from the Diversey CTA L Platform, the space features fantastic foot traffic, an open floor plan, high ceilings, and a rare C1-2 Zoning designation, allowing for various uses "By Right." The property is vertically separate from the HOA and pays minimal fees. Warm vanilla-shell delivery. Perfect for Service Retail, Soft Goods, Fitness, Tattoo Studio, Personal Services, Office, Financial, or Medical Services.

Contact us:

Hunter Cannon

Senior Vice President | Chicago -
Downtown

312 612 5950

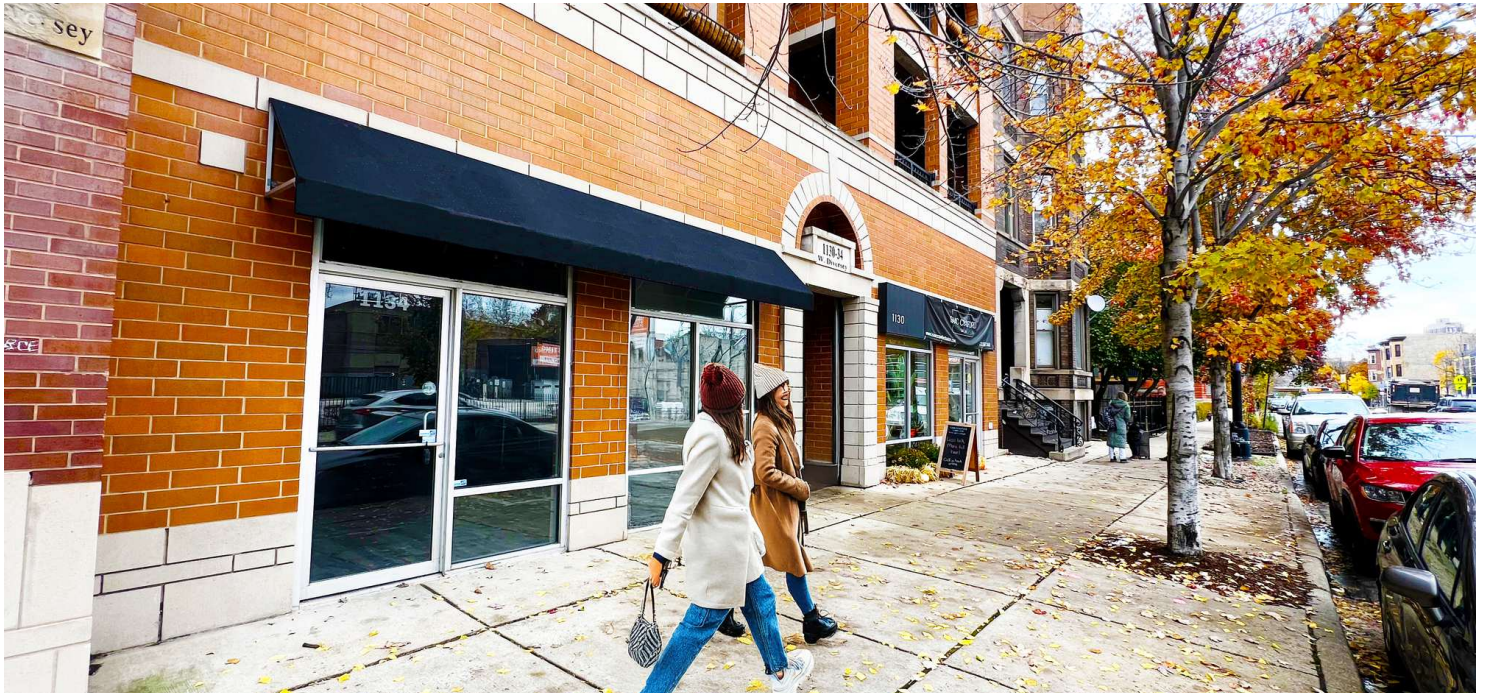
hunter.cannon@colliers.com

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Colliers

www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team

Executive Summary



Offering Summary

Lease Rate:	\$25.00 SF/yr (NNN)
Tax & CAM:	\$9.90 SF
Available SF:	1,200 SF
Year Built:	2006
Zoning:	C1-2
Market:	Chicago
Submarket:	Lakeview Lincoln Park

Property Overview

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Property Highlights

- High Average Household Income [\$224,000]
- Proximity to Public Transportation
- (93) Walk Score®
- Open Floor Plan | High Ceilings | Floor-to-ceiling Storefront
- C Zoning

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Property | Area Details



16,743
VPD



3 Min. Walk
CTA Brown & Purple Lines



C1-2
Zoning



93,000+
Pop (3 Miles)



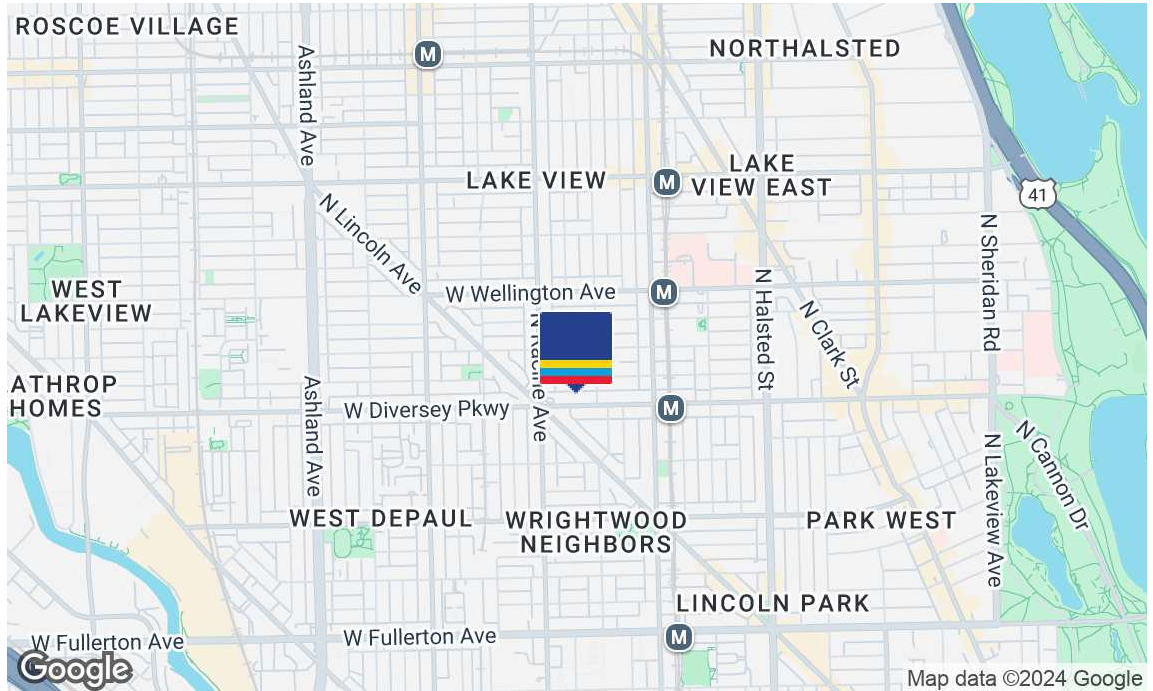
Paradise (95)
Walk Score®



48,000+
Households (1 mile)



\$224,000
.50 Mi. Household Income



Location Overview

With a population of 92,594, Lakeview offers residents a dense urban feel, affluent shopping districts, and proximity to the lakeshore and its beaches, harbors, parks & trails. Lakeview is also a hot spot for arts and culture, with many live music venues, summer street festivals, and a thriving theatre, dance, and comedy scene.

Area Tenants

- Lincoln Park Athletic Club
- Starbucks
- QDOBA
- Kensington School
- Physicians Immediate Care
- Potbelly's
- F45 Training
- Gotham Bagels
- Rosati's Pizza
- 7-Eleven
- Rotofugi
- Nori Sushi Bar
- Batter & Berries
- Beermiscuous
- Paddy Long's

Community Assets Within 1 Mile

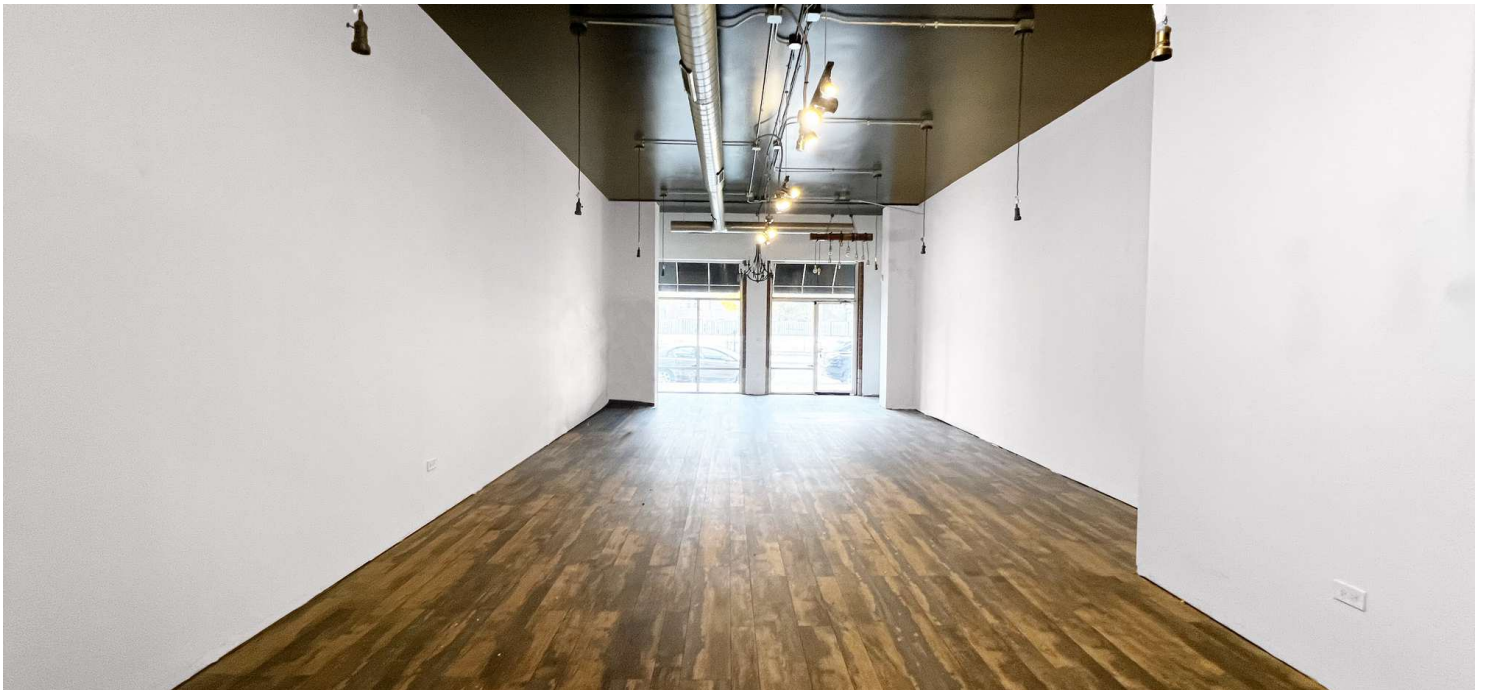
- 129 Restaurants
- 37 Café | Coffee Shops
- 89 Bars & Pubs
- 56 Fast Food Places
- 5 Grocery Stores
- 17 Parks
- 12 Banks
- 12 Health & Medical
- 5 Pharmacies
- 4 Sports Centers
- 9 Schools
- 4 FQHC Centers

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Additional Photos



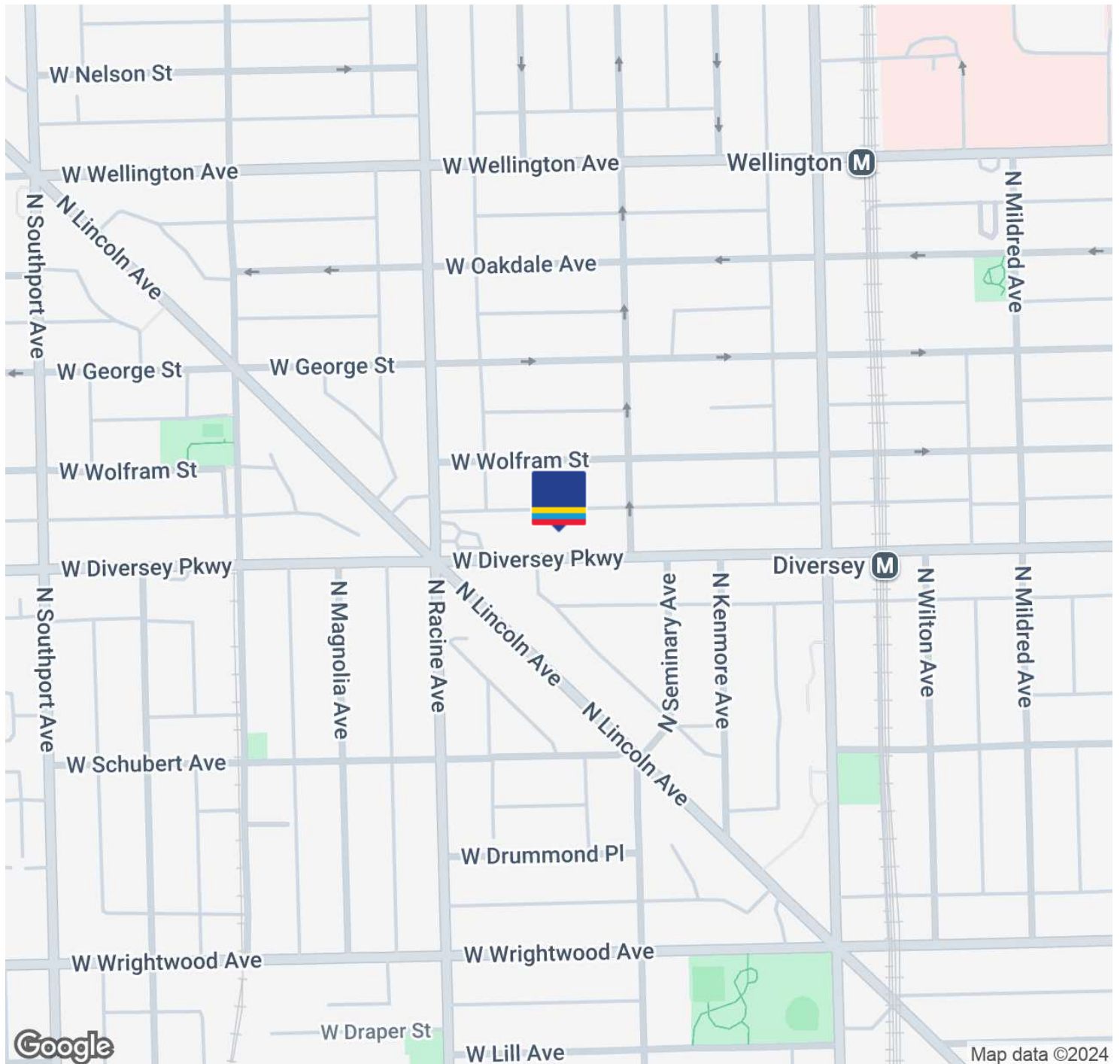
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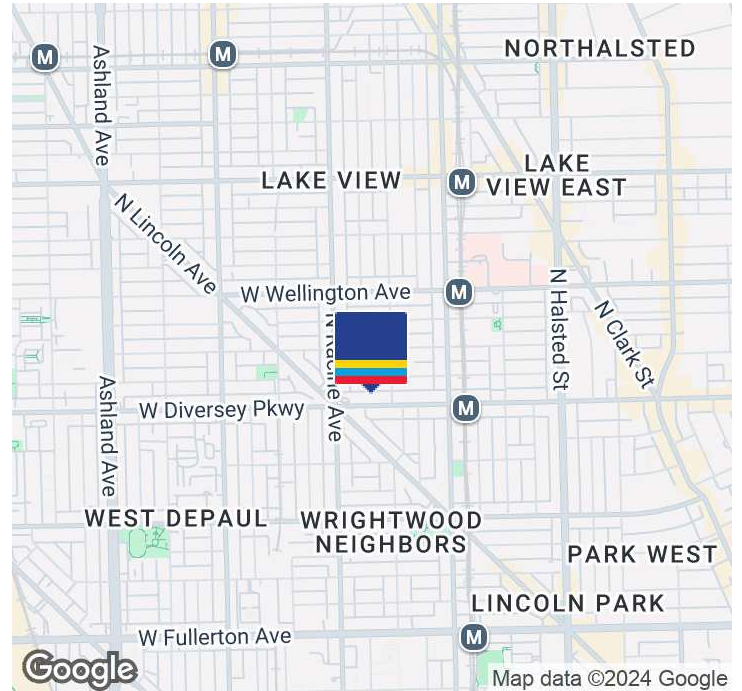
Location Map



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Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	7,897	23,566	93,327
Average Age	34	33	35
Average Age (Male)	35	34	35
Average Age (Female)	34	33	34

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	3,885	11,204	48,357
# of Persons per HH	2	2.1	1.9
Average HH Income	\$224,477	\$223,848	\$193,254
Average House Value	\$921,426	\$923,525	\$879,218

* Demographic data derived from 2020 ACS - US Census

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