

New Construction Retail Condo with Dedicated Patio For Sale or Lease

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## Property Details

**ASKING PRICE:** \$699,000 | \$28 PSF NNN

EST. NNNs: \$8/SF

**SPACE AVAILABLE:** 2,817 SF

CEILING HEIGHT: 13

FRONTAGE: +52

**ZONING:** B1-2

OUTDOOR PATIO: ~456 SF

DATE AVAILABLE: NOW

PARKING: NEGOTIABLE

CONDITION: NEW CONSTRUCTION

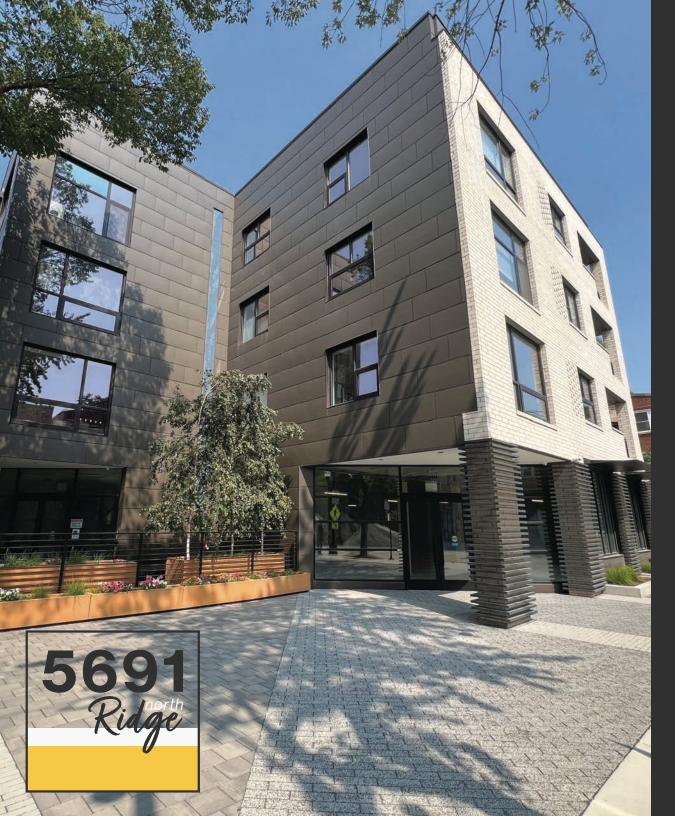
YEAR BUILT: 2024

SUB-MARKET: EDGEWATER

ALDERMANIC WARD: 48 / MANAA-

HOPPENWORTH





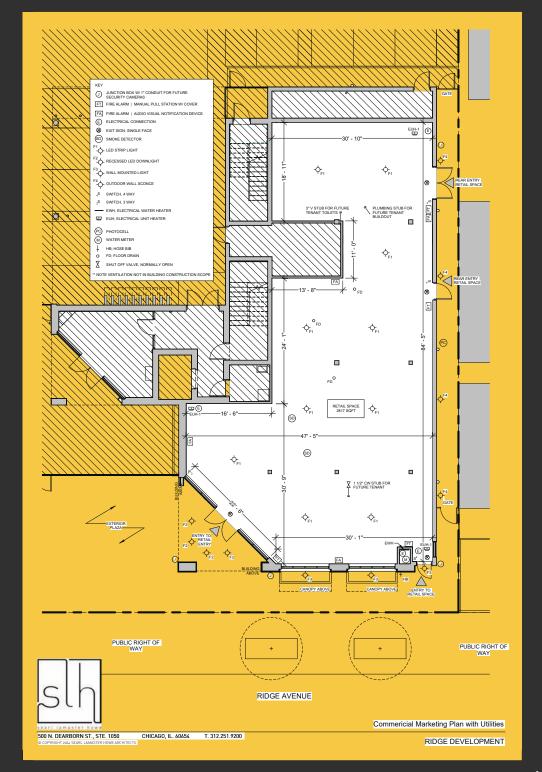
## Property Highlights

- Prominent Edgewater retail condo available for sale or lease.
- 2,817 SF of new construction Edgewater retail space featuring dedicated expansive outdoor patio space, operable storefront windows and over 52' of Ridge Avenue frontage.
- Located at the base of a luxury 9-unit residential condominium building with lighted corner intersection visibility.
- 45,000 VPD traffic counts on Ridge Avenue provide retail space with excellent exposure.
- Retail unit features, 13' ceiling heights, 400A electrical service and all new MEPs.
- Notable surrounding retailers include Whole Foods Market, Goodvets, Parsons Chicken & Fish, LA Fitness, Ann Sather, Metropolis Coffee, School of Rock, ALDI, Sfera Sicilian Street Food, Blowfish Sushi & Ramen, Pizza Lobo and Little Bad Wolf.
- Conveniently located to Andersonville, Lake Michigan's Lakefront and Loyola University.
- Easily accessible from Bryn Mawr Red Line CTA Station (3 blocks) and DuSable Lake Shore Drive.

## Floor Plan















## Area Overview

Edgewater is one of Chicago's most dynamic and eclectic neighborhoods, offering a unique blend of residential density, cultural diversity, and steady foot traffic that makes it a prime location for retail investment. Nestled along the city's northern lakefront, Edgewater boasts strong transit connectivity via multiple CTA Red Line stations and major bus routes, drawing shoppers and residents from neighboring Andersonville, Uptown, and Rogers Park.

The area is home to Loyola University Chicago, injecting a youthful energy and consistent consumer base into the local economy. Edgewater's thriving retail corridors, including Broadway, Clark, and Devon, are lined with independent boutiques, national retailers, restaurants, and essential service providers, making it an ideal setting for a wide range of retail tenants.

Investors and lessors will appreciate Edgewater's stable housing stock, high population density, and active community involvement, all of which support long-term retail viability. Also significant is the ongoing Ward and City investment into infrastructure upgrades and the encouragement of multi-unit housing growth with continued residential development and a growing appetite for walkable, amenity-rich environments. The Edgewater neighborhood presents a compelling opportunity for sustained value and tenant demand.



Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Population	4,365	16,114	76,992
Average Age	40	39.1	37.5
Total Households	2,191	7,535	37,273
People Per Household	1.9	2.1	1.9
Average Household Income	\$149,477	\$143,691	\$106,500
Average Home Value	\$388,129	\$358,639	\$321,780

Demographic Source: Applied Geographic Solutions via Sites USA.

Source: Chat GP

