

FOR LEASE

2401 W. Lawrence

2401 W. LAWRENCE AVENUE

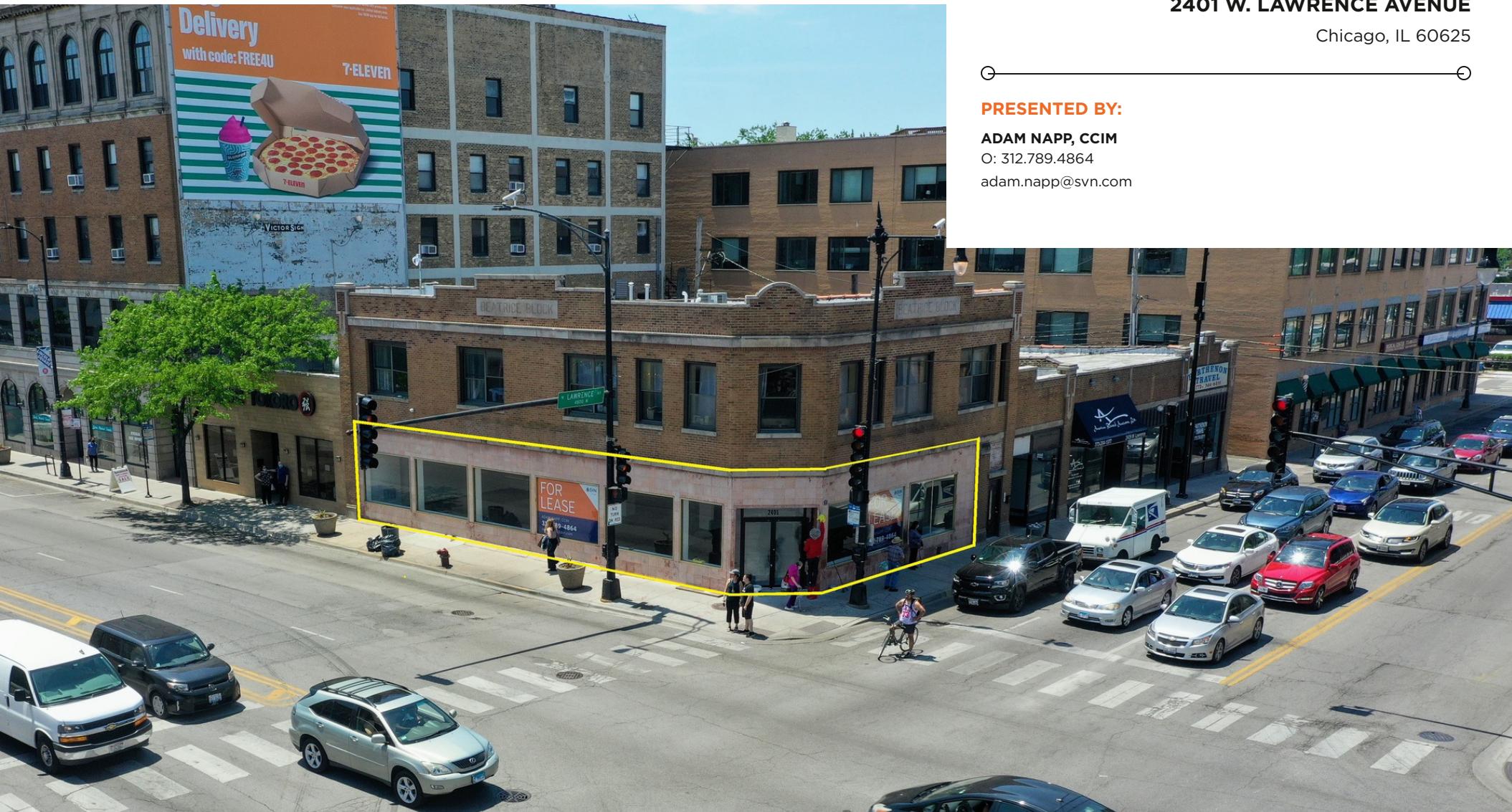
Chicago, IL 60625

PRESENTED BY:

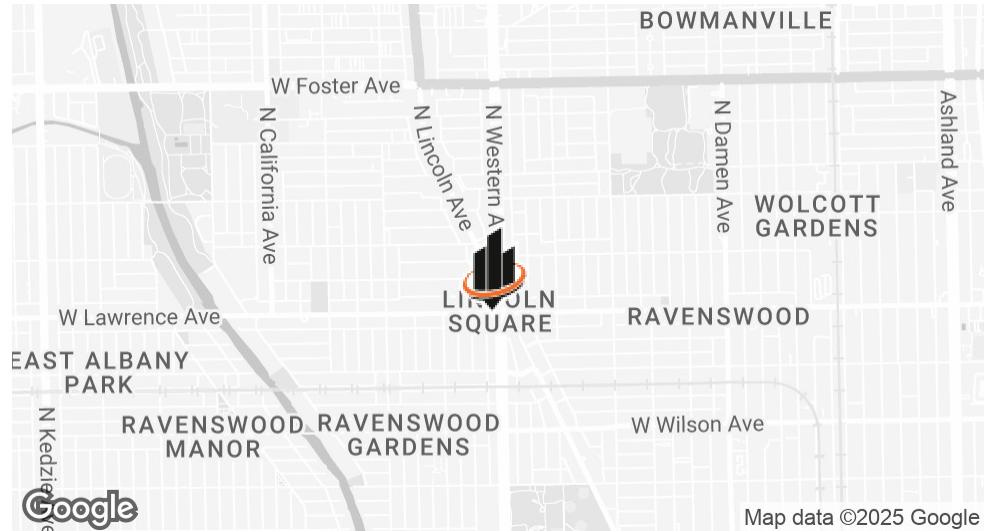
ADAM NAPP, CCIM

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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

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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.

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)

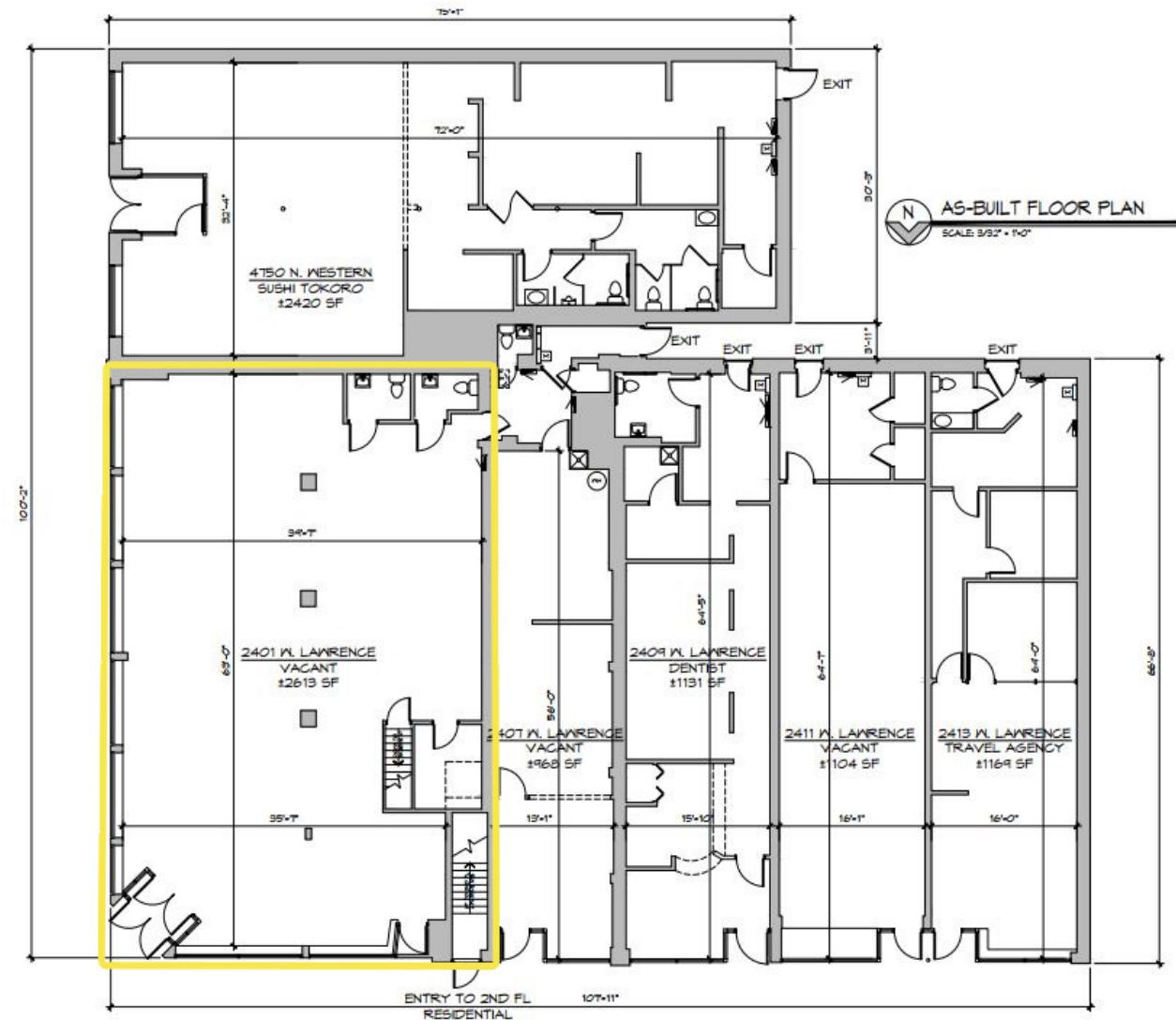


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FLOOR PLAN

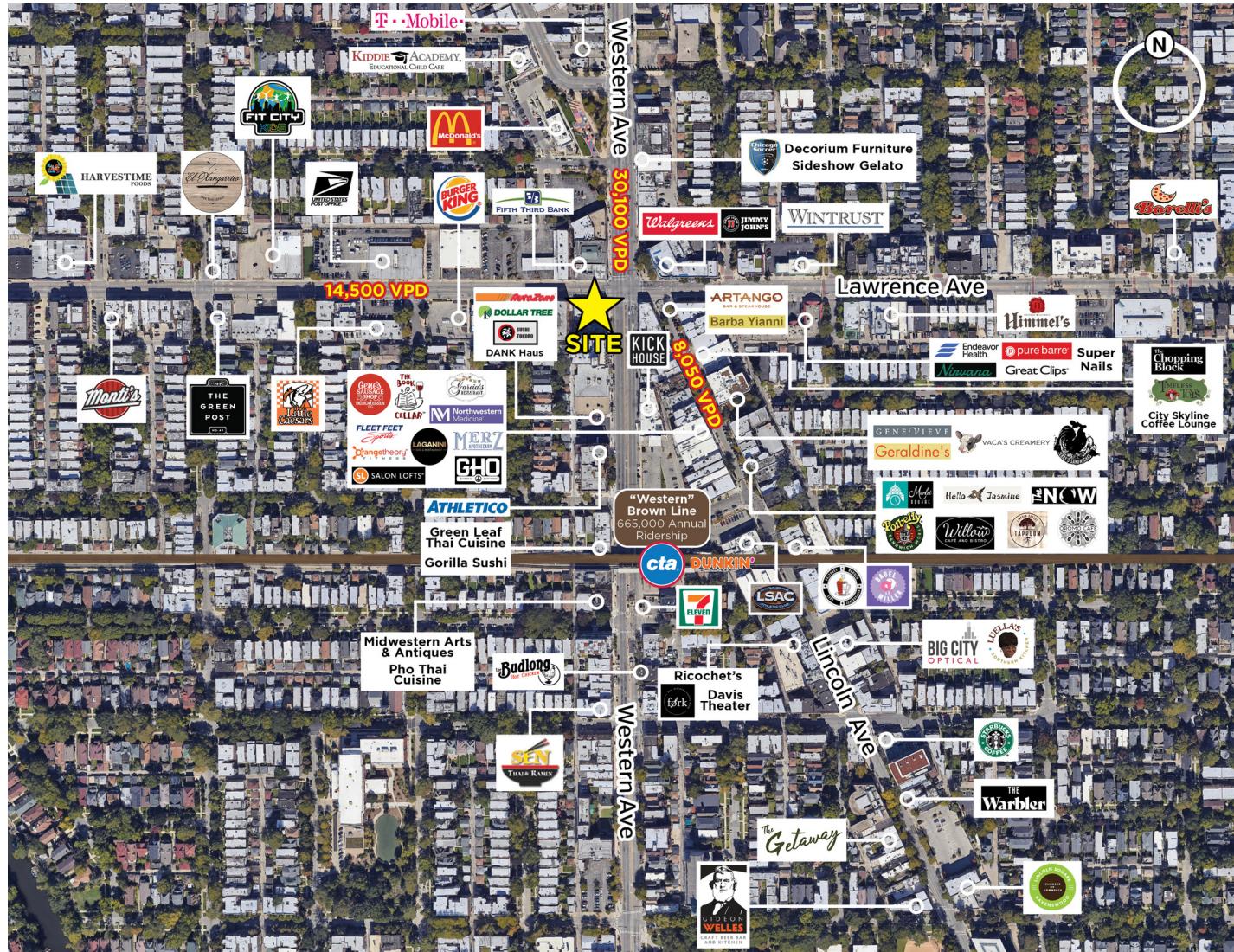


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RETAIL AERIAL MAP

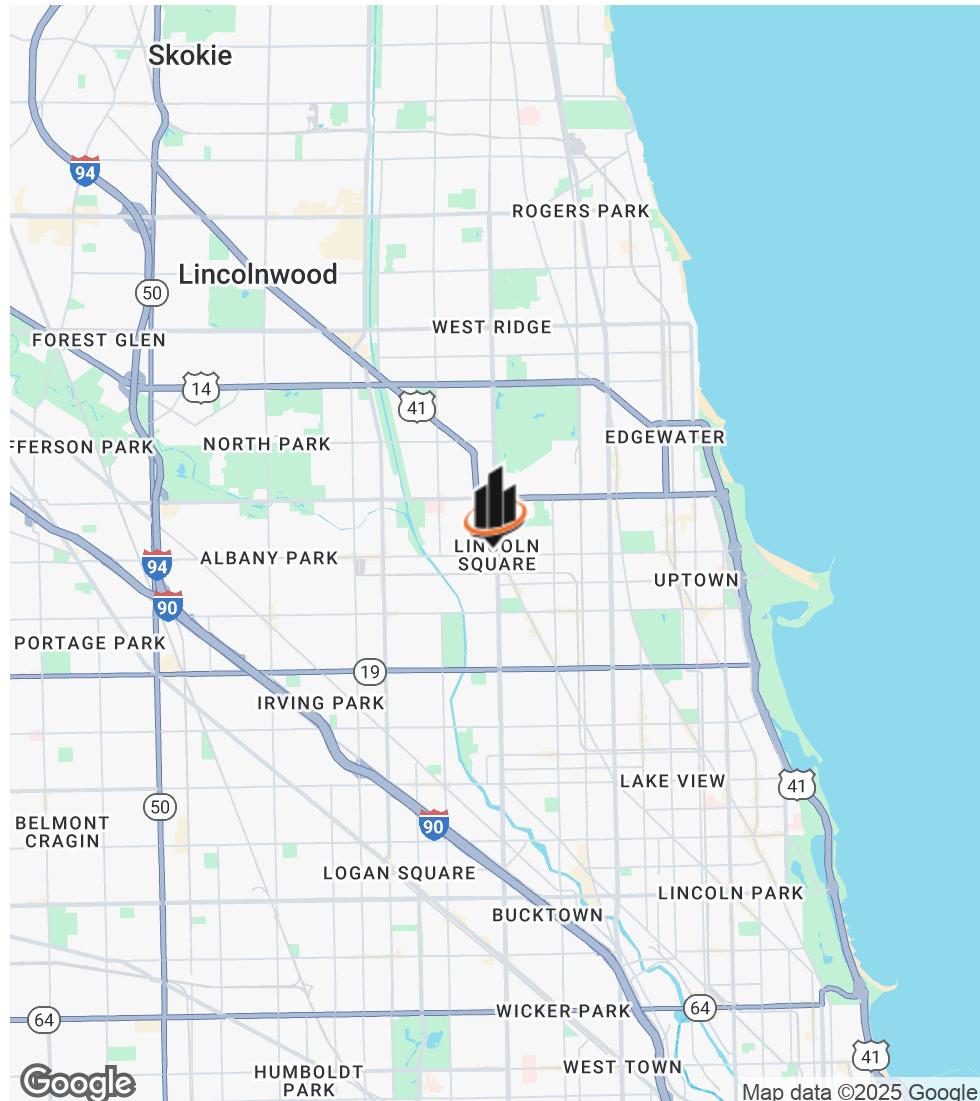


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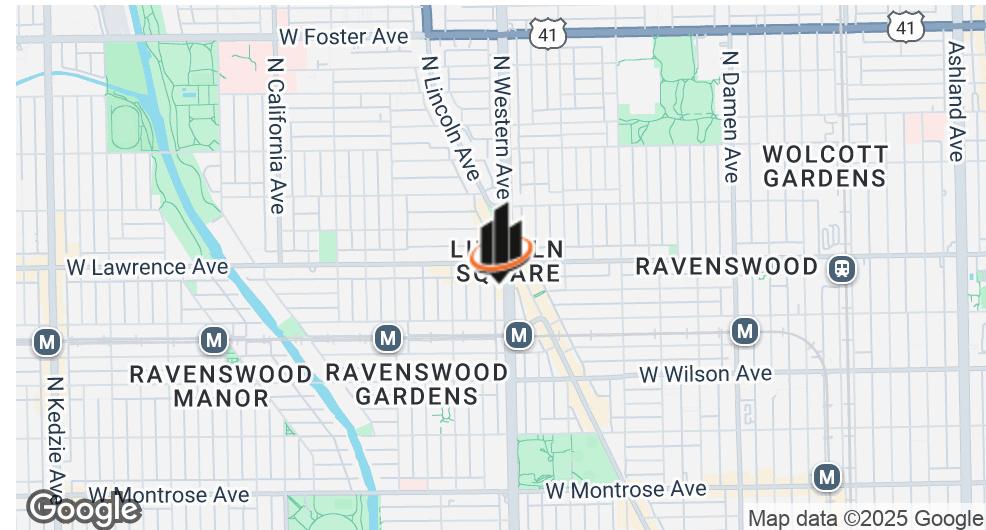
LOCATION MAPS



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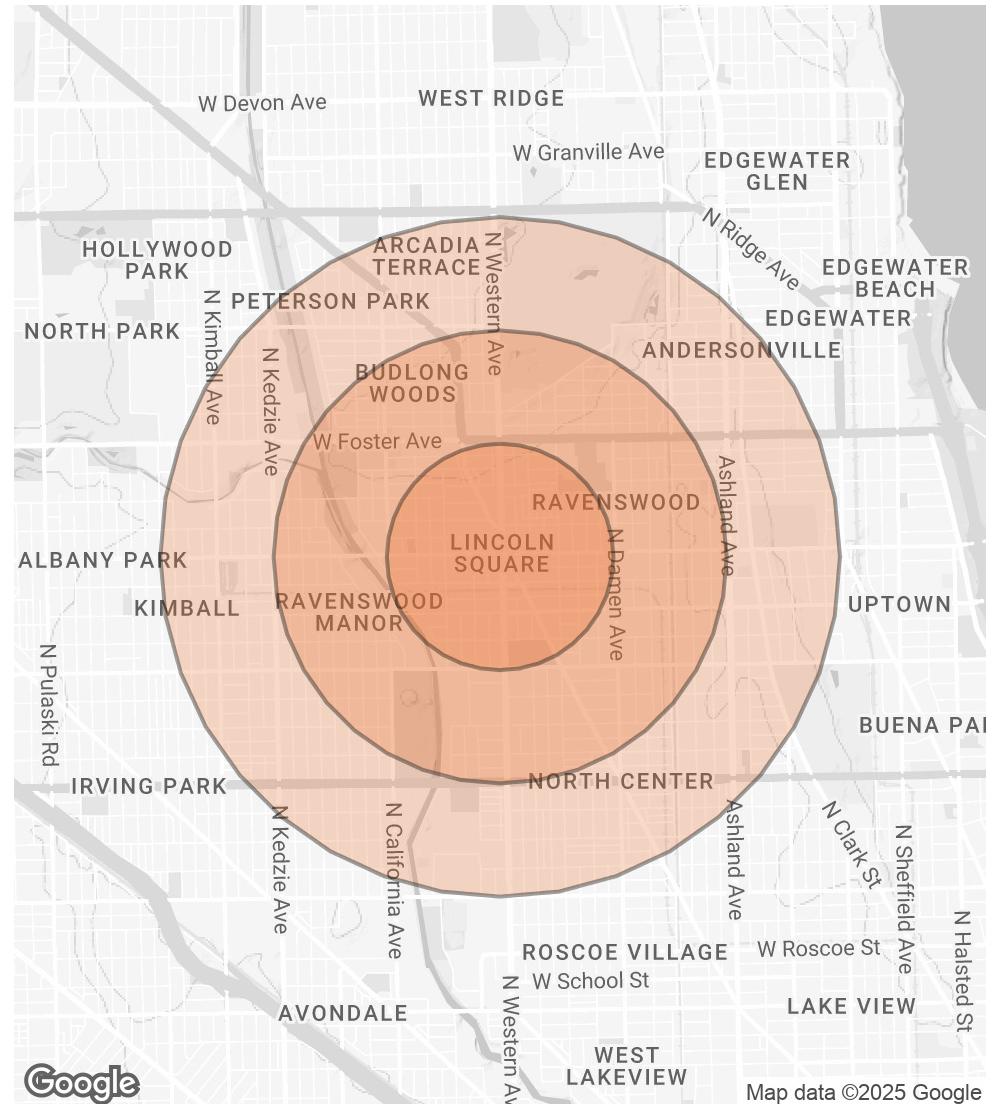
LOCATION OVERVIEW

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).

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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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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