

3539 Southport, Unit 1N, Chicago, IL 60657

\$1,199,000

Net Leased Retail Condo space on Southport Corridor of Chicago across from Anthropologie. This 1,150 sq.ft. space with a 450 sq.ft. partial basement leased to CUSTOM EYES Optical and established with 8 locations. Custom Eyes opened its 1st location on Southport and has grown into a strong retail brand in Chicago over the past 20 years. Space is located on the Strongest Retail Corridor on the Northside of Chicago. The area is not only a shopping corridor but also an entertainment and restaurant destination location with high household incomes and 7 Day-a-Week pedestrian traffic. Located a 5-minute walk to Brown Line L Stop.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved.

Contact us:

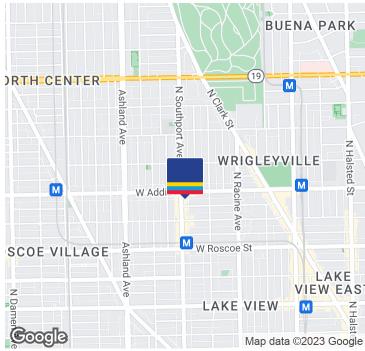
Chris Irwin

Senior Vice President 847 698 8193 Chris.Irwin@Colliers.com



Executive Summary





NOI	\$72

\$72,633 / YR

Offering Summary

Asking Price:	\$1,199,000
Size:	1,150 SF
Basement:	450 SF
Zoning:	B3-2
Market:	Chicago
Submarket:	Lakeview
Walk Score®	Walker's Paradise (96)
Transit Score®	Excellent Transit (79)

Property Overview

Net Leased Retail Condo on Southport Corridor of Chicago across from Anthropologie. This 1,150 sq.ft. space with a 450 sq.ft. partial basement leased to CUSTOM EYES Optical and established with 8 locations. Custom Eyes opened its 1st location on Southport and has grown into a strong retail brand in Chicago over the past 20 years. Space is located on the strongest retail corridor on the Northside of Chicago.

Property Highlights

- Net Leased Retail Condo
- Strong Shopping Corridor
- 7 Day-a-Week Pedestrian Traffic
- Southport CTA Station (Brown Line) 5-minute walk
- 1.3M Riders Annually on Southport Station

Chris Irwin Senior Vice President 847 698 8193 Chris.Irwin@Colliers.com





Tenant Info





Evanston



Lasalle



Roscoe Village



River North





Ogilvie



Broadway

1.15



Logan Square

Chris Irwin Senior Vice President 847 698 8193 Chris.Irwin@Colliers.com





Property Details

Asking Price	\$1,199,000

Location Information

Chicago, IL 60657
Cook
Chicago
Lakeview
Southport & Addison

Building Information

Condo Size	1,150 SF + 450 SF Basement	
Ceiling Height	14 ft	
Zoning	B3	

Custom Eyes

NOI	\$72,633 / YR
CAP Rate	VARIES
Annual Increases	Three Percent (3%)
Term	Five (5) Year
Taxes	Tenant's Responsibility
Орех	Tenant's Responsibility

Taxes & Operating Expenses

Taxes (2021)	\$15.53 SF / \$18,631.59 YR
Operating Expenses	\$1.86 SF / \$2,232 YR
TOTAL	\$17.39 SF / \$20,863.59 YR

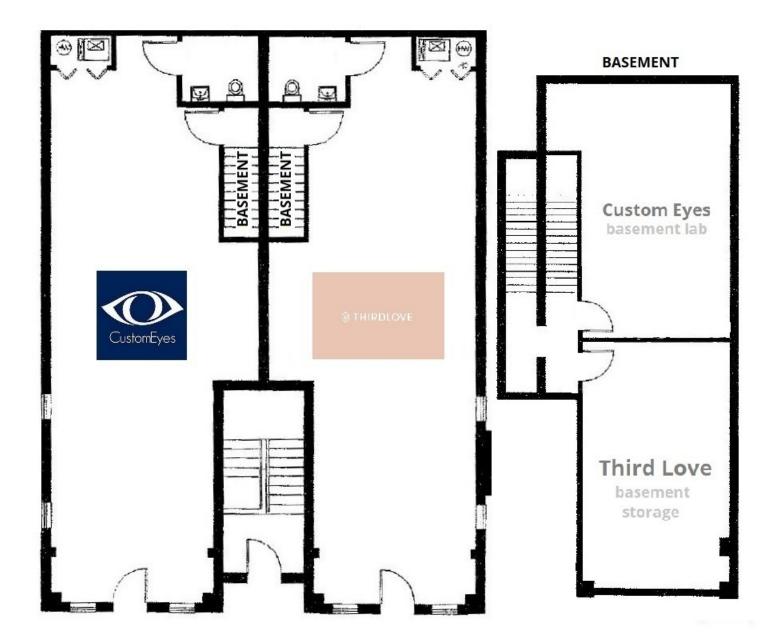


Chris Irwin Senior Vice President 847 698 8193 Chris.Irwin@Colliers.com





Floor Pan



Chris Irwin Senior Vice President 847 698 8193 Chris.Irwin@Colliers.com

Colliers

Area Information



CTA - 5 min. Walk Transportation



3M+ Vistors/yr Wrigley Field



\$177K+ Household Income (.25 mile)



2 Surface Parking Spaces



86K+ Population (1 mile)



Paradise (96) Walk Score®







Location Overview

One of the most sought-after areas of the city, the Chicago neighborhood of Lakeview is the most populated area in the Midwest largely due to its great dining, shopping, and nightlife. Its four-mile proximity to the Loop makes it a prime real estate destination. It is also home to the Chicago Cubs' Wrigley Field, and a part of the neighborhood is named for it.

Lakeview is the 2nd largest of the Chicago community areas by population. In 2013 Money Magazine named Lakeview as number 3 of its Top 10 Big-city neighborhoods for its selection of Best Places to Live.

Area Tenants

- Anthropololgie
- Dr. Martens
- Evereve
- Abecrombie & Fitch
- Sephora
- LUSH

- J. Crew
- GAP & GAP Kids
- Free People
- Madewell
- Starbuck's
- Lululemon

- Johnny Was
- Bonobos
- Warby Parker
- Kendra Scott
- Athleta
- Framebridge

Colliers

Chris Irwin Senior Vice President 847 698 8193 Chris.Irwin@Colliers.com





Retail Map

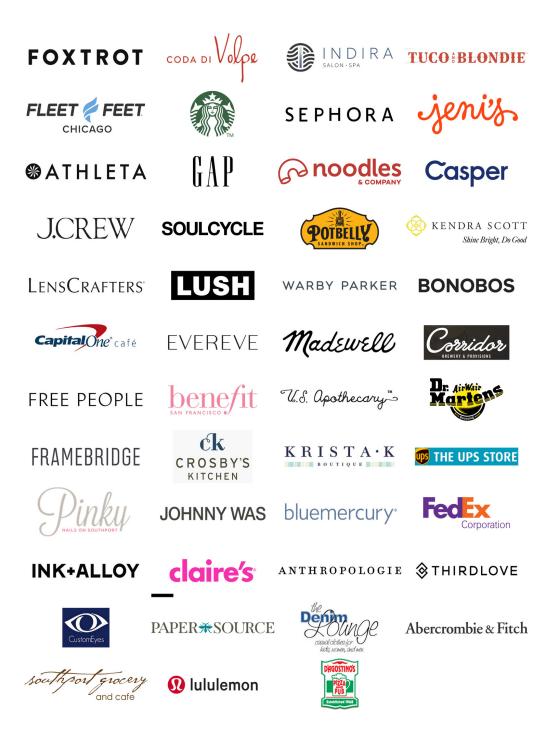
Jewel-Osco		
CAFE		SUSHI MURA
TOLA		
dogaholics'		CVS
		3601 Southport
lululemon <u> (</u> athletica		D'AGOSTINO'S
-		THE BUTCHER'S TAP
southport grocery and cale		Abercrombie & Fitch
ALICE 🗞 WONDER		PAPER
Denim Lounge		Curron: Even
ANTHROPOLOGIE		♦ THIRDLOVE
claire's		
INK+ALLOY		cbd smoke
FedEx		
(1) aligned		• STATE ST BARBERS*•
bluemercury		SHEIL PARK
JOHNNY WAS		PINKY NAIL STUDIO
LANGE'S LOUNGE		The UPS Store 🤓
CORNELIA AVENUE		
K R I S T A • K		ck ella elli
Boutique Dr. Airlie Martes		CROSBY'S root - Mini
Marien		FRAMEBRIDGE
benefit		free people
Corridor Interest a Provisions		
Madewell		CapitalOne
		Capital One
3438 SOUTHPORT 🔆 BONOBOS		
WARBY PARKER		J.CREW
LUSH LensCrafters		SOULCYCLE
() KENDRA SCOTT		noodles
(Poisius) Casper		Constant S
6AP		ATHLETA
	m 😫 m	
jeniz	RS ON	GALLERIA
M	RATIC	SEPHORA
ROSCOE STREET	+1.13M ANNUAL RIDERS © SOUTHPORT STATION	
TUCO	THPO	FLEET FEET
BLONDIE	.13M	Sports.
	+ @	
		AVEDA
		1/0
FOXTROT		CODA DI Volpe

Chris Irwin Senior Vice President 847 698 8193 Chris.Irwin@Colliers.com

Colliers



Area Retail Tenants

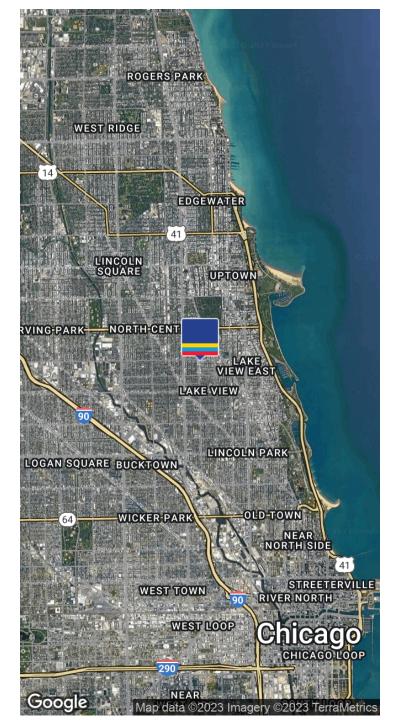


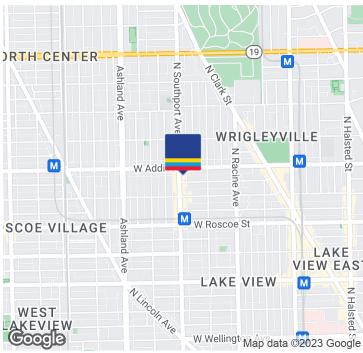
Chris Irwin Senior Vice President 847 698 8193 Chris.Irwin@Colliers.com





Location Map





Demographics	0.25 Miles	0.5 Miles	1 Mile
Total population	6,036	21,448	86,186
Median age	29.4	31.1	31.8
Median age (Male)	29.9	31.4	32.1
Median age (Female)	29.0	30.8	31.7
Total households	2,683	9,981	43,955
Total persons per HH	2.2	2.1	2.0
Average HH income	\$177,415	\$170,901	\$147,703
Average house value	\$725,405	\$641,499	\$521,481

Chris Irwin Senior Vice President 847 698 8193 Chris.Irwin@Colliers.com

