



Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$9.00/SF
Available SF:	1,495 - 3,130 SF
Year Built:	2024
Zoning:	C1-3
Submarket:	Roscoe Village
Traffic Count:	~9,000 VPD

Property Overview

Opportunity to lease a new construction storefront at the base of a brand new 39-unit apartment building in Chicago's Roscoe Village neighborhood on the north side. The property is expected to be delivered Q2, 2024 and is located just south of the Clybourn, Western, and Belmont signalized intersection (~55,000 VPD). The property is part of a rapidly evolving corridor with several newly developed mixed-use properties and 3-flat apartment buildings. Roscoe Village offers prospective Tenants an opportunity to join a dense and affluent neighborhood with 43,000 residents in one-mile radius and a household income of approximately \$145,000/yr. The leasing opportunity features a vibrant interior with floor-to-ceiling windows, 12-foot ceilings, parking on-site, black iron compatibility, and signage along Clybourn Avenue (~9,000 VPD). The storefront is located just one (1) mile east of the Kennedy Expressway and two miles (2) west of Lake Shore Drive. Nearby retailers include: Jewel-Osco, Mariano's, Walgreens, Petco, Menard's, Target, Costco, Home Depot, Michaels, HomeGoods, Orange Theory, Starbucks, Chipotle, and Party City, among many others.

Property Highlights

- Opportunity to lease a brand new construction storefront below a 39-unit apartment building in Roscoe Village
- Floor to ceiling windows and 12 foot ceiling heights provide an abundance of natural sunlight in a vibrant storefront
- Dedicated parking is available on-site
- Black iron compatible for food users

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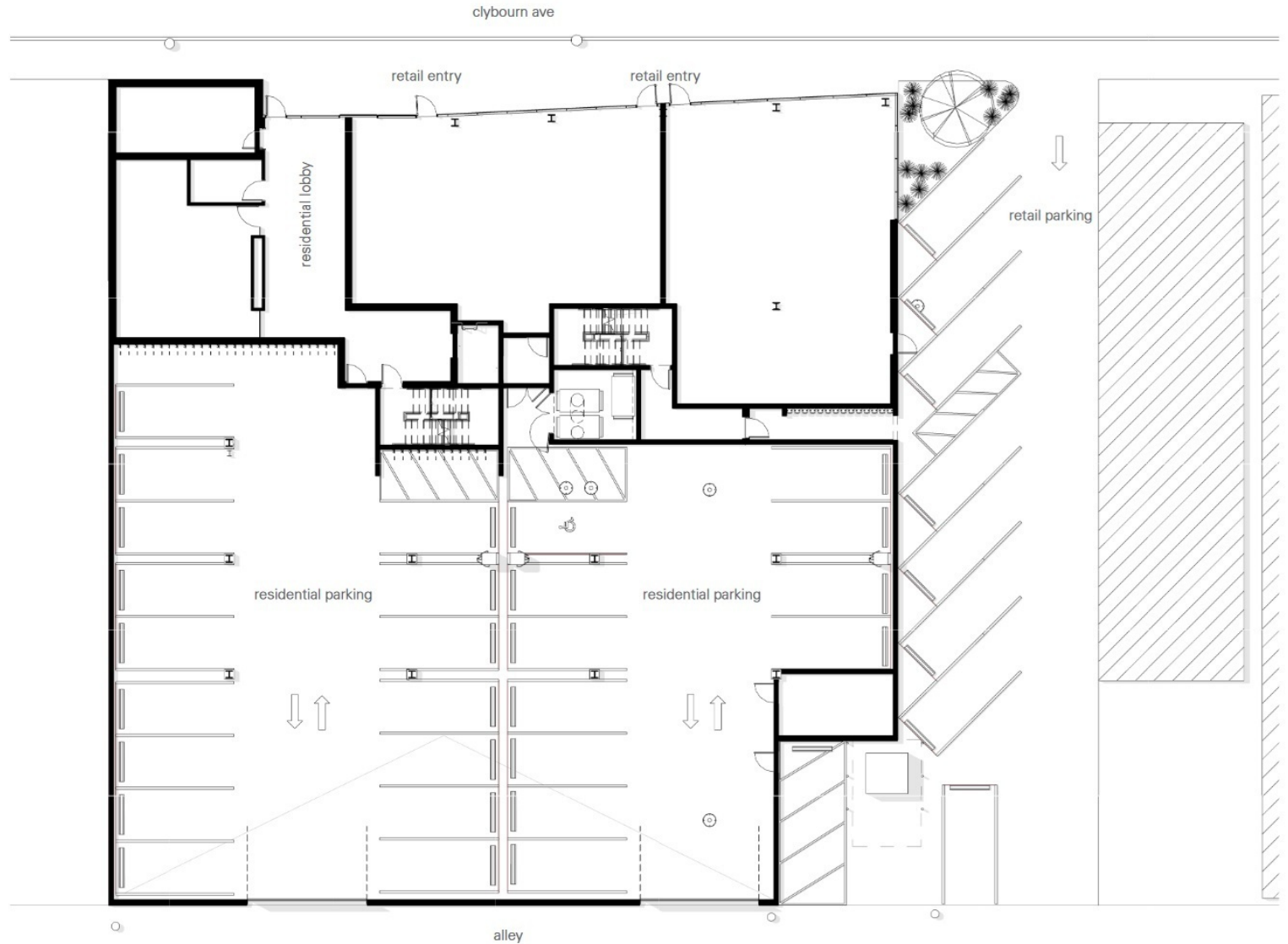
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LEVEL 01 SITE PLAN

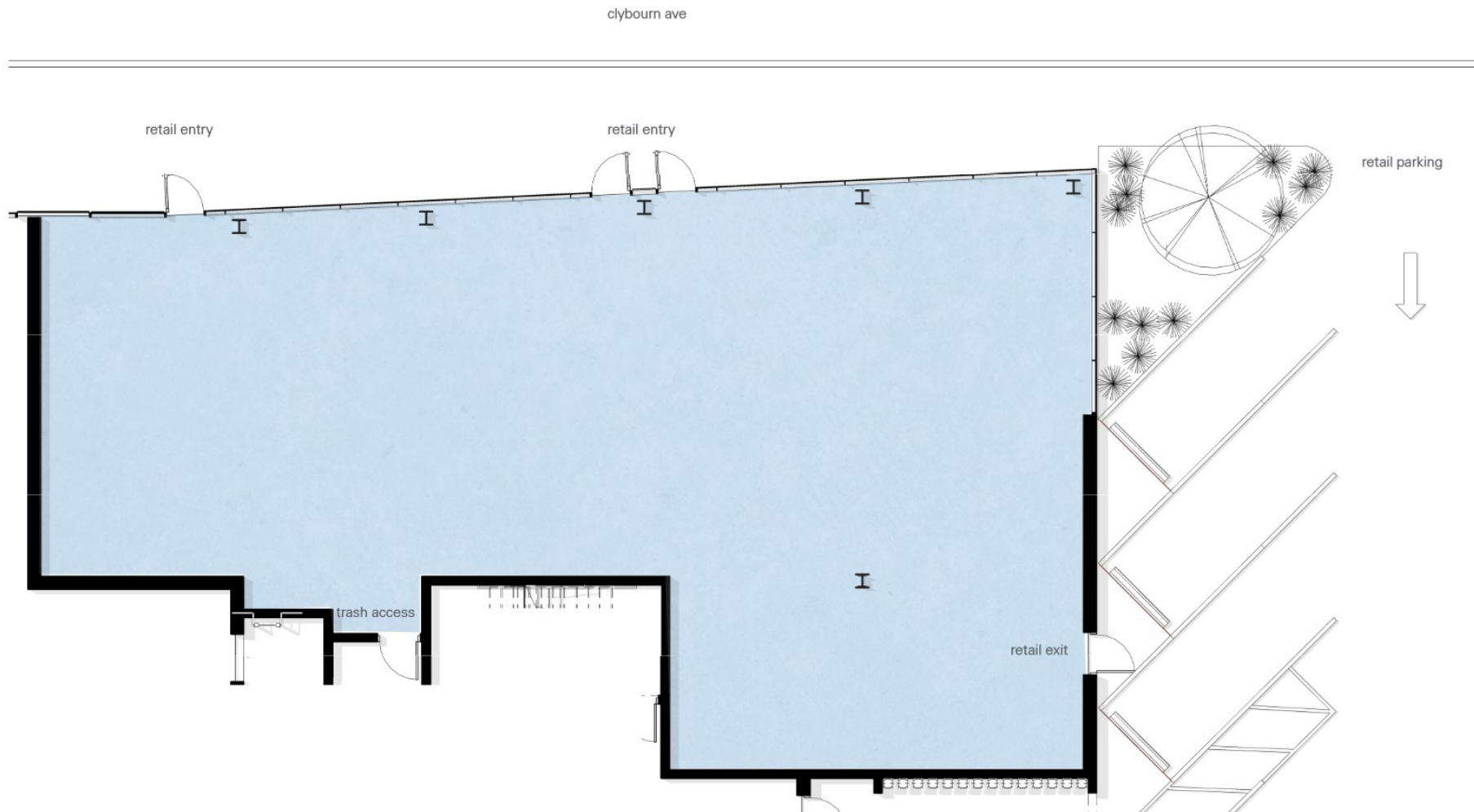


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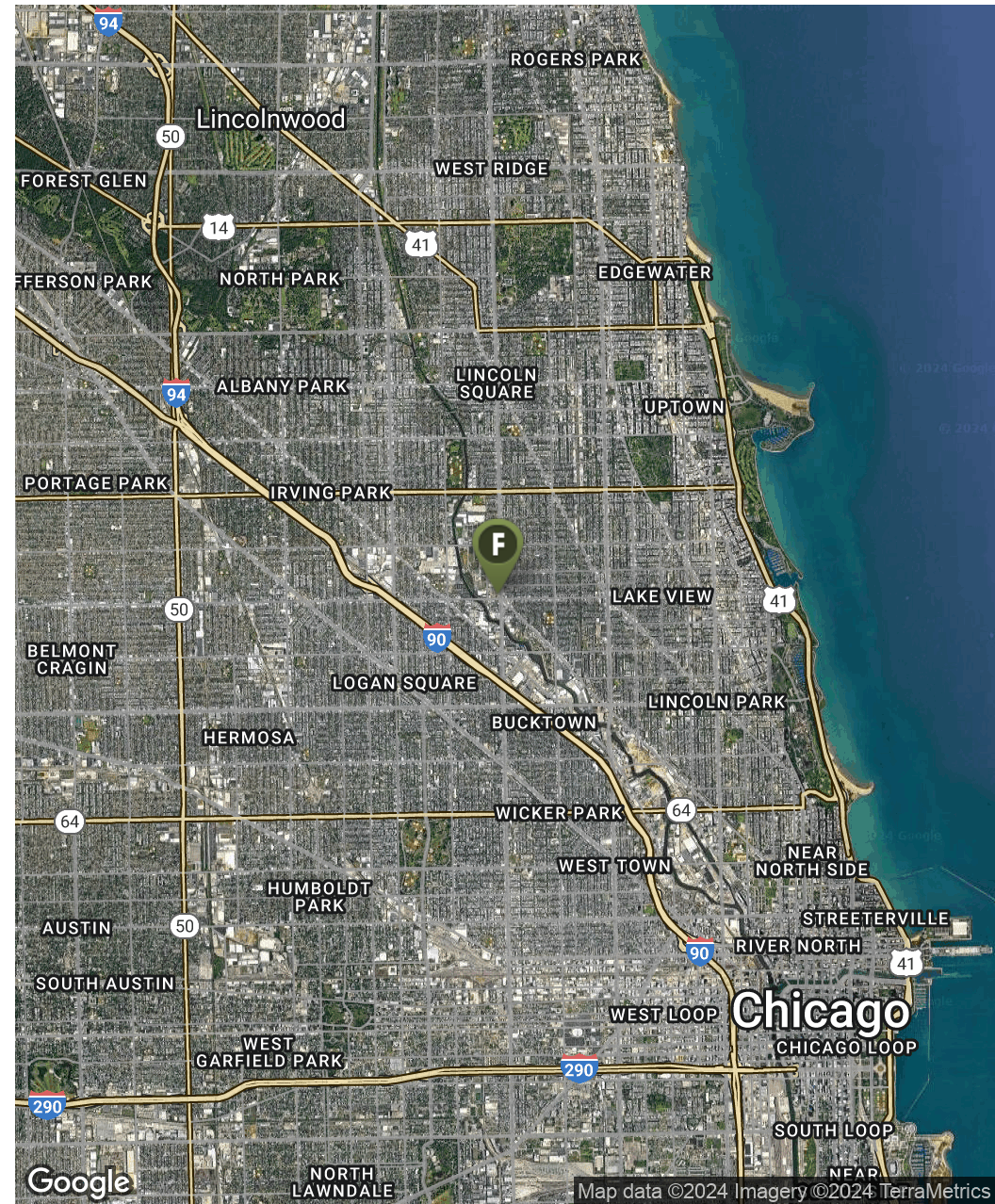
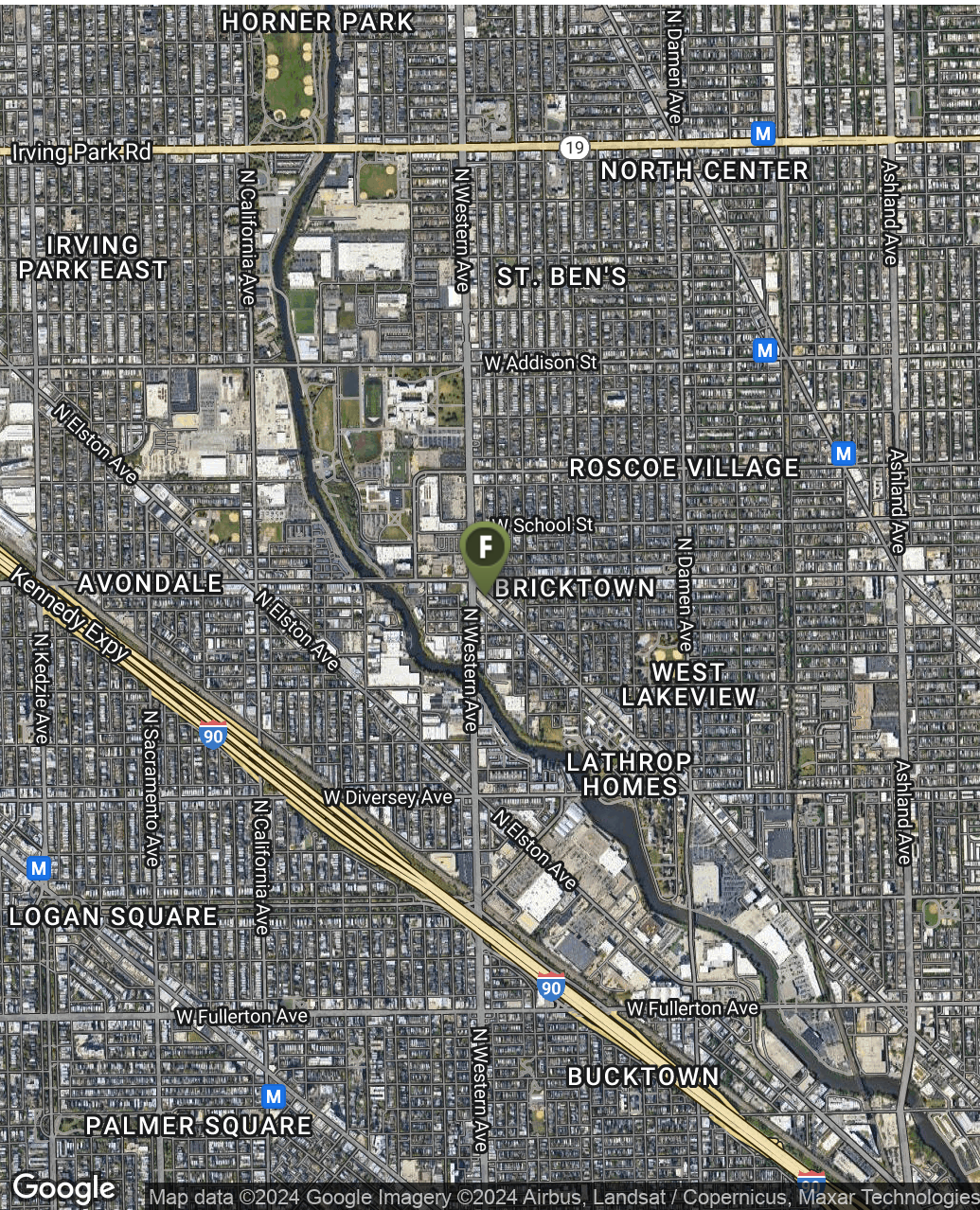
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FOR LEASE | 3140 N CLYBOURN AVE

LOCATION MAP



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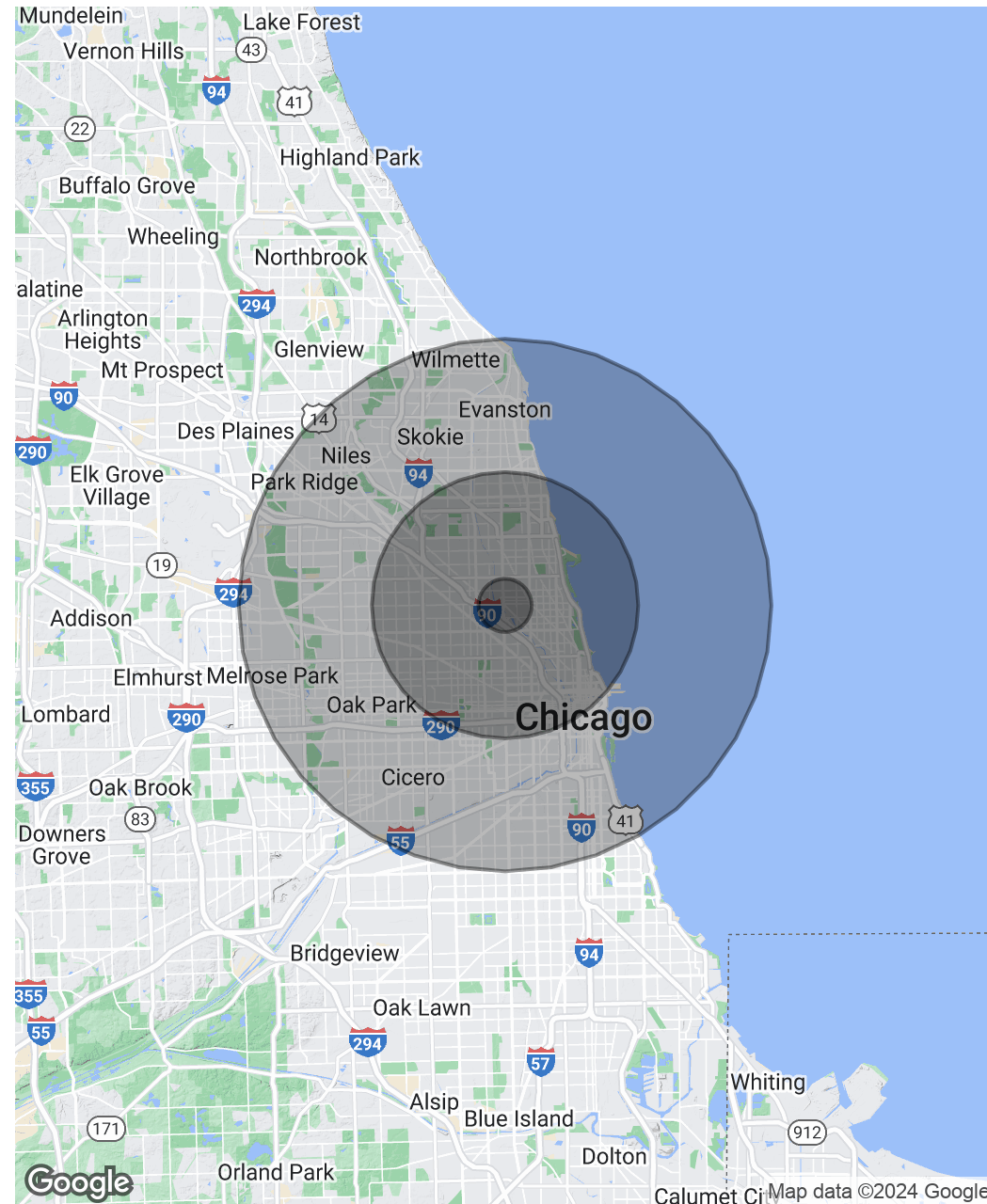
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Population	1 Mile	5 Miles	10 Miles
Total Population	48,681	1,194,993	2,438,218
Average Age	36	38	39
Average Age (Male)	36	38	38
Average Age (Female)	36	39	40

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	21,151	552,170	1,033,620
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$186,496	\$130,327	\$118,203
Average House Value	\$785,318	\$571,512	\$486,002

Race	1 Mile	5 Miles	10 Miles
% White	67.3%	52.2%	45.7%
% Black	3.1%	10.8%	15.2%
% Asian	6.7%	9.2%	9.5%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.8%	1.1%	1.3%
% Other	9.5%	14.8%	16.1%

Demographics data derived from AlphaMap



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