



2ND GEN RESTAURANT ENDCAP FOR LEASE

5961 N. Lincoln

5961 N. LINCOLN

Chicago, IL 60659

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$39/PSF NNN
AVAILABLE SF:	Approx. 2,400 SF
PARKING:	48 car parking (5.4/1,000 SF)
SIGNAGE:	Building and Monument
YEAR BUILT:	2009
ZONING:	PD 848 (B3-2)
TRAFFIC COUNTS:	59,400 vpd (Lincoln & Peterson Intersection)

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PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to offer 5961 N. Lincoln for LEASE. Located in Chicago's densely populated Peterson Park neighborhood, the subject property is at the signalized intersection of Lincoln and Peterson, one and a half miles south of Lincolnwood Town Center. The subject building is a single-story Retail strip center shadow-anchored by Walgreens. Along with a free-standing Bank of America, other co-tenants include Potbelly and Physicians Immediate Care. The center sees over 59,000 vpd, has ample parking and signage opportunities, and has full access from Lincoln and Peterson. The subject space is an approximately 2,400 SF endcap unit fronting Lincoln and was most recently a Chipotle restaurant. Zoned B3-2. Please call advisor for additional details.

COMPLETE HIGHLIGHTS

LOCATION INFORMATION

STREET ADDRESS	5961 N. Lincoln
CITY, STATE, ZIP	Chicago, IL 60659
COUNTY	Cook
CROSS-STREETS	Lincoln / Peterson
SIGNAL INTERSECTION	Yes

PROPERTY HIGHLIGHTS

- Approx. 2,400 SF Endcap, 2nd Generation Restaurant Space
- Existing Infrastructure: 8’ Type I Hood, 4’ Type II Hood
- Shadow Anchored by Walgreens with Excellent Co-Tenants: Potbelly, Physicians Immediate Care, Bank of America
- 48 car parking (5.4/1,000 SF)
- Monument Signage Available off Lincoln Ave.
- High Traffic Signalized Intersection with Full Access from Lincoln (25,000 vpd) and Peterson (34,400 vpd)
- Densely Populated Peterson Park Neighborhood
- Former Tenant, Chipotle, Relocated a “Chipotle” Nearby
- Potential for Outdoor Patio Space
- One and a Half Miles (1.5 mi.) to Lincolnwood Town Center
- Zoned PD 848 (B3-2)



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SITE PLAN



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FLOOR PLAN (FORMER CHIPOTLE)

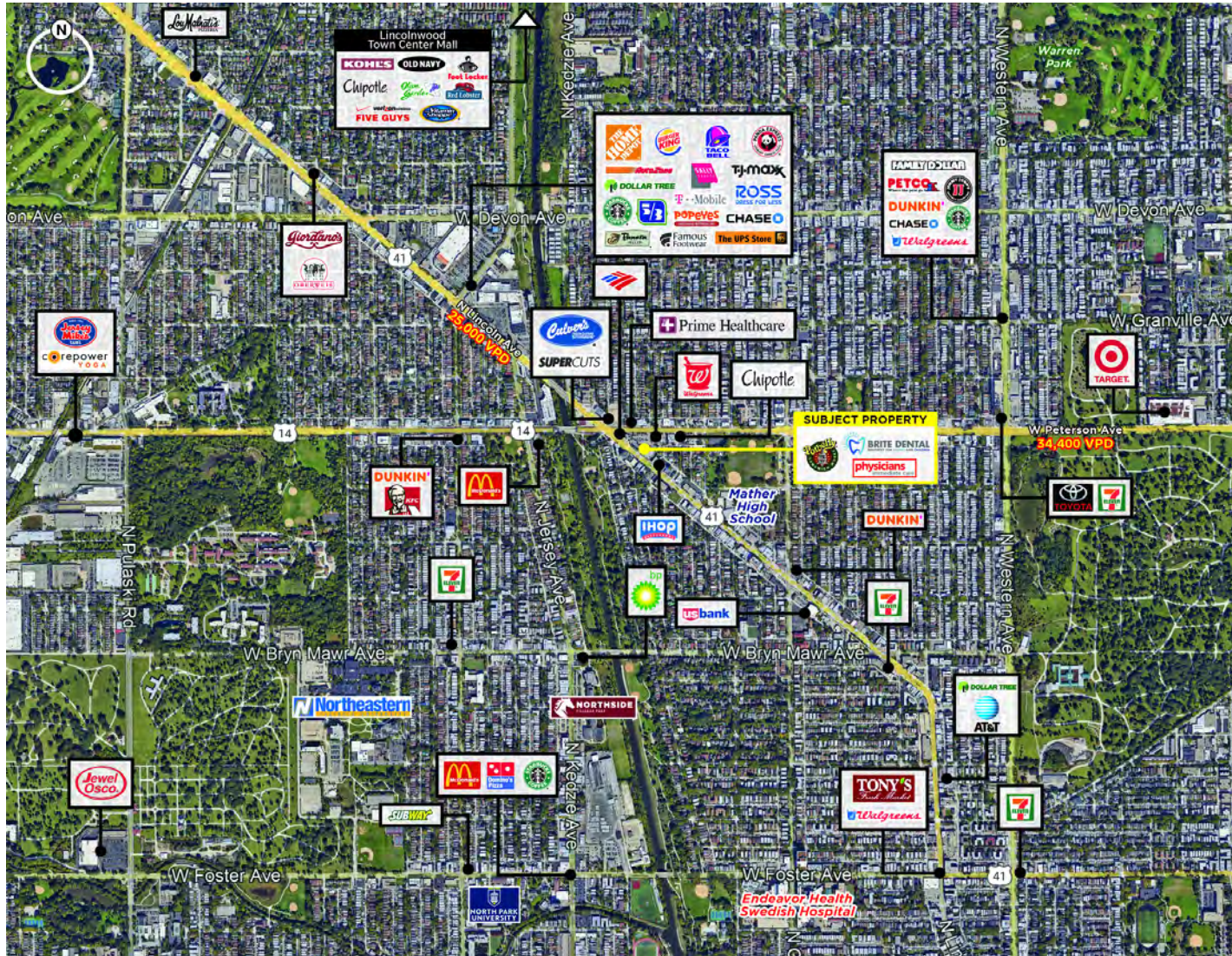


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RETAIL AERIAL MAP



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ADDITIONAL PHOTOS

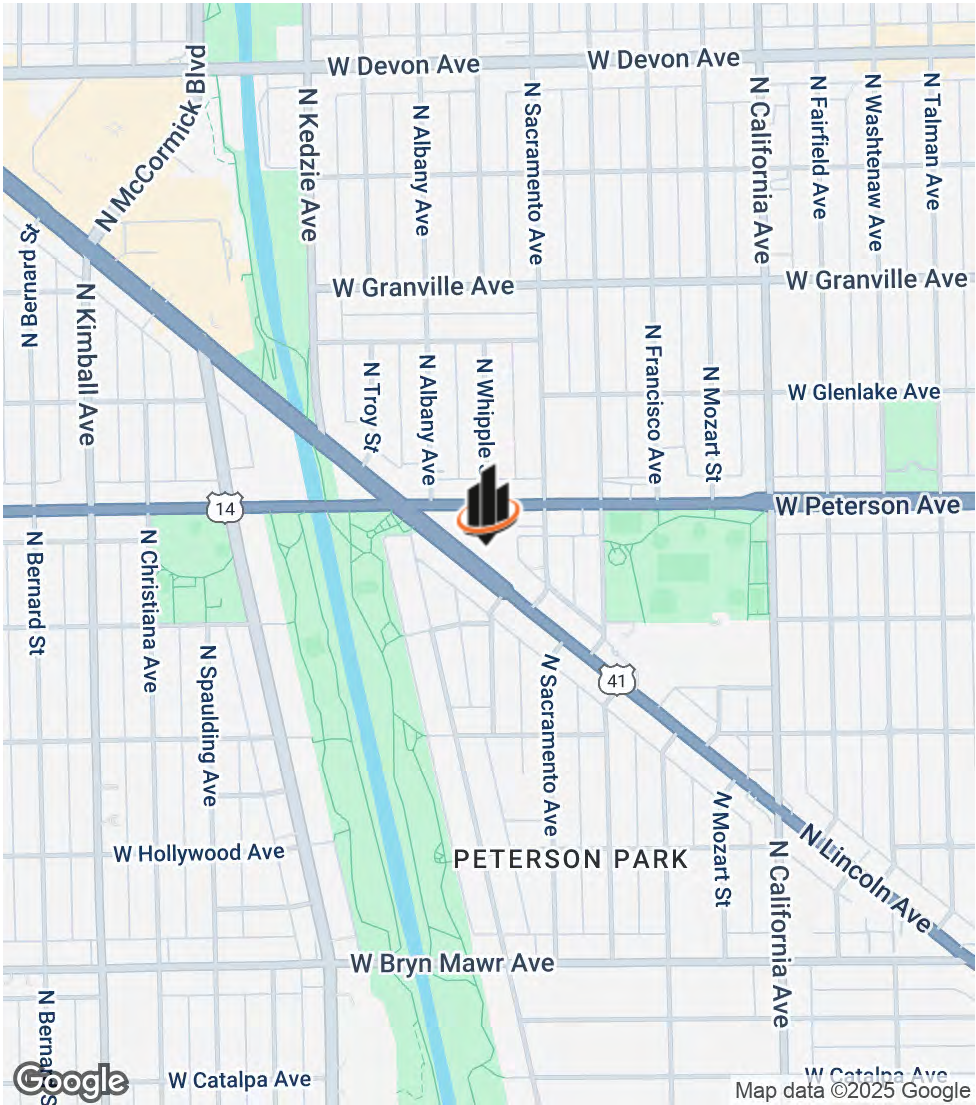
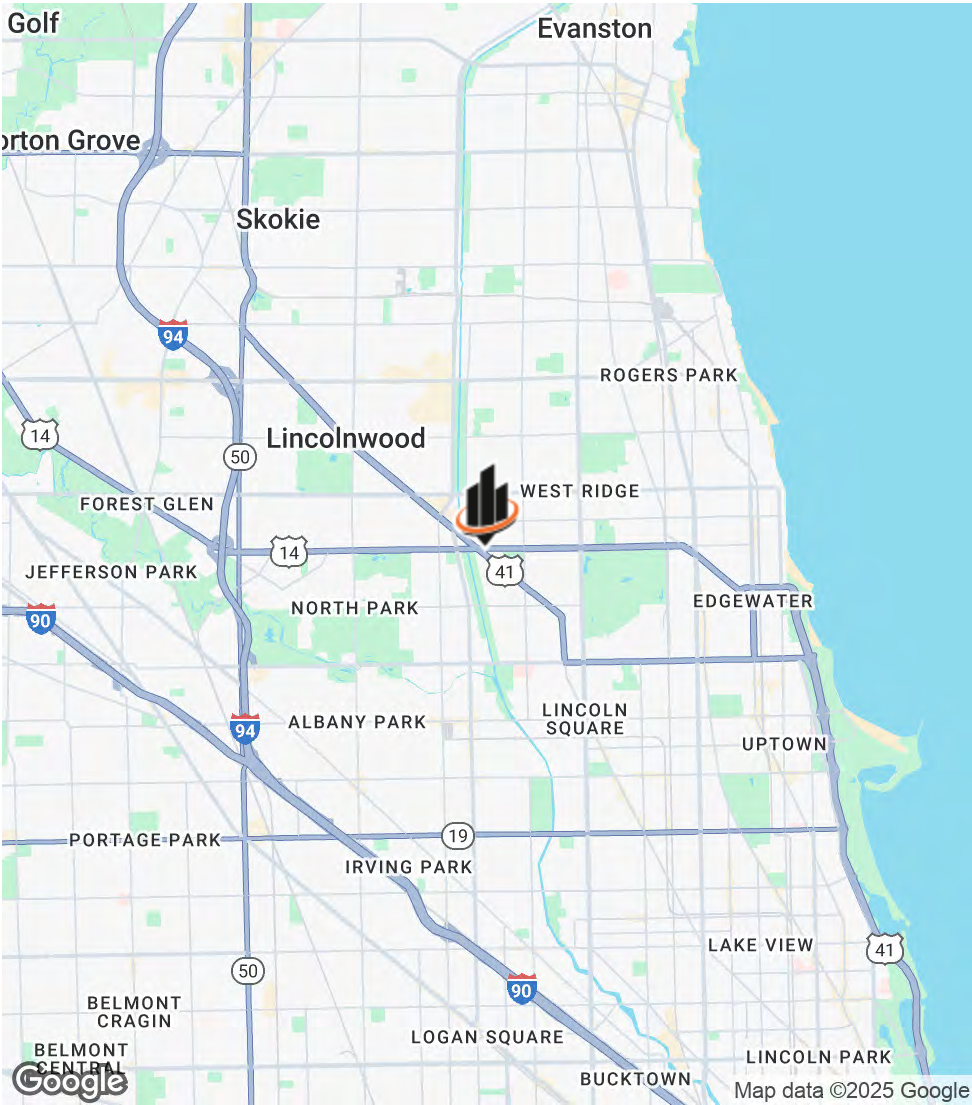


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LOCATION MAPS



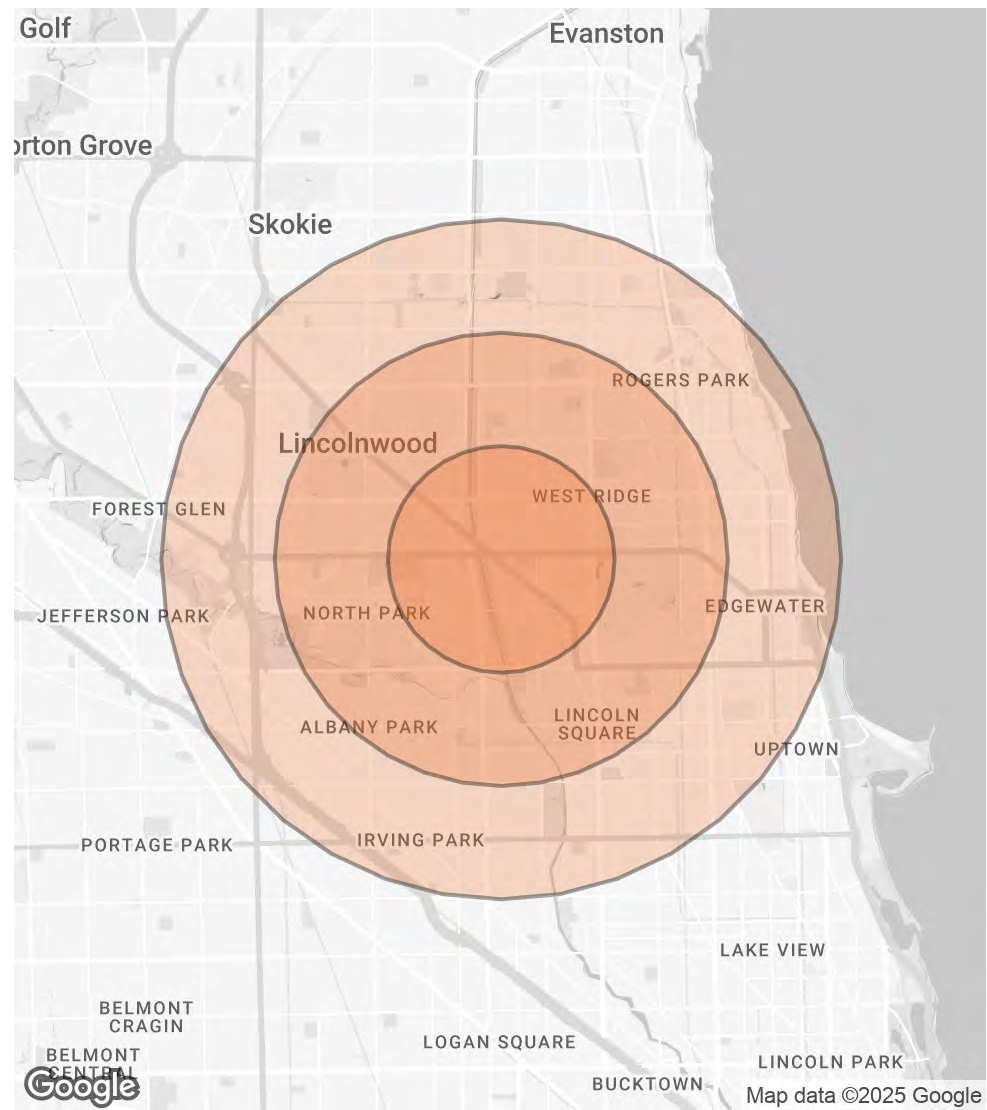
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	53,025	198,774	428,314
AVERAGE AGE	35.6	35.2	35.3
AVERAGE AGE (MALE)	34.9	34.3	34.9
AVERAGE AGE (FEMALE)	36.3	36.1	35.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	17,707	69,338	161,360
# OF PERSONS PER HH	3.0	2.9	2.7
AVERAGE HH INCOME	\$63,140	\$65,887	\$70,292
AVERAGE HOUSE VALUE	\$381,853	\$377,081	\$393,671

2020 American Community Survey (ACS)



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