



**HIGH VISIBILITY, LINCOLN PARK RETAIL/OFFICE SPACE**

**PROPERTY INFORMATION**

- 1,500 SF of retail/office space with large front windows and a beautiful Greystone facade
- Located on a busy stretch of Halsted, a half block south of Diversey
- First level features a reception area in front, a large retail space behind it, multiple additional rooms for storage, a kitchenette area and bathroom
- Central HVAC, 200 AMP electrical and 13ft ceilings, but no basement
- 0.6 Miles to the Fullerton Brown/Purple/Red Line Train Station, easy access to Lake Shore Drive, multiple bus stops and Divvy stations

- Area tenants include: Walgreens, Burger King, Café Deko, Halsted Medical Office, Dunkin', Saporì Trattoria, aliveOne, Home Depot, Guitar Center, Tandoor Char House, DentalQ, Hustle Fitness, PNC Bank and much more.

<b>ALDERMAN</b>	Timothy Knudsen/43rd Ward
<b>ZONED</b>	B4-3
<b>BUILT</b>	2004
<b>LEASE TYPE</b>	Modified Gross

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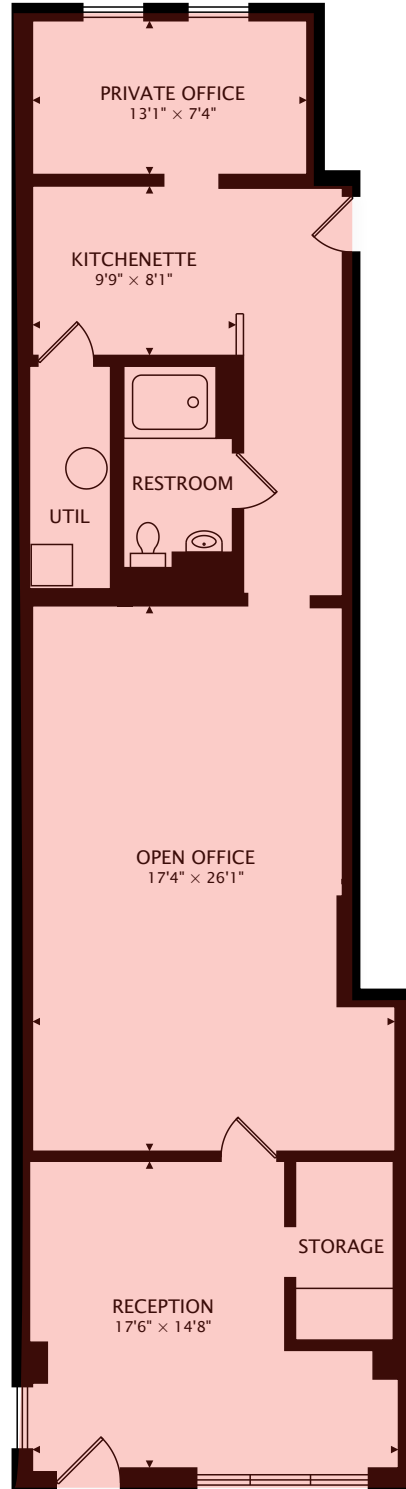
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## Lincoln Park

Lincoln Park residents have it all - from the arts to its famed zoo - right in their backyard. It's no wonder the North Side neighborhood is one of the most sought after in the U.S.

The neighborhood includes quiet tree-lined residential blocks, top-rated schools, DePaul University, and two major museums in addition to the Lincoln Park Zoo, one of the country's oldest zoos. There's also a wide array of entertainment, eateries, and hotspots.

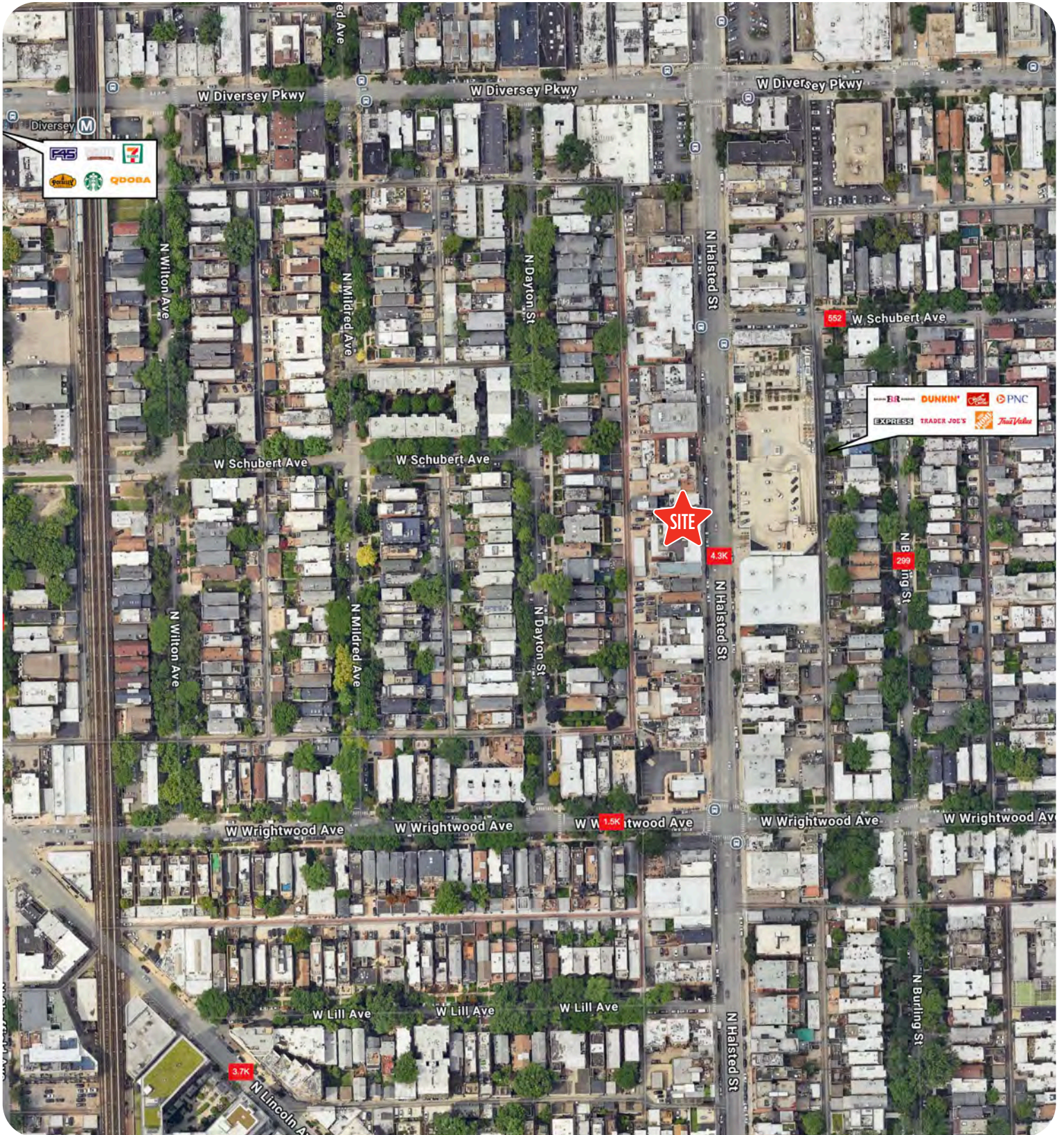
An evening in Lincoln Park might include seeing a play at the acclaimed Steppenwolf Theatre and dining at a Michelin-rated restaurant or a quaint neighborhood café. Sports fans will find as many dive bars with the game on as foodies will find fine-dining restaurants with al-fresco seating.

Lincoln Park is just as delightful by day. Residents are close to the lakefront and North Avenue Beach, where there's bound to be a volleyball tournament in action and beach-goers taking advantage of the kayak and Stand Up Paddle Board rentals. Then there's the parks, farmers markets, festivals, and countless shops, ranging from upscale boutiques on Armitage to larger retailers at the Clybourn Corridor.

Housing stock ranges from smaller townhomes and vintage condominiums to rehabs and new construction. Buyers around DePaul University can find loft condominiums in converted factories and warehouses. On its eastern edge, Lincoln Park features beautiful vintage brownstones along with high-rises with breathtaking views of the lake, park, North Pond Nature Sanctuary, and city skyline.

Located just two miles from downtown, Lincoln Park offers residents a quick commute to work. Public transportation abounds, with the CTA's Brown and Red lines serving the neighborhood in addition to several bus routes and Lake Shore Drive.

With its location and mix of city parks, restaurants, bars, and theaters, Lincoln Park is virtually unrivaled among urban neighborhoods.



# AREA DEMOGRAPHICS

## POPULATION ESTIMATE

1 MILE	3 MILE	5 MILE
96,657	469,138	1,012,169

## ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$191,836	\$173,884	\$148,718