

**Prime**

**FOR SALE**

**FULLY LEASED**

**COMMERCIAL PROPERTY**

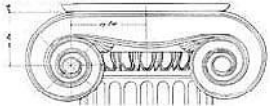
**2706 N HALSTED**

**LINCOLN PARK, CHICAGO, IL 60614**



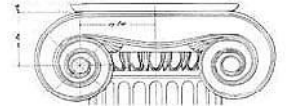
**Commercial** High-profile retail, salon and professional/medical office storefronts on the  
**Spaces:** ground floor of newer 5-story 54-unit condo building.

- 7,600 SF with 130' of frontage, divided into 4 fully-leased storefronts
  - 1,500 SF leased to Dental Masters since 2004
  - 1,400 SF on new (2023) 5-year lease to Cosmetic Surgery of Chicago
  - 2,000 SF on 10-year lease to large Dunkin' Donuts franchisee since 2020
  - 2,700 SF on new (2023) 5-year lease to Beyond Ventures salon
- ~\$214,600 NOI
- This property is separate from the residential condos above and is **NOT** part of the condo association.



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**Parking:** 6 spaces are available in attached heated garage for use only by owners or employees (priced separately).

**Zoning:** B3-2 (Community Shopping District), 43<sup>rd</sup> Ward (Ald. Timmy Knudsen)

**Usage Restrictions:** Bars, nightclubs, massage parlors and retail packaged liquor stores are not allowed, but restaurants, including those serving alcoholic beverages are allowed. There are no restrictions on hours of operation.

**Location:** Located in the heart of the Lincoln Park/East Lakeview commercial district with over 100,000 affluent residents within 1 mile. 1 block south of Diversey Pkwy, 2 blocks west of the Clark/Broadway/Diversey intersection and 0.3 mi to the Diversey CTA station. Nearby businesses include Dom's Kitchen & Market, Home Depot, Guitar Center, Walgreens, Trader Joe's, and numerous local restaurants and neighborhood businesses.

**Traffic Counts:** 18,700 vehicles per day (VPD) on Halsted St, 16,800 VPD on Diversey Pkwy

<b>Demographics: (2022)</b>	<b>1.0-mi.</b>	<b>2.0-mi.</b>
Population	96,270	225,133
Households	52,810	120,643
Average Household Income	\$134,383	\$137,801
Median Household Income	\$101,961	\$106,947
Median Home Value	\$488,231	\$471,948
Daytime Employment	35,574	85,584
Total Specified Consumer Spending (\$000)	\$1,770,041	\$4,144,855

**Additional Expenses:** 2023 real estate taxes were \$79,709 (\$10.49/SF) and shared condo expenses were ~\$5,300 (\$0.70/SF).

**Sales Price:** \$2,950,000, 7.2% current CAP rate with annual rent escalations.

For further information, please contact:

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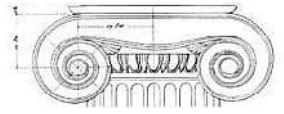
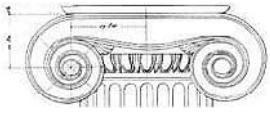
*\*Broker is using information provided by the property owner and does not certify as to its accuracy. This information is subject to possible errors, omissions, changes of price and withdrawal without notice.*



Retail Brokers Network affiliate for Chicago.

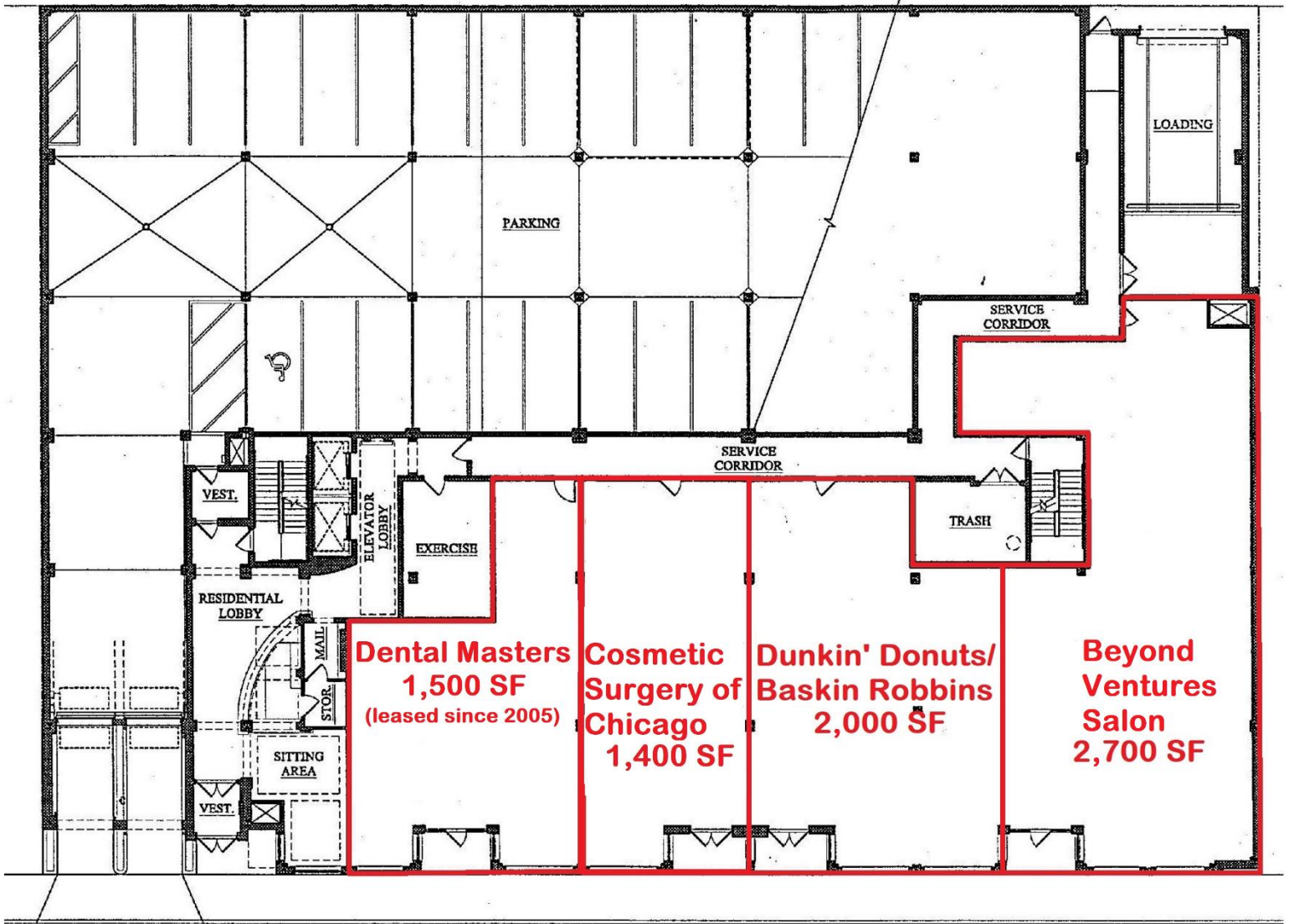
The Retail Brokers Network has over 700 qualified retail specialists in over 65 offices in North America providing their local expertise to retailers, developers and investors throughout North America. [www.retailbrokersnetwork.com](http://www.retailbrokersnetwork.com)



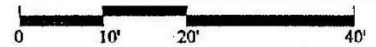


# 2700 - 2706 N Halsted 1<sup>st</sup> floor site plan

16'-0" ALLEY

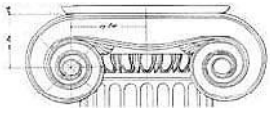


NORTH HALSTED



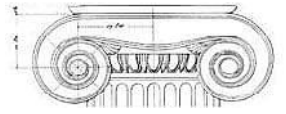
FLOOR PLAN -  
FIRST LEVEL





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## Area Businesses

