

1237 WEST FULLERTON AVENUE | CHICAGO, IL 60614



DETAILS

Available SF	1,222 - 2,652 SF
Lease Rate	\$26.00 SF/Yr (NNN)
NNN's	\$16.15 PSF
Building Size	265,062 SF
Apartments	176 Units
Year Built	2007
Zoning	B4-5 General Business District
Market	Lincoln Park
Cross Streets	Fullerton Avenue & Racine Avenue
Traffic Count	14,600 VPD

PROPERTY OVERVIEW

Up to 2,652 SF available for lease at the base of 1237 West, a six (6) story 176-unit apartment building, located along Fullerton Avenue in the heart of Chicago's affluent Lincoln Park neighborhood. The building sits adjacent to the DePaul University's main campus (15,000+ students) and just over two (2) blocks from the Fullerton "L" Station. The available spaces feature various layouts, glass pane frontage along Fullerton Avenue, and black-iron compatibility. Opportunity to join co-tenants Starbucks, Chicago Dental Studio, Wing Stop, Virtual Kitchen Co. and Umai Sushi. Neighboring retailers include Whole Foods, CVS Pharmacy, Dunkin Donuts, Lake Shore Fitness, Lou Malnati's, McDonald's among others. Garage parking for employees available for additional charge.

PROPERTY HIGHLIGHTS

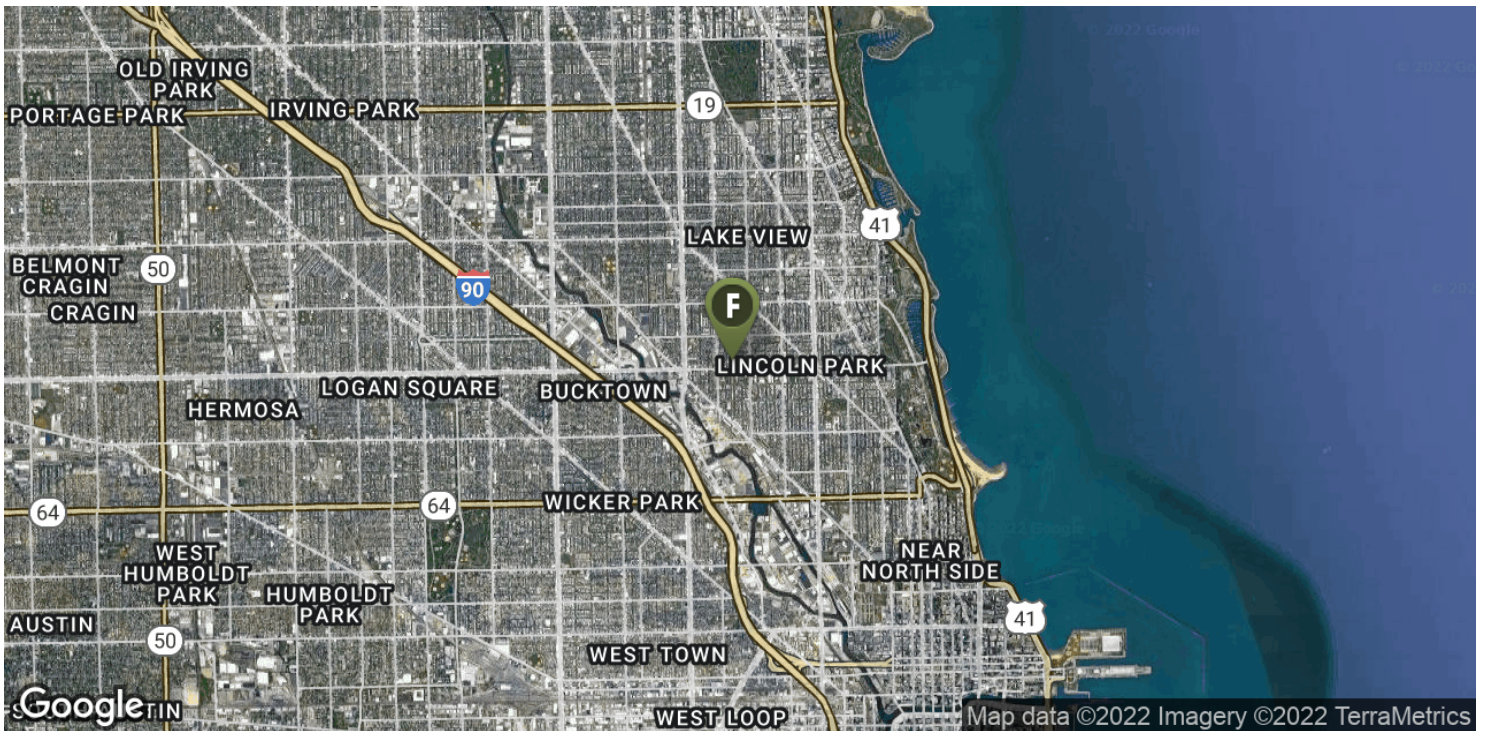
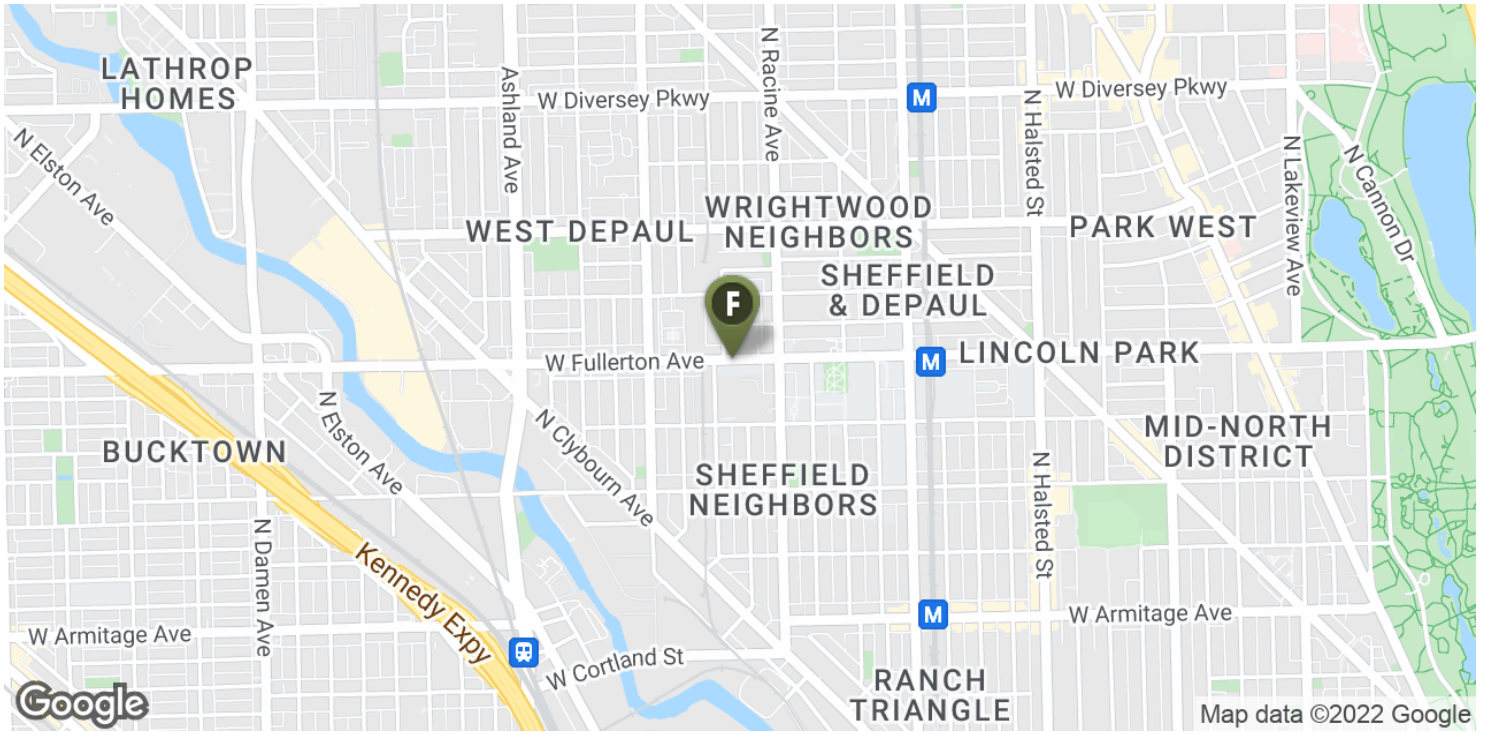
- Opportunity to join co-tenants Starbucks, Chicago Dental Studio and Wing Stop
- Located adjacent to the DePaul University's main campus (15,000+ students)
- Just over two (2) blocks west of the Fullerton "L" Station
- Vacancies features black iron compatibility

FOR LEASE

Retail Space For Lease at the Base of 176-unit Apartment Building in Lincoln Park

1237 West Fullerton Avenue | Chicago, IL 60614

LOCATION MAPS



Frontline Real Estate Partners

Frontline Real Estate Partners
477 Elm Place
Highland Park, IL 60035
frontlinerepartners.com

MATTHEW TARSHIS Principal
mtarshis@frontlinerepartners.com (P) 847.780.8063 (C) 847.542.9058
ANDREW RUBIN Executive Vice President
arubin@frontlinerepartners.com (P) 224.628.4005 (C) 224.628.4005
ZACK PEARLSTEIN Senior Vice President
zpearlstein@frontlinerepartners.com (P) 847.275.6106 (C) 847.275.6106

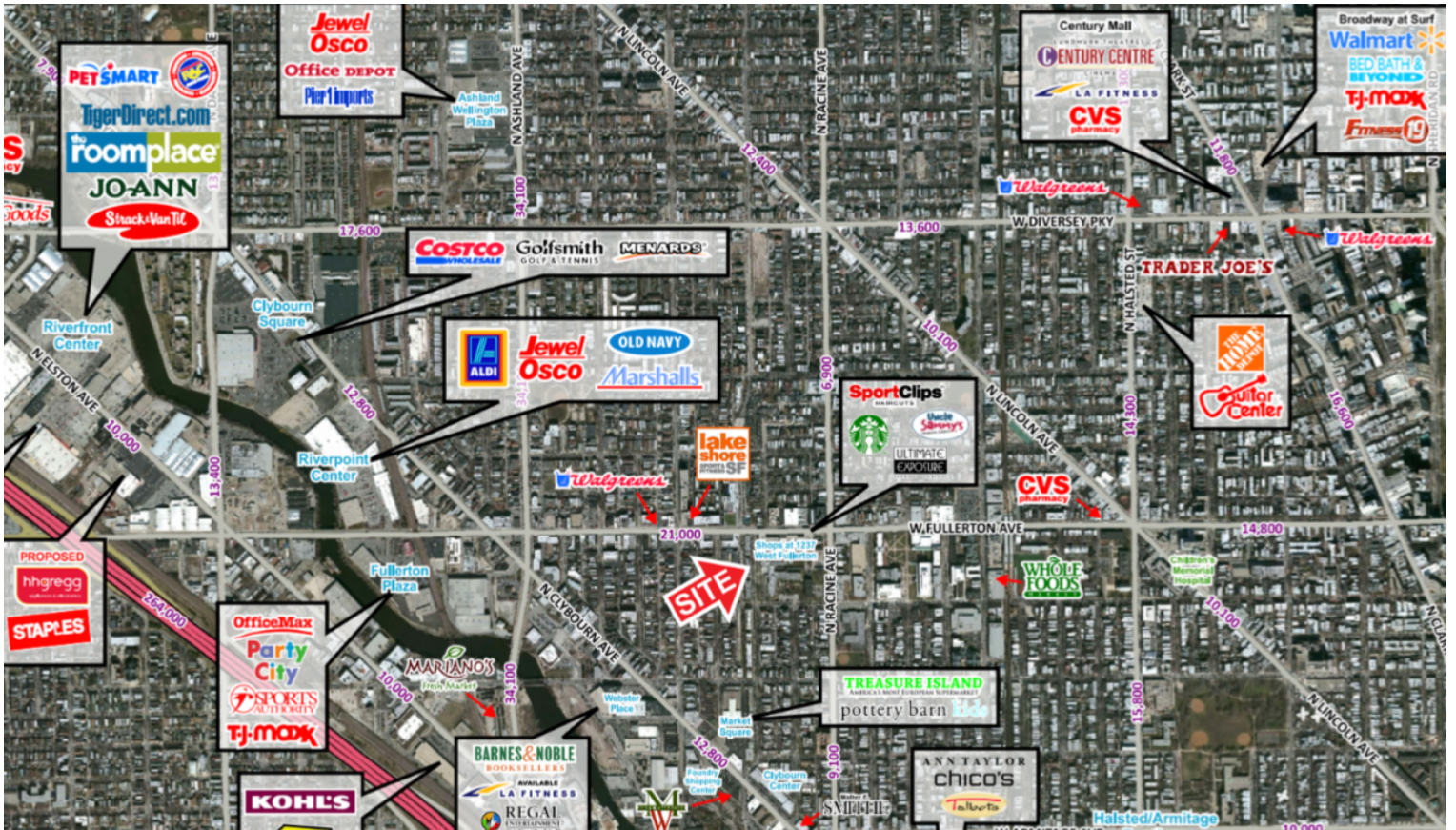
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

FOR LEASE

Retail Space For Lease at the Base of 176-unit Apartment Building in Lincoln Park

1237 West Fullerton Avenue | Chicago, IL 60614

AERIAL

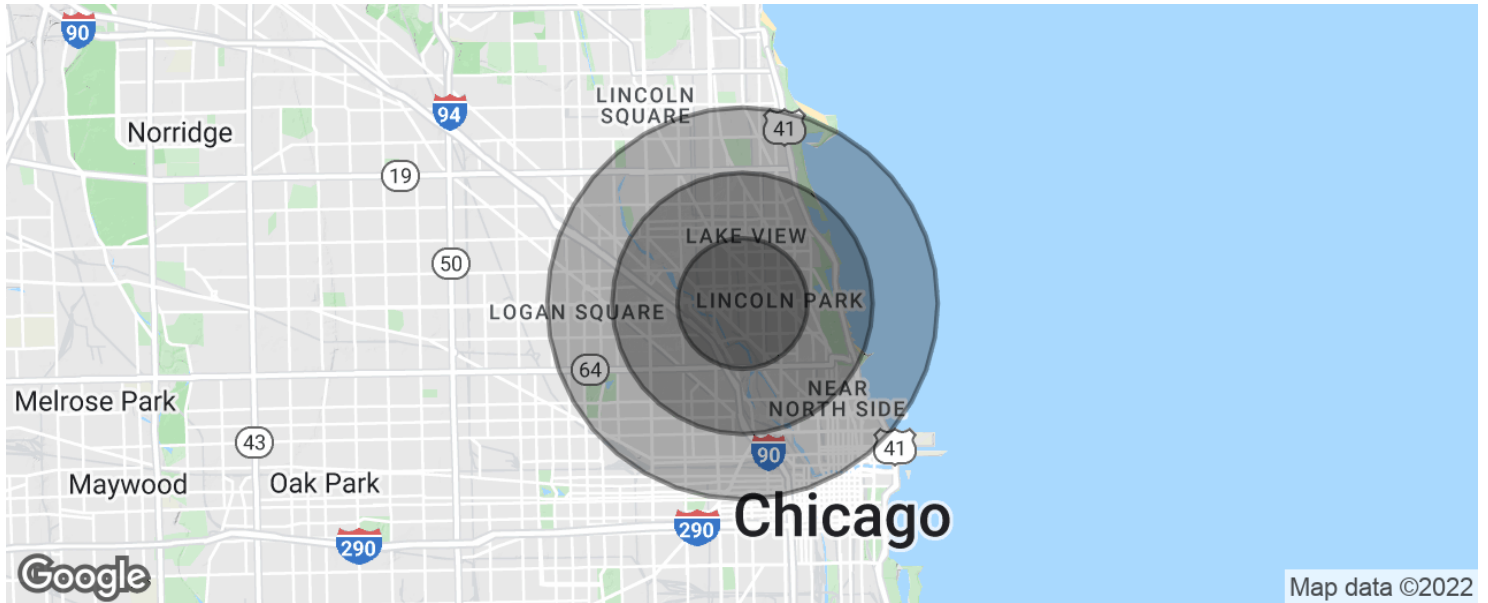


FOR LEASE

Retail Space For Lease at the Base of 176-unit Apartment Building in Lincoln Park

1237 West Fullerton Avenue | Chicago, IL 60614

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total population	62,435	258,472	509,640
Median age	29.2	30.9	32.4
Median age (Male)	29.2	31.6	32.9
Median age (Female)	29.2	30.5	32.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	27,066	128,335	255,950
# of persons per HH	2.3	2.0	2.0
Average HH income	\$150,098	\$117,468	\$104,985
Average house value	\$680,811	\$633,658	\$538,727
RACE	1 MILE	2 MILES	3 MILES
% White	86.9%	81.5%	76.4%
% Black	3.8%	6.8%	8.4%
% Asian	4.9%	5.5%	5.7%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.2%	0.2%	0.2%
% Other	2.5%	4.4%	7.6%

Frontline Real Estate Partners

Frontline Real Estate Partners
477 Elm Place
Highland Park, IL 60035
frontlinerepartners.com

MATTHEW TARSHIS Principal
mtarshis@frontlinerepartners.com (P) 847.780.8063 (C) 847.542.9058
ANDREW RUBIN Executive Vice President
arubin@frontlinerepartners.com (P) 224.628.4005 (C) 224.628.4005
ZACK PEARLSTEIN Senior Vice President
zpearlstein@frontlinerepartners.com (P) 847.275.6106 (C) 847.275.6106

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

FOR LEASE

Retail Space For Lease at the Base of 176-unit Apartment Building in Lincoln Park

1237 West Fullerton Avenue | Chicago, IL 60614

ADDITIONAL PHOTOS

