



## PRIME LOCATION AND BEAUTIFULLY BUILT OUT LAKEVIEW OFFICE/RETAIL SPACE

### PROPERTY INFORMATION :

- 1,568 SF, former law practice in excellent condition, perfect for an office user or retail
- Located on Lincoln, just south of Cornelia
- Surrounded by tons of new development and walking traffic
- Large, front windows allow plenty of natural light into the space, multiple office spaces and a large conference area in the front
- Unit features high ceilings, ADA compliant bathroom and discreetly placed kitchenette
- Parking space is available in the rear of the building for tenant
- 0.1 miles to the Paulina Brown Line train station, easy access to the expressway, Lakeshore Drive and multiple bus stops
- Area tenants include: Paulina's Market, Zen Buddhist Temple, Finley Dunne's, Tavern Fernando's Tequila Bar & Restaurant, Loba Pastry + Coffee, Waterhouse Tavern and Grill, Brown Bag Seafood Co, Sine Qua Non Salon, Bitter Pops, Starbucks and much more

**ZONING** B3-3

**ALDERMAN** Matthew J. Martin / 47th Ward

**VIRTUAL TOUR AVAILABLE**

**DYLAN CARRIGAN**

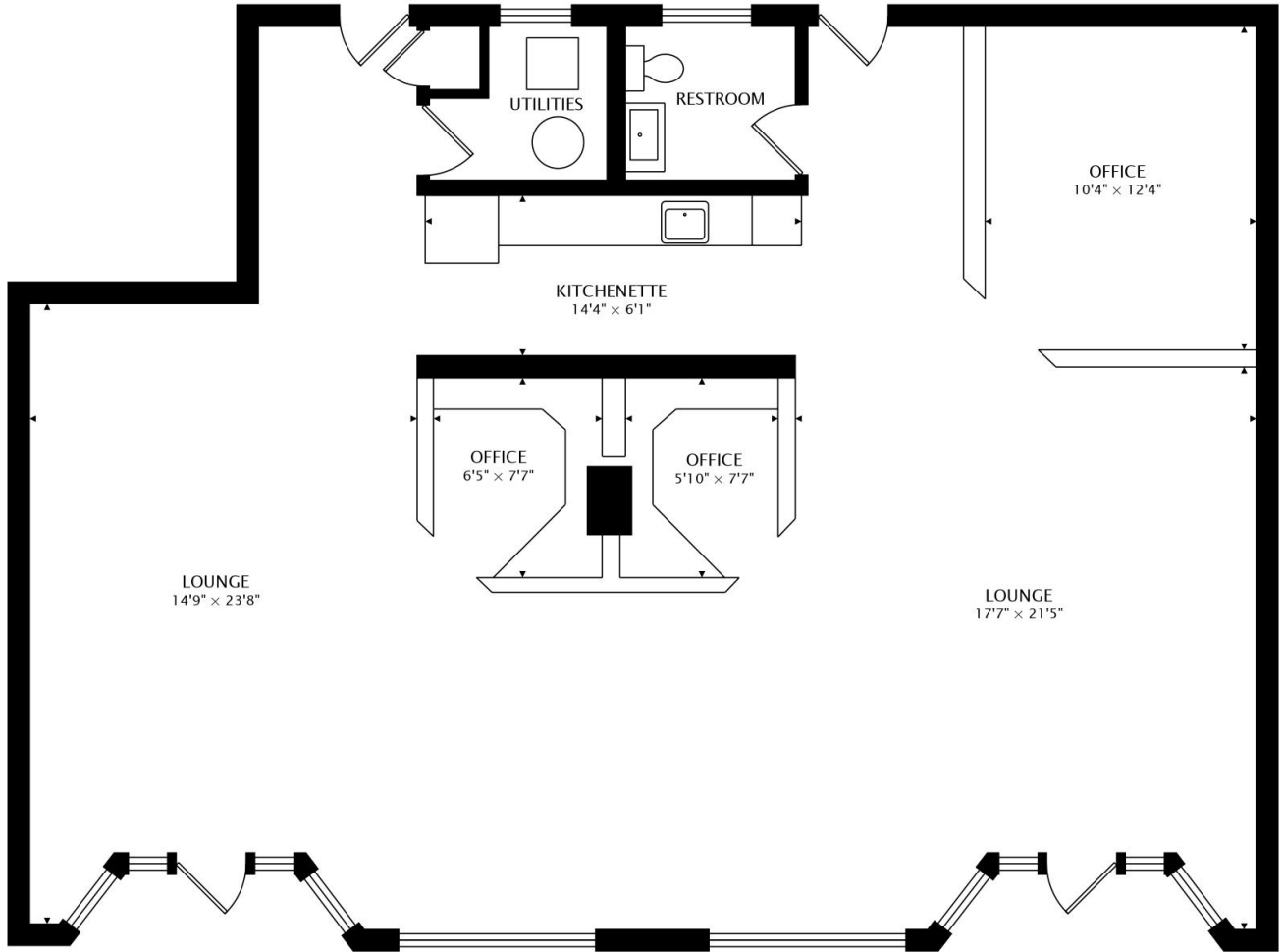
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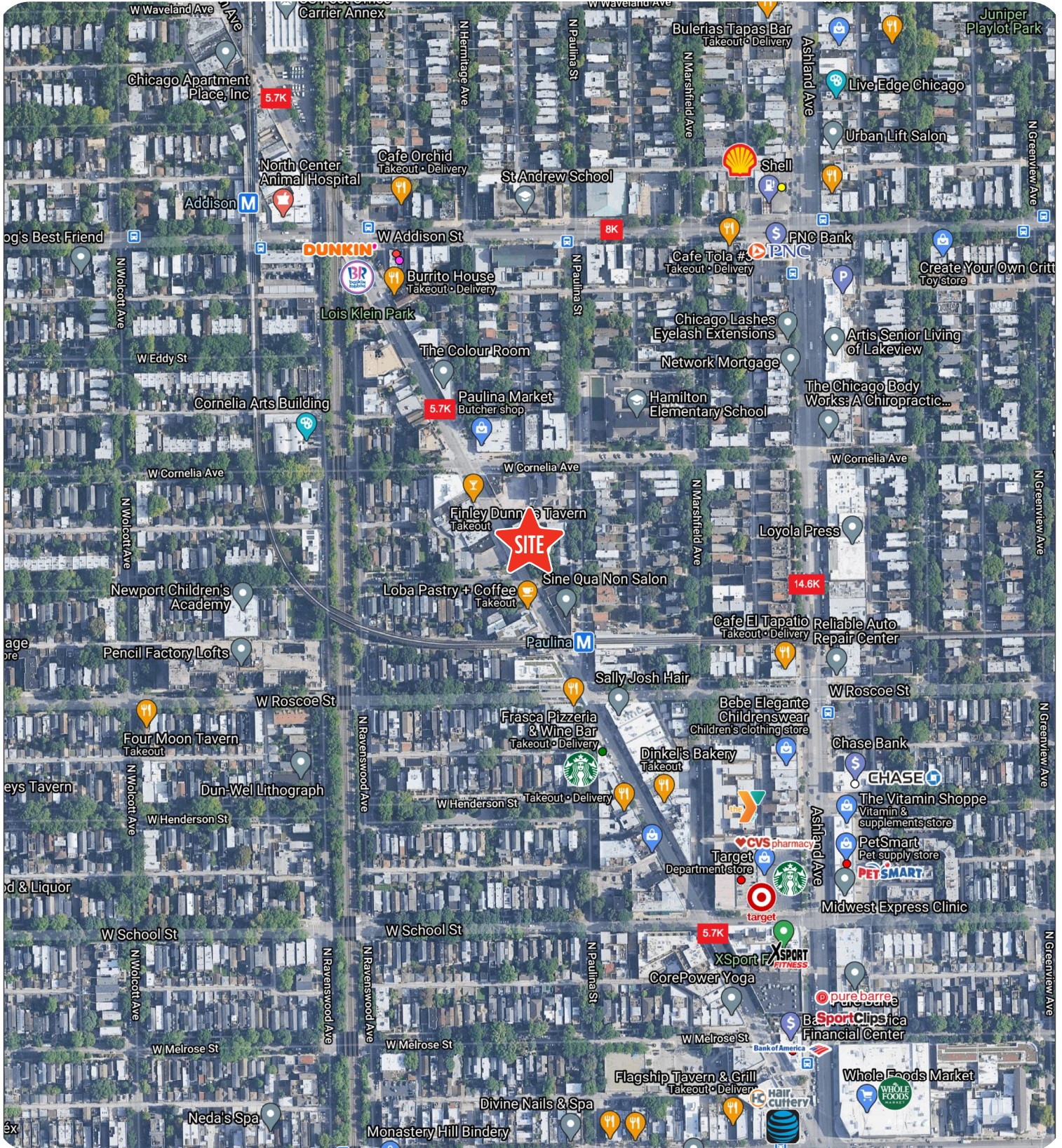








1568 sq ft



## AREA DEMOGRAPHICS

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### POPULATION ESTIMATE

1 MILE	3 MILE	5 MILE
63,949	519,312	1,110,929

### ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$196,495	\$129,072	\$120,129