



FOR LEASE

FREESTANDING BUILDING
38,015 SF

HIGHLIGHTS

- Former grocery freestanding building
- Prominently situated along Touhy Avenue, a major east–west arterial, less than 1/3 mile from I-94 full interchange
- Immediately proximate to District 1860, a new luxury mixed-use development that includes high-end apartments and popular restaurant concepts such as Fatpour and Fat Rosie's
- Dedicated parking
- Building signage offers high visibility along Touhy Avenue, as well as at the signalized intersection of District Avenue
- Rent negotiable

DEMOGRAPHICS*

	POPULATION	AVERAGE HH INCOME
1 MILE	20,457	\$164,825
2 MILE	73,915	\$160,196
3 MILE	222,497	\$139,738

*2025 Estimates, Sites USA

TRAFFIC COUNTS**

TOUHY AVENUE	34,400 ADT
LINCOLN AVENUE	12,500 ADT
CICERO AVENUE	17,400 ADT
I-94	125,100 ADT

**2026 IDOT



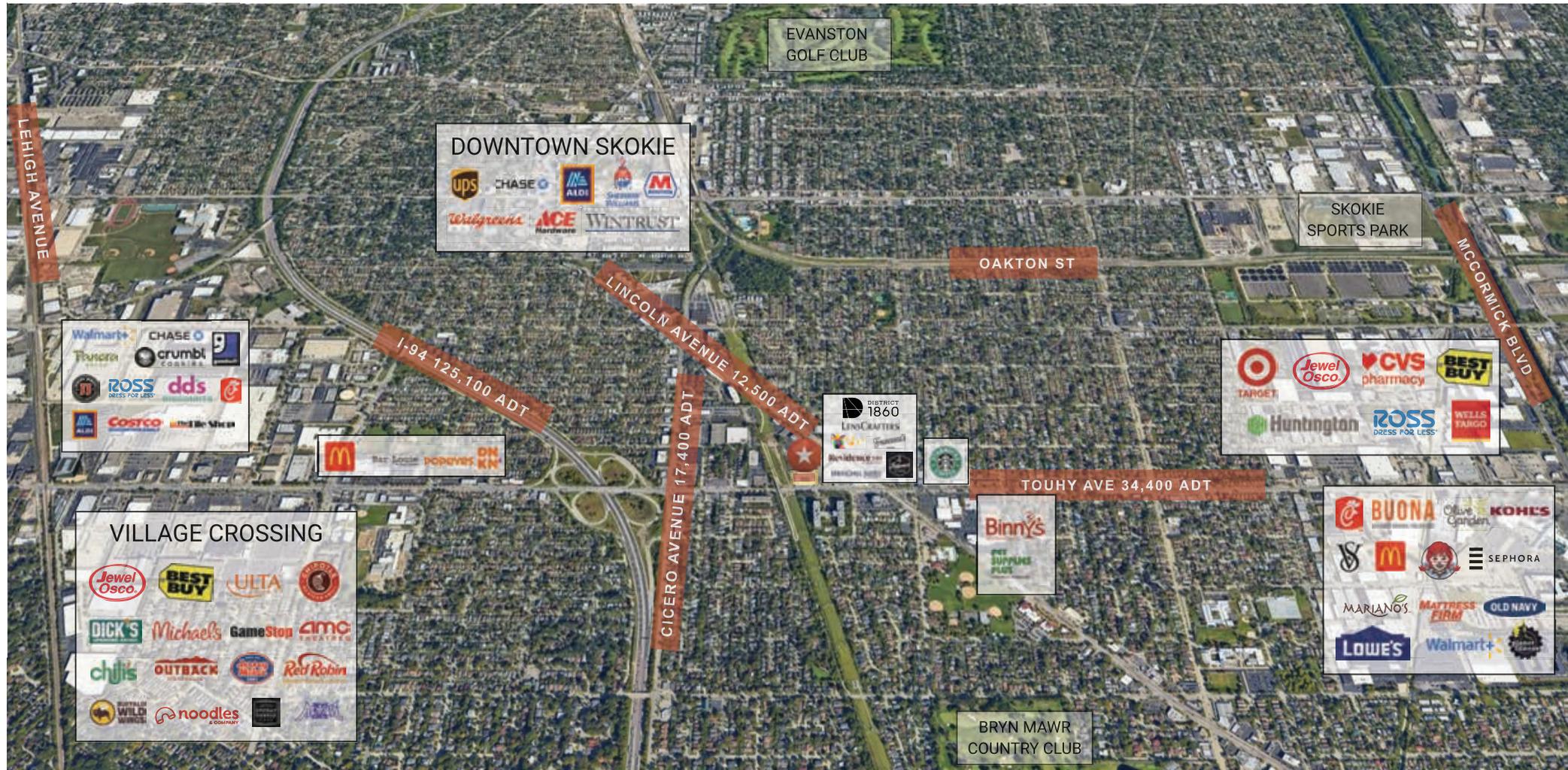
CONTACT: Claiborne (Clay) Rankin, Jr. Designated Managing Broker | 773.844.2830 (direct) | Rankin@IronRealEstate.com

Iron Real Estate, LLC | 655 Rockland Rd. Ste. 5, Lake Bluff, IL 60044



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4540 WEST TOUHY AVE, LINCOLNWOOD, IL

LINCOLNWOOD, IL

Located just minutes from Chicago's Loop and O'Hare International Airport, Lincolnwood is an affluent and diverse suburb. Strategically located along the Edens Expressway, I-94, Lincolnwood has all of the advantages of the North-Shore, combined with close proximity to Chicago. The Village boasts great markets, a skilled labor pool, a large day-time population, and a responsive and efficient local government.

The District 1860 project consists of approximately 80-85,000 square feet of commercial space, restaurants, retail, and service uses and 299 luxury residential apartments. Construction on the five-story, 152 room, dualbranded Marriott hotel is near completion with an anticipated opening by May. The Residence Inn/Springhill Suites hotel will feature an indoor pool, fitness center, dining area and outdoor lounge.

<https://www.lincolnwoodil.org/DocumentCenter/View/5047/2025-Annual-Report-012126>



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