

STRAUSS

REALTY, LTD.

3914 N. LINCOLN AVE.
CHICAGO, IL. 60613

NEW CONSTRUCTION IN NORTH CENTER 1,840-6,789 SF PRIME RETAIL SPACES FOR LEASE



New construction retail spaces available for lease in prime North Center location. Located on the ground level of a new 5-story mixed-use building with 68 residential units. Bus Routes 50 and 80 are within a block, while the Brown Line CTA at Irving Park is only a 6-minute walk east. Parking is available.

SPACE AVAILABLE:	1,840—6,789 SF
LEASE PRICE:	\$30 PSF, NET
PASS THROUGHS:	\$7.50 PSF (Approx.)
ZONING:	Planned Development (PD)

AREA RETAILERS:



TRADER JOE'S



CRAIG WOLF

847-989-9653

CRAIG@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4350 N. MILWAUKEE AVE.
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

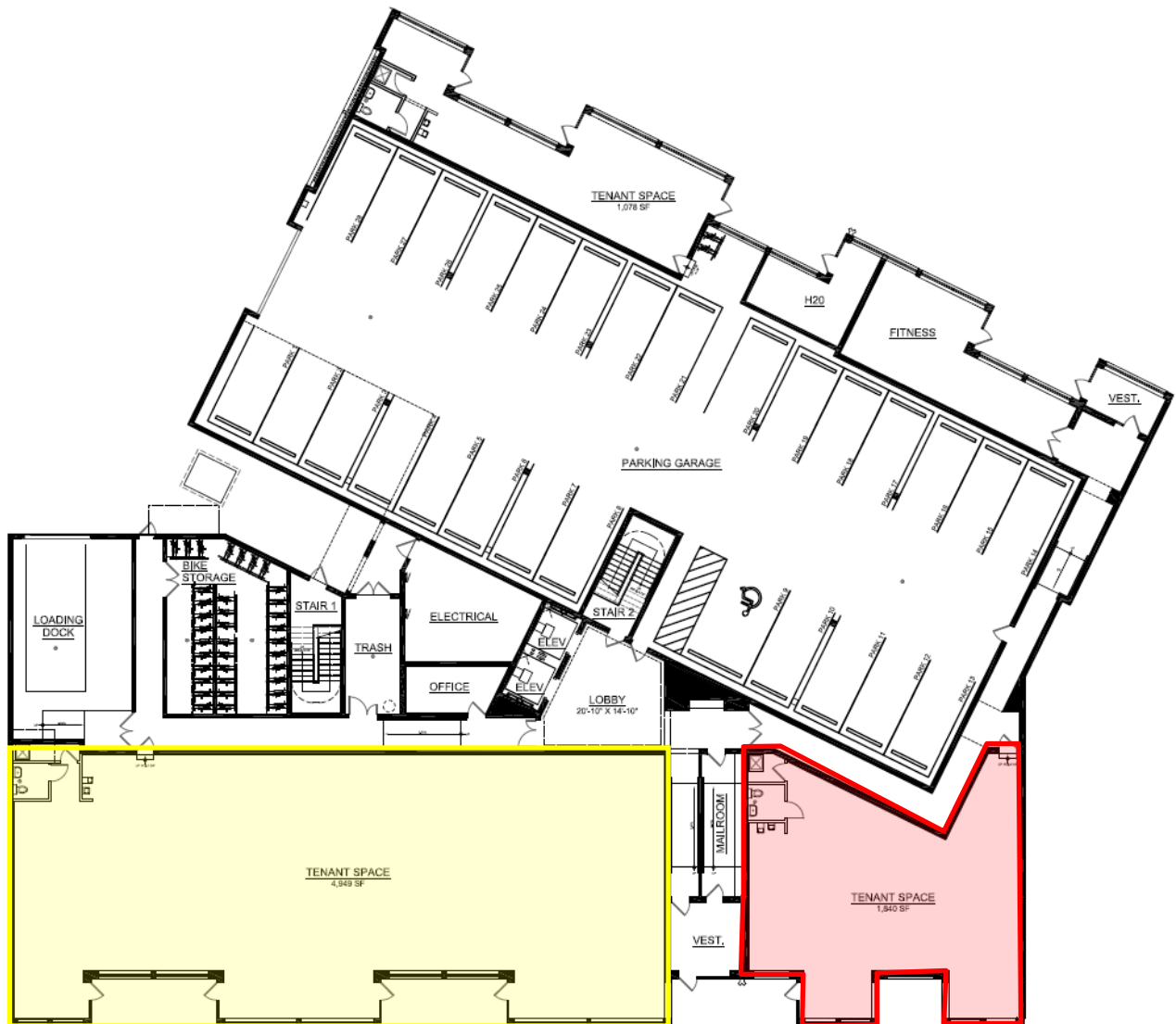
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FLOOR PLAN



4,949 SQ. FT.



1,840 SQ. FT.



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LOCATION



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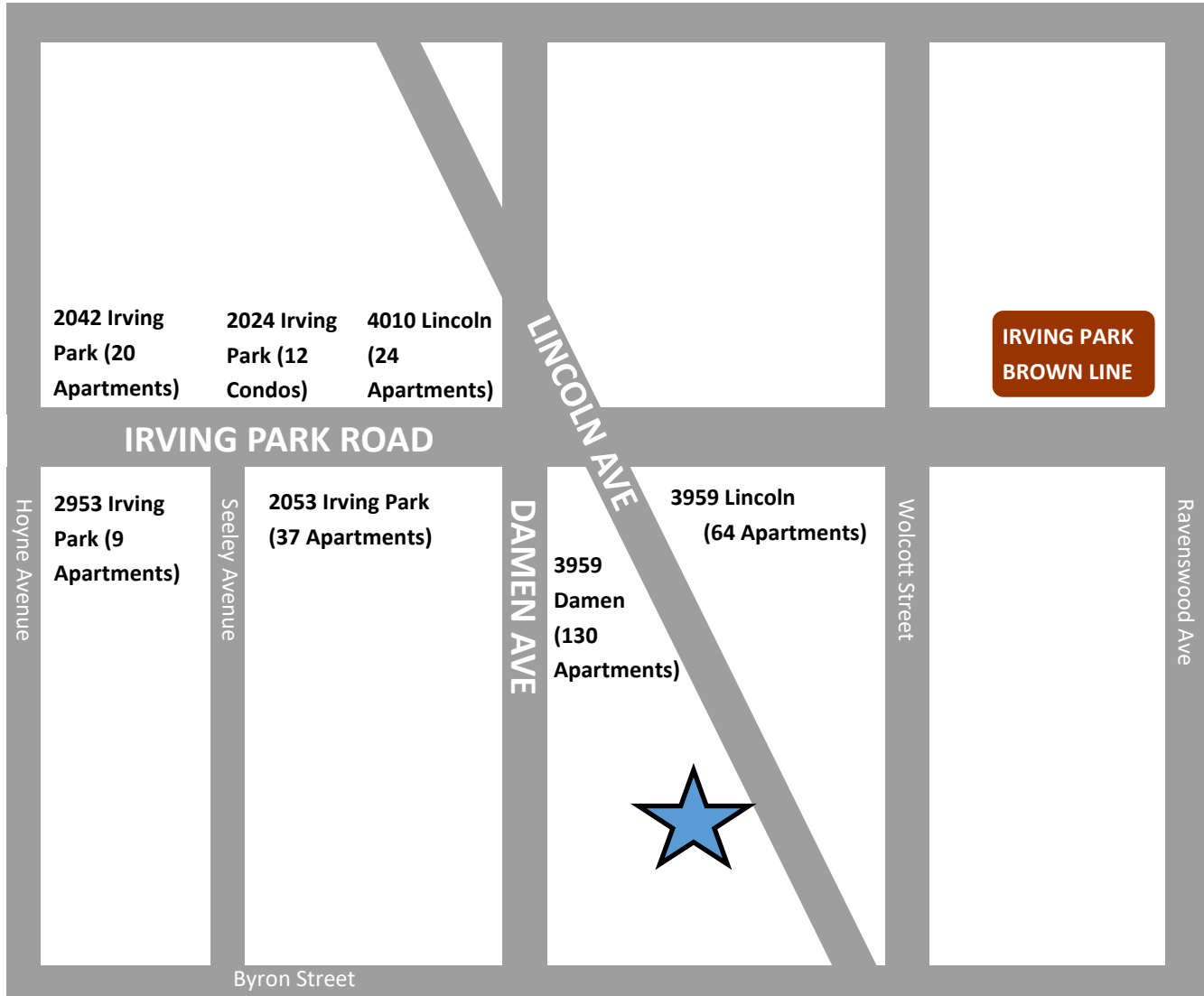
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NEW DEVELOPMENTS IN THE AREA



New apartment and condo buildings newly delivered or to be delivered between 2023 to 2027.



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