

LEASE

In Search of a Cafe/Bakery for
Premier Corner Retail in
Lincoln Square

2656-58 W LAWRENCE AVE

Chicago, IL 60625

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	1,600 - 3,200 SF
LOT SIZE:	0.25 Acres
BUILDING SIZE:	6,400 SF

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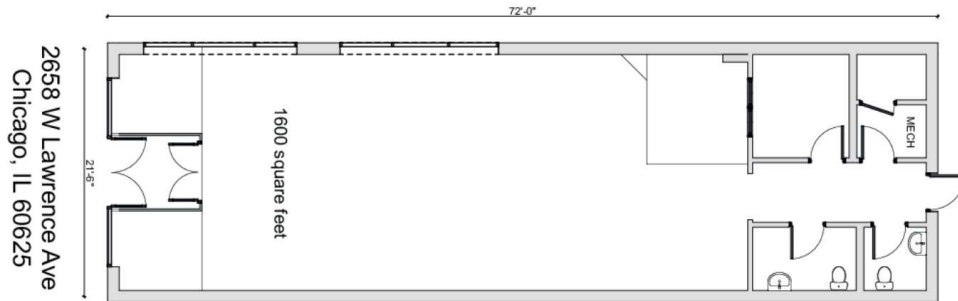
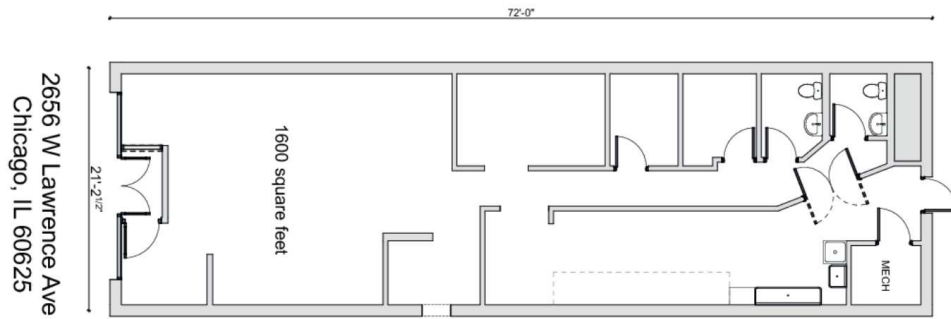
PROPERTY DESCRIPTION

In search of a Cafe/Bakery Concept to complement the neighborhood in an ideal corner location with room for a huge outdoor patio. Beautiful, single story Bow Truss Building. The space is 1,600 SF but can be combined with the adjacent space that has restaurant infrastructure for a total of 3,200 SF. Open floor plans for an easy re-concept.

LOCATION DESCRIPTION

Lincoln Square is on the North Side of Chicago and it encompasses the smaller neighborhoods of Ravenswood, Ravenswood Gardens, Bowmanville and Budlong Woods. It is bounded by Bryn Mawr and Peterson Avenues on the north, Montrose Ave. on the south, Ravenswood Ave. on the east and the Chicago River on the west. Around 41,000 people live in the neighborhood along with over 1,000 small and medium sized businesses and it is accessible through the Brown Line of the L.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

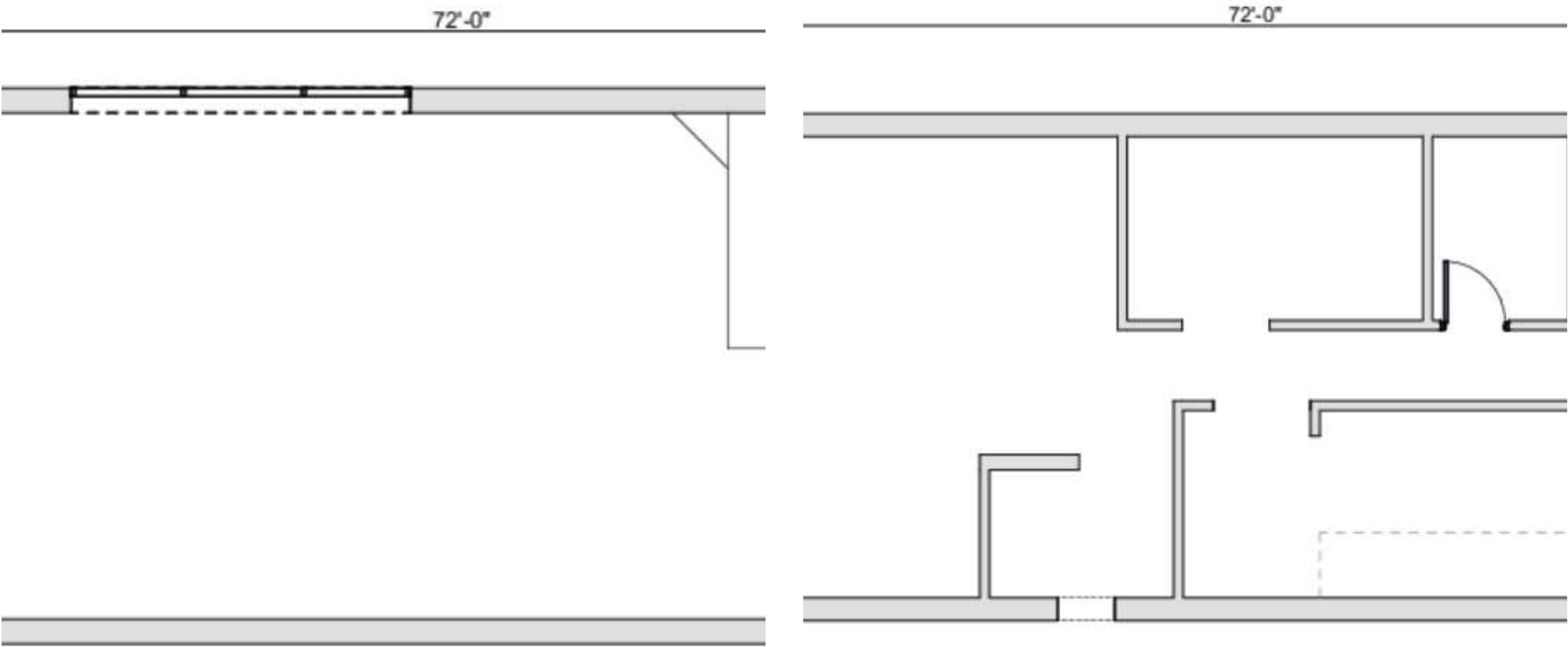
- 1,600 - 3,200 SF available (2 spaces available)
- Corner location with potential for a huge outdoor patio
- Restaurant infrastructure in place
- Beautiful Bow Truss Building

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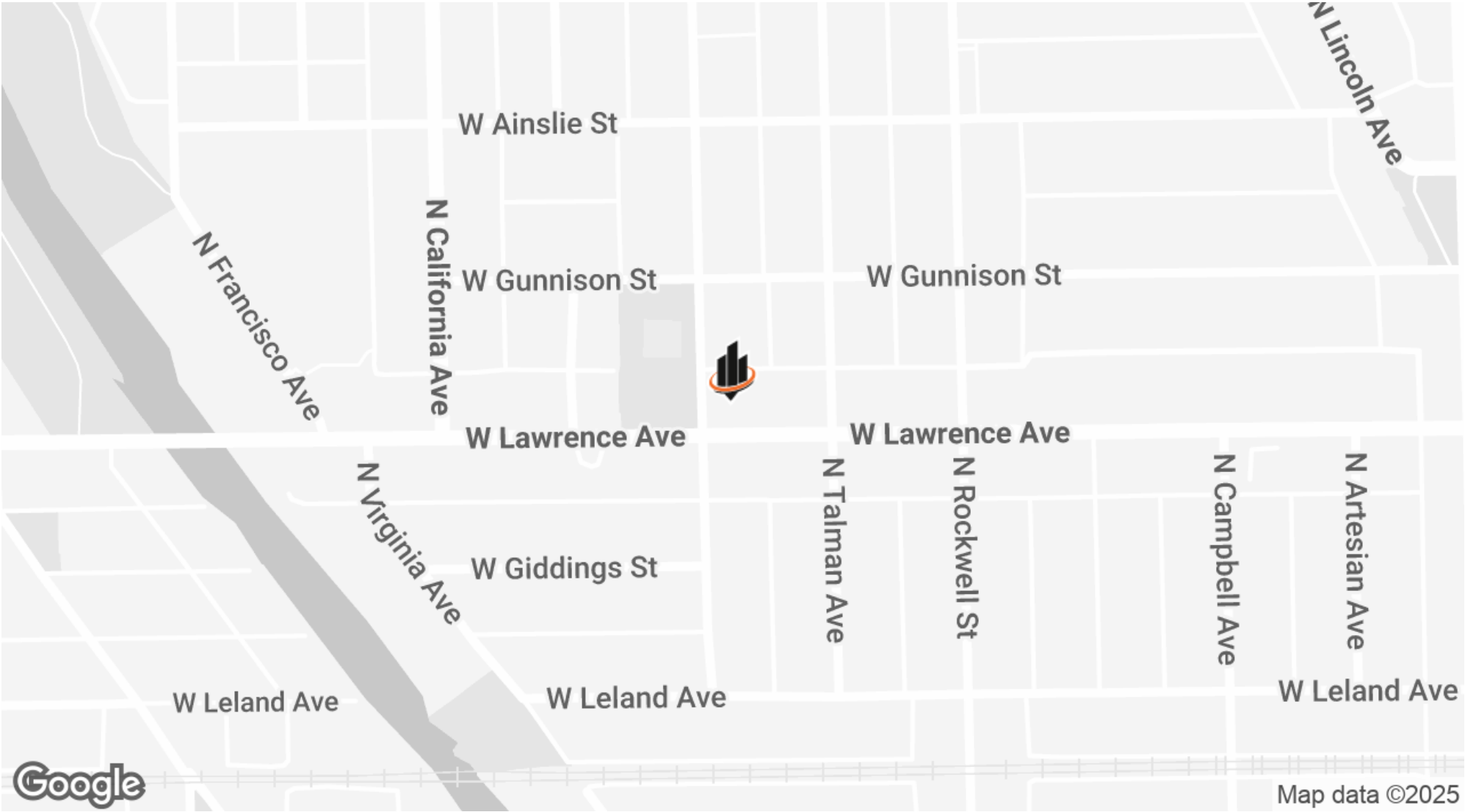
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RETAILER MAP



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LOCATION MAP



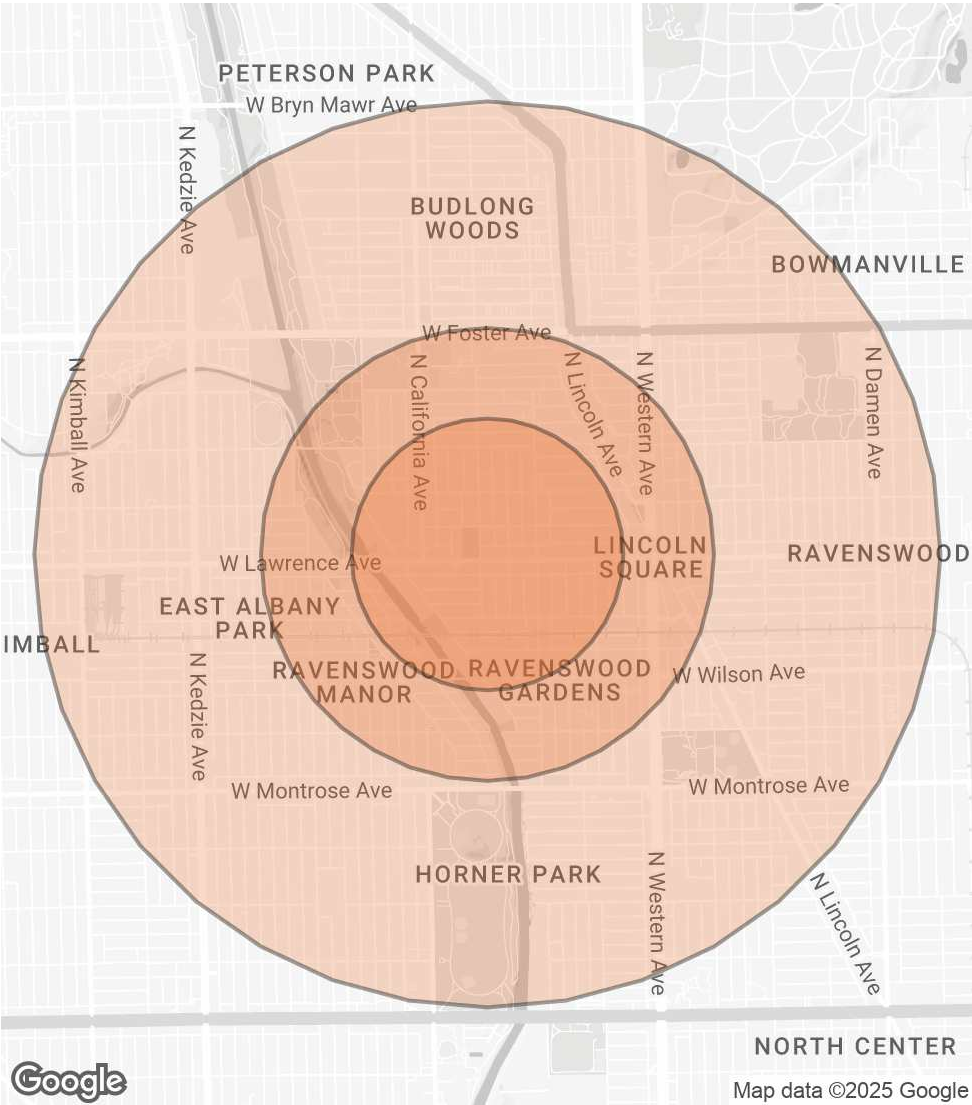
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	6,065	14,682	62,297
AVERAGE AGE	38	39	38
AVERAGE AGE (MALE)	37	38	38
AVERAGE AGE (FEMALE)	38	39	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,849	6,822	26,837
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$138,291	\$139,251	\$125,194
AVERAGE HOUSE VALUE	\$557,896	\$605,596	\$561,095

Demographics data derived from AlphaMap



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