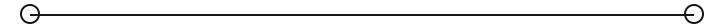


FOR LEASE

2401 W. Lawrence

2401 W. LAWRENCE AVENUE

Chicago, IL 60625

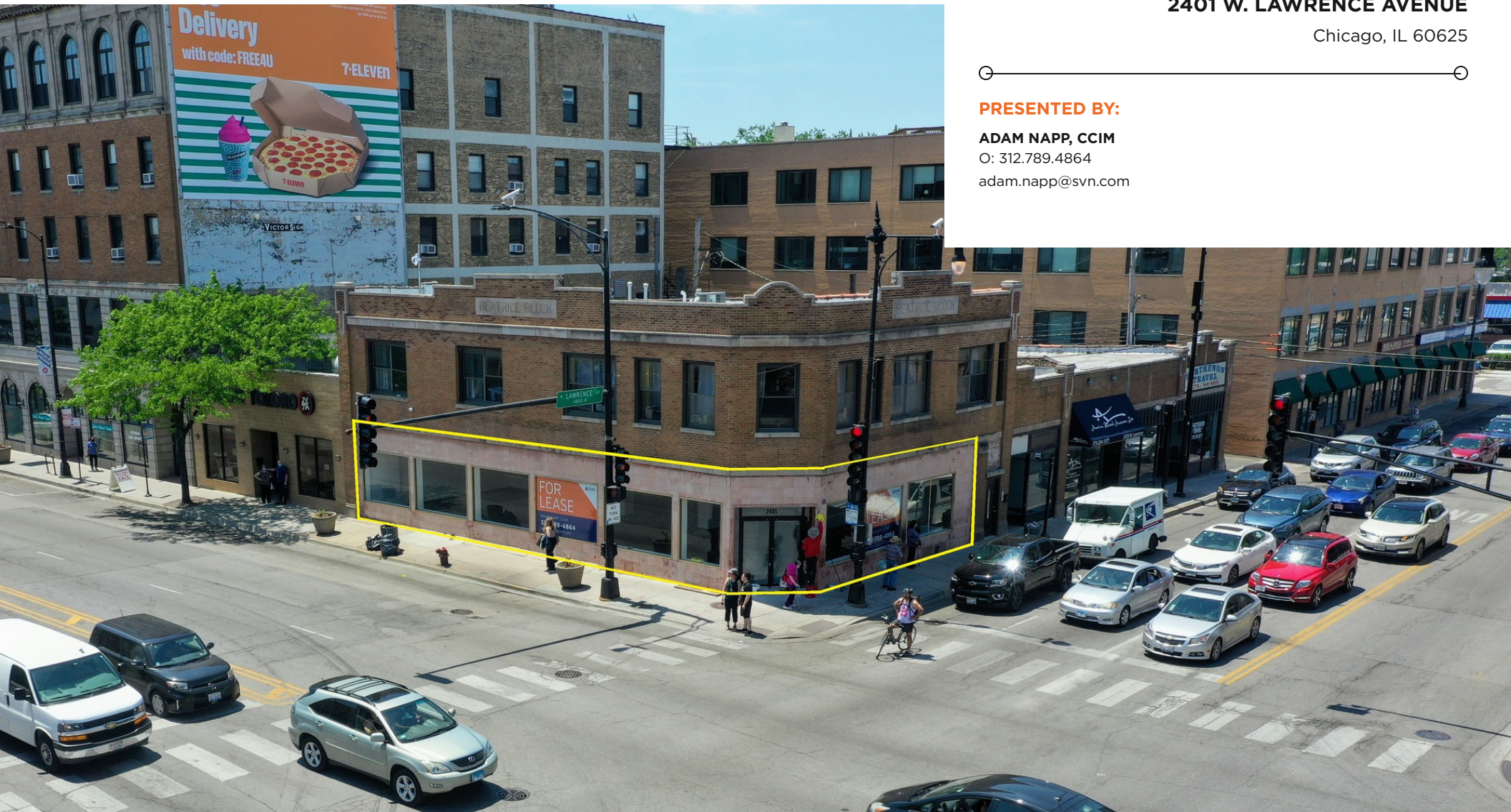


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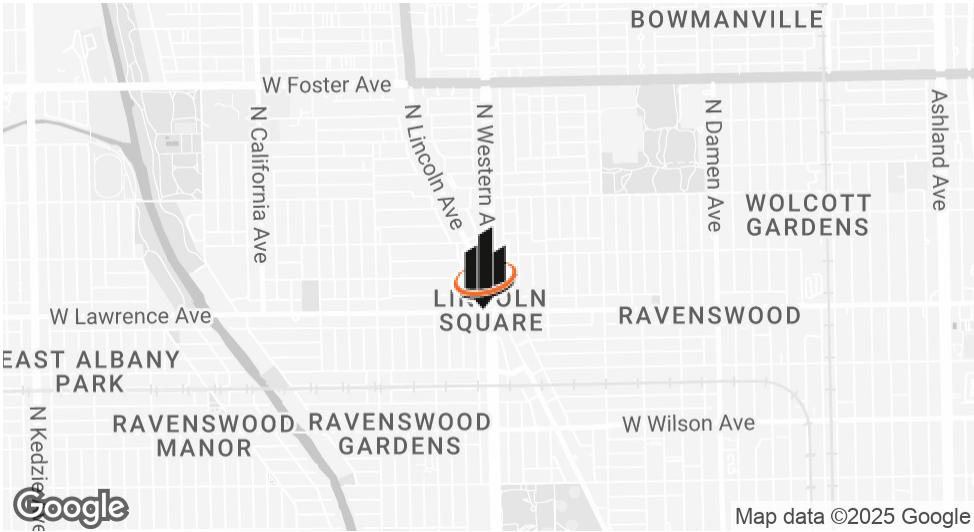
ADAM NAPP, CCIM

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adam.napp@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$35/PSF NNN
AVAILABLE SF:	2,613 SF
BUILDING SIZE:	12,018 SF
YEAR BUILT/RENOVATED:	1916/2021
ZONING:	B3-3
SUBMARKET:	Lincoln Square
TRAFFIC COUNT:	42,600 vpd

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to offer the Retail space at 2401 W. Lawrence FOR LEASE. Located in the desirable Lincoln Square neighborhood, the subject property is situated at the southwest corner of Western and Lawrence. The space benefits from tremendous exposure with 100' of window frontage and a combined 42,600 VPD traffic count at the intersection. The corner space is 2,613 SF, and the property is zoned B3-3. Please call advisor for further details.

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COMPLETE HIGHLIGHTS

LOCATION INFORMATION

STREET ADDRESS	2401-13 W. Lawrence Avenue
CITY, STATE, ZIP	Chicago, IL 60625
COUNTY	Cook
SUB-MARKET	Lincoln Square
CROSS-STREETS	Lawrence / Western
SIGNAL INTERSECTION	Yes

PROPERTY HIGHLIGHTS

- 2,613 SF For LEASE
- Hard Corner of Lawrence and Western (SWC)
- Intersection Traffic Counts - 42,600 vpd
- 100' of Window Frontage
- Lincoln Square Neighborhood, with Strong Demographics
- Zoned B3-3, Part of Lincoln Square SSA
- 40th Ward (Vasquez)

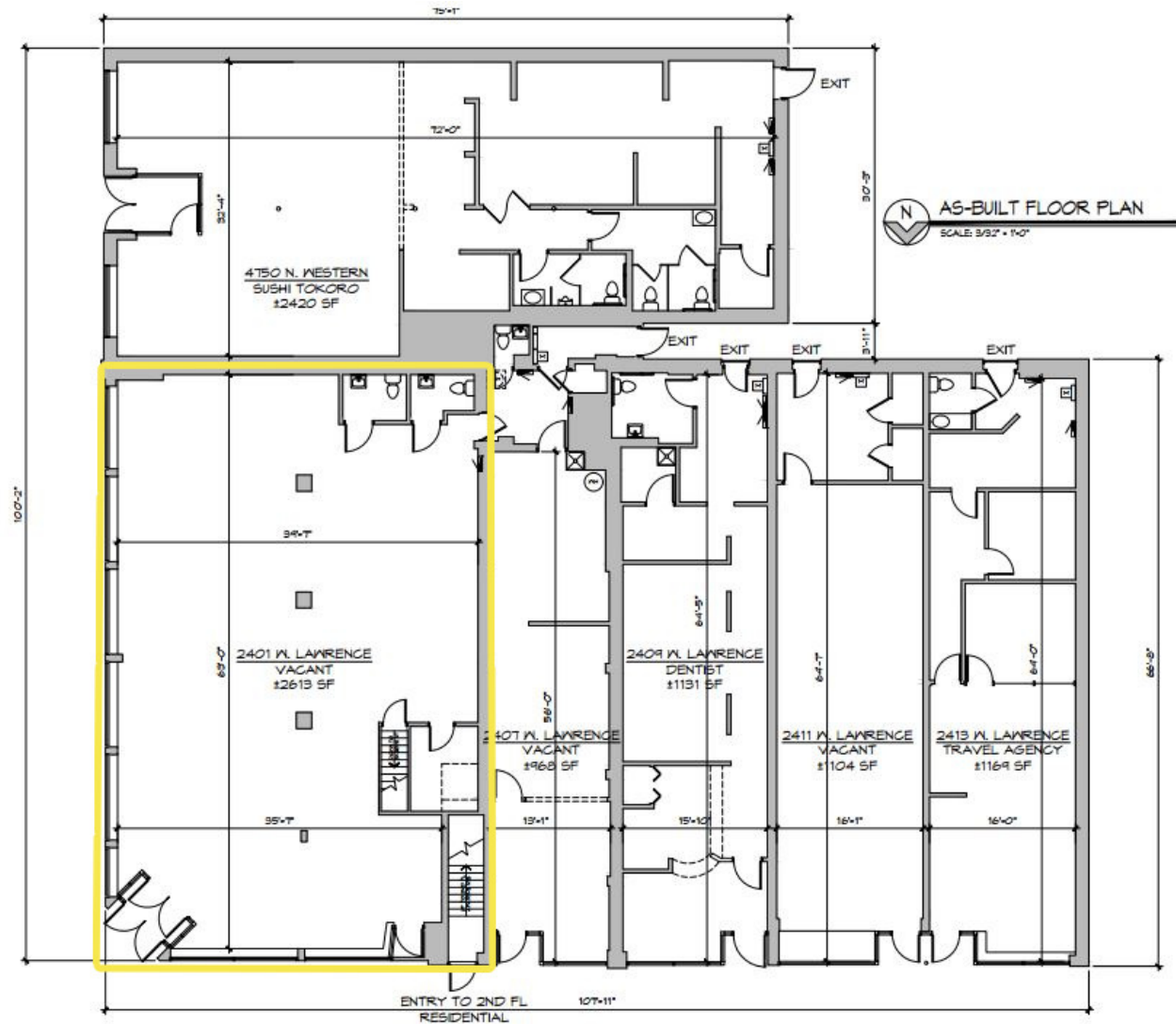


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FLOOR PLAN

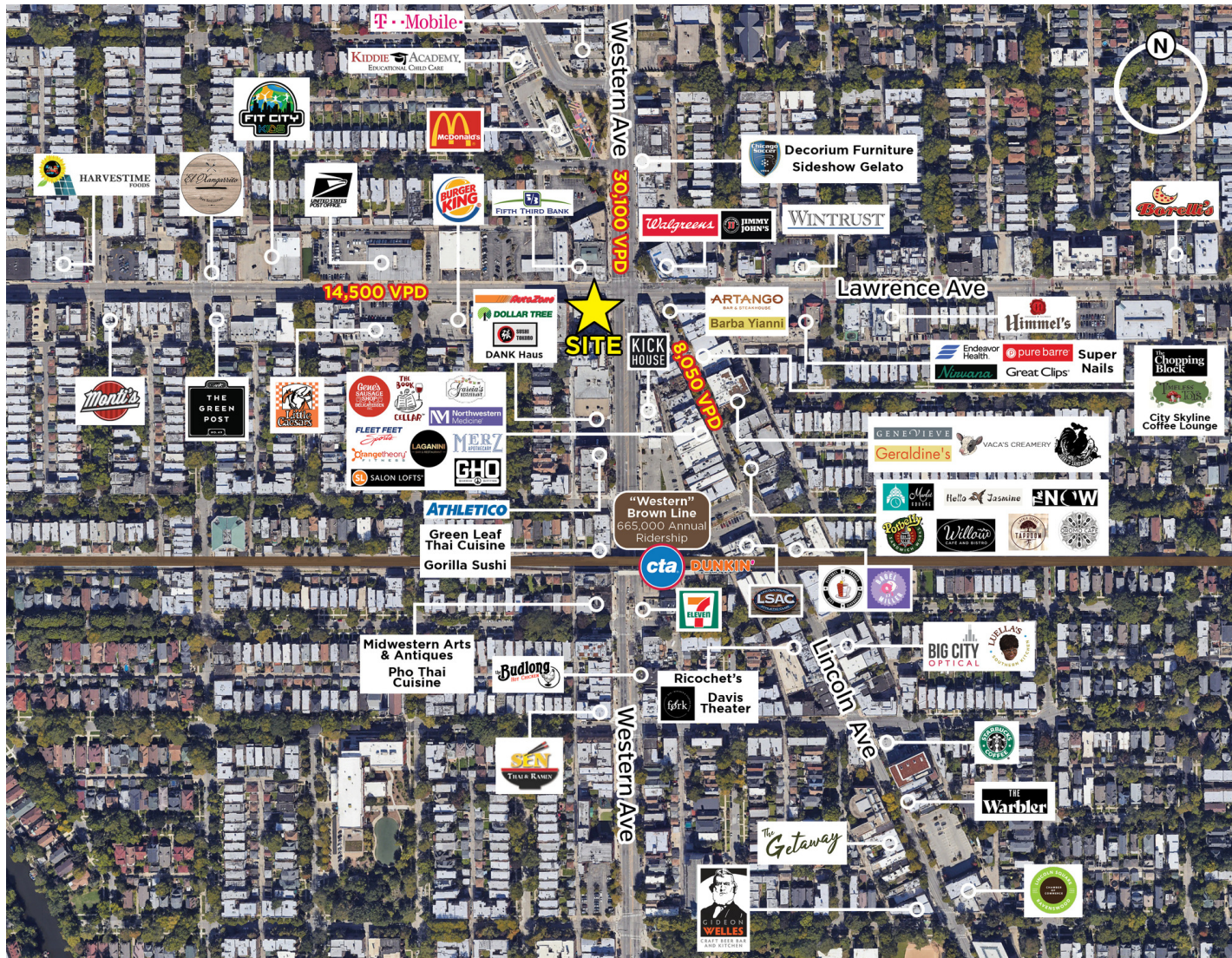


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RETAIL AERIAL MAP

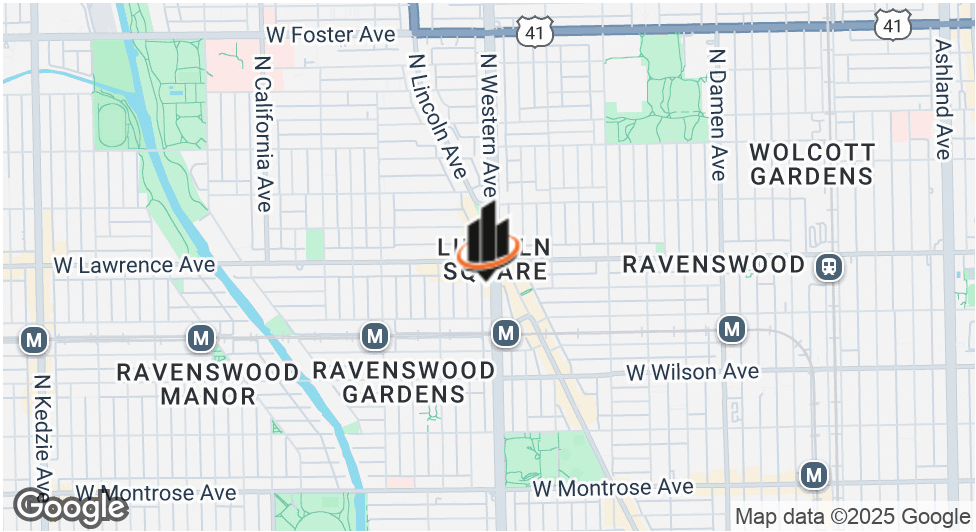
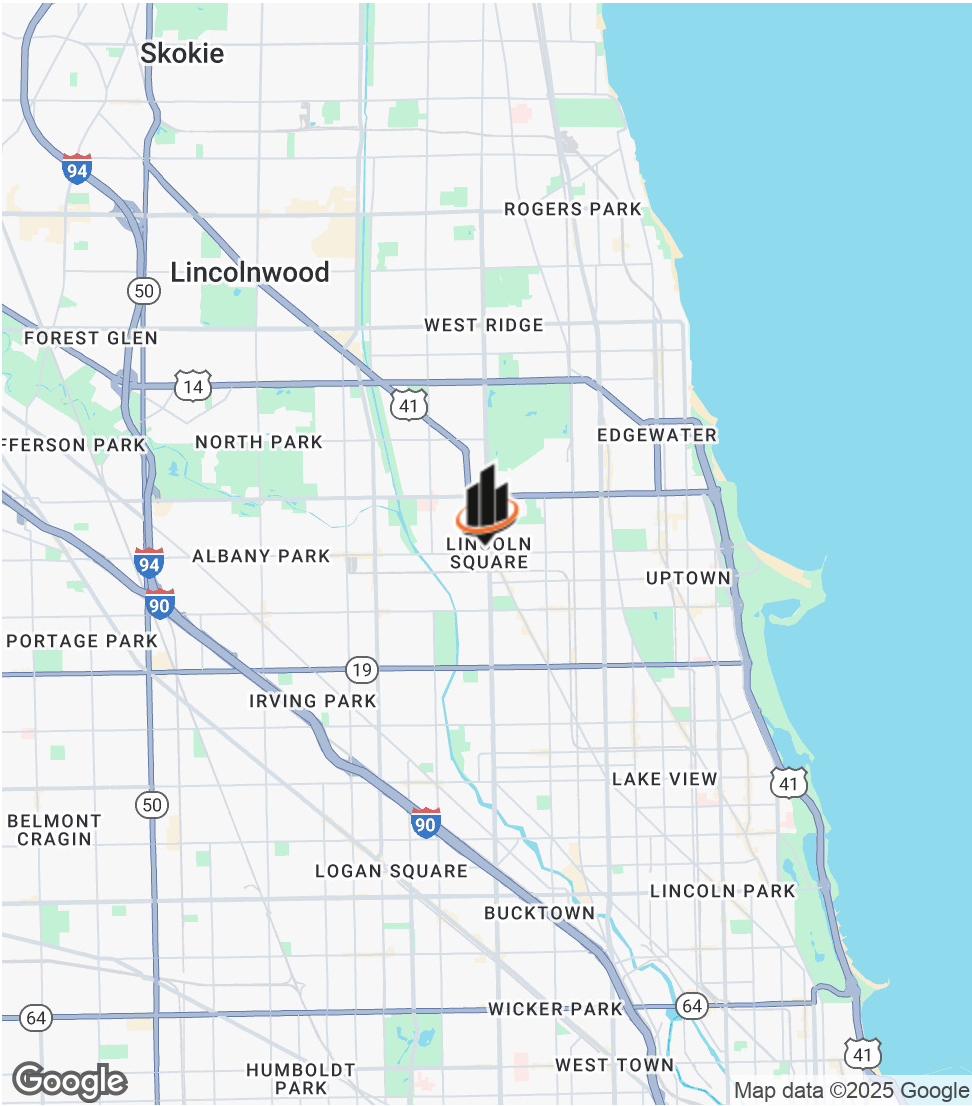


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LOCATION MAPS



LOCATION OVERVIEW

Home to more than 40,000 residents, Lincoln Square is a historic neighborhood located on the North Side of Chicago, Illinois, that is bounded by Bryn Mawr on the North, Montrose on the South, Ravenswood on the East, and the Chicago River on the West. Known for its strong sense of community and charm, the area is rich in history and offers a mix of residential and commercial spaces that appeal to many people. A wide range of thriving local businesses and dining options are available, as well as access to green spaces and cultural life in the City. Welles Park, a 16-acre park, is a fixture of the community. The Davis Theater, which has been a neighborhood landmark screening films since 1918, and the Old Town School of Folk Music boast several entertainment and cultural options for the area. Multiple convenient transportation options exist in the neighborhood, with central access to the Brown Line (Western stop) in addition to the Western Ave bus (#49), Lawrence Ave bus (#81), and proximity to the Metra rail line (Ravenswood).

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DEMOGRAPHICS MAP & REPORT

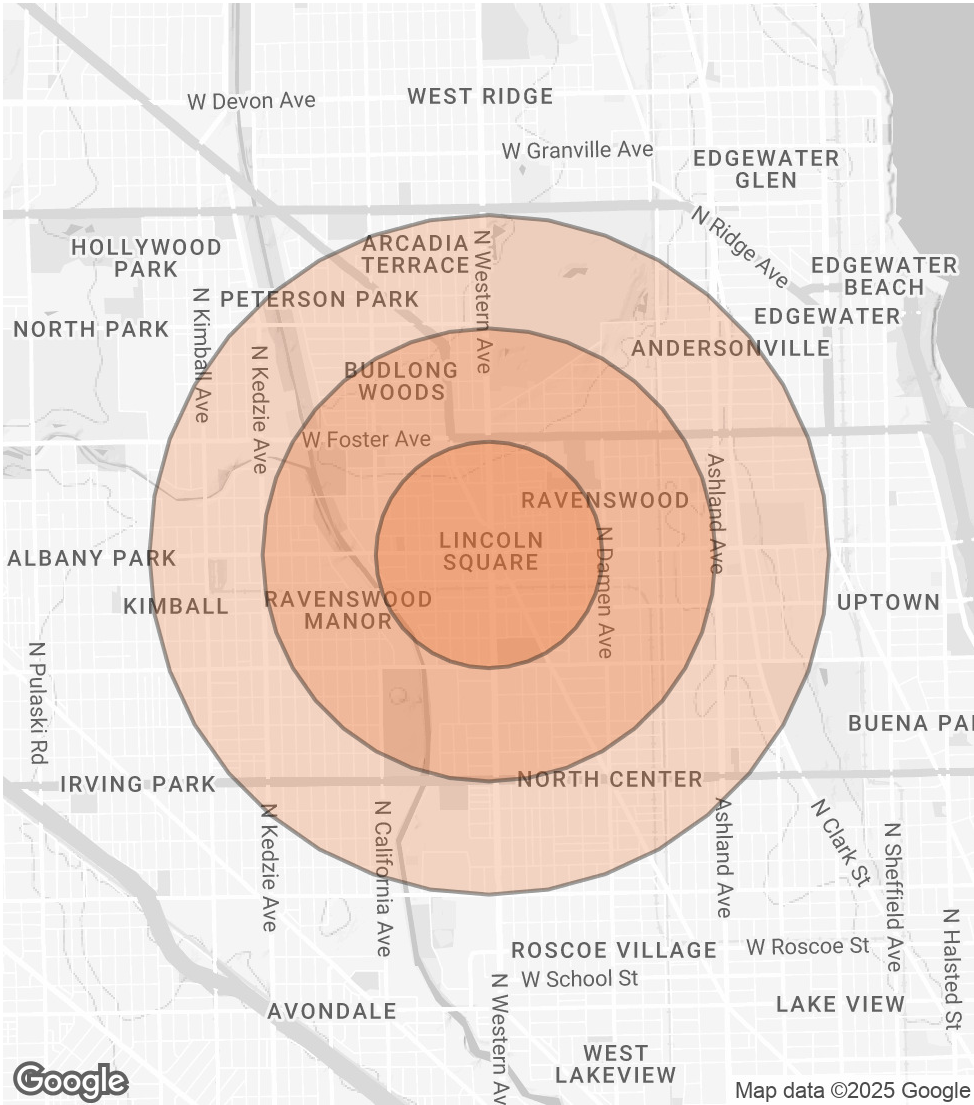
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	15,640	58,708	125,039
AVERAGE AGE	35.8	34.9	34.5
AVERAGE AGE (MALE)	35.9	34.4	34.2
AVERAGE AGE (FEMALE)	36.0	35.6	35.1

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	7,333	26,681	54,068
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$78,509	\$78,840	\$78,163
AVERAGE HOUSE VALUE	\$468,997	\$453,335	\$461,440

2020 American Community Survey (ACS)



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DISCLAIMER

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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