



For Sale

Net Leased Retail Condo

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.

Contact us:

Chris Irwin

Senior Vice President

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Executive Summary



NOI	\$72,633 / YR
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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

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Tenant Info



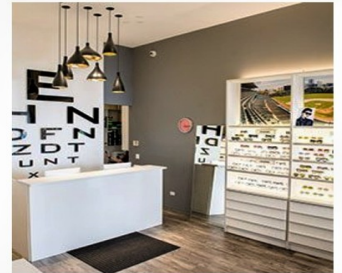
[Evanston](#)



[Lasalle](#)



[Roscoe Village](#)



[Southport](#)



[River North](#)



[Ogilvie](#)



[Broadway](#)



[Logan Square](#)

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Property Details

Asking Price	\$1,199,000
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Custom Eyes

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

Location Information

Street Address	3539 Southport, Unit 1N
City, State, Zip	Chicago, IL 60657
County	Cook
Market	Chicago
Sub-market	Lakeview
Cross-Streets	Southport & Addison

Building Information

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

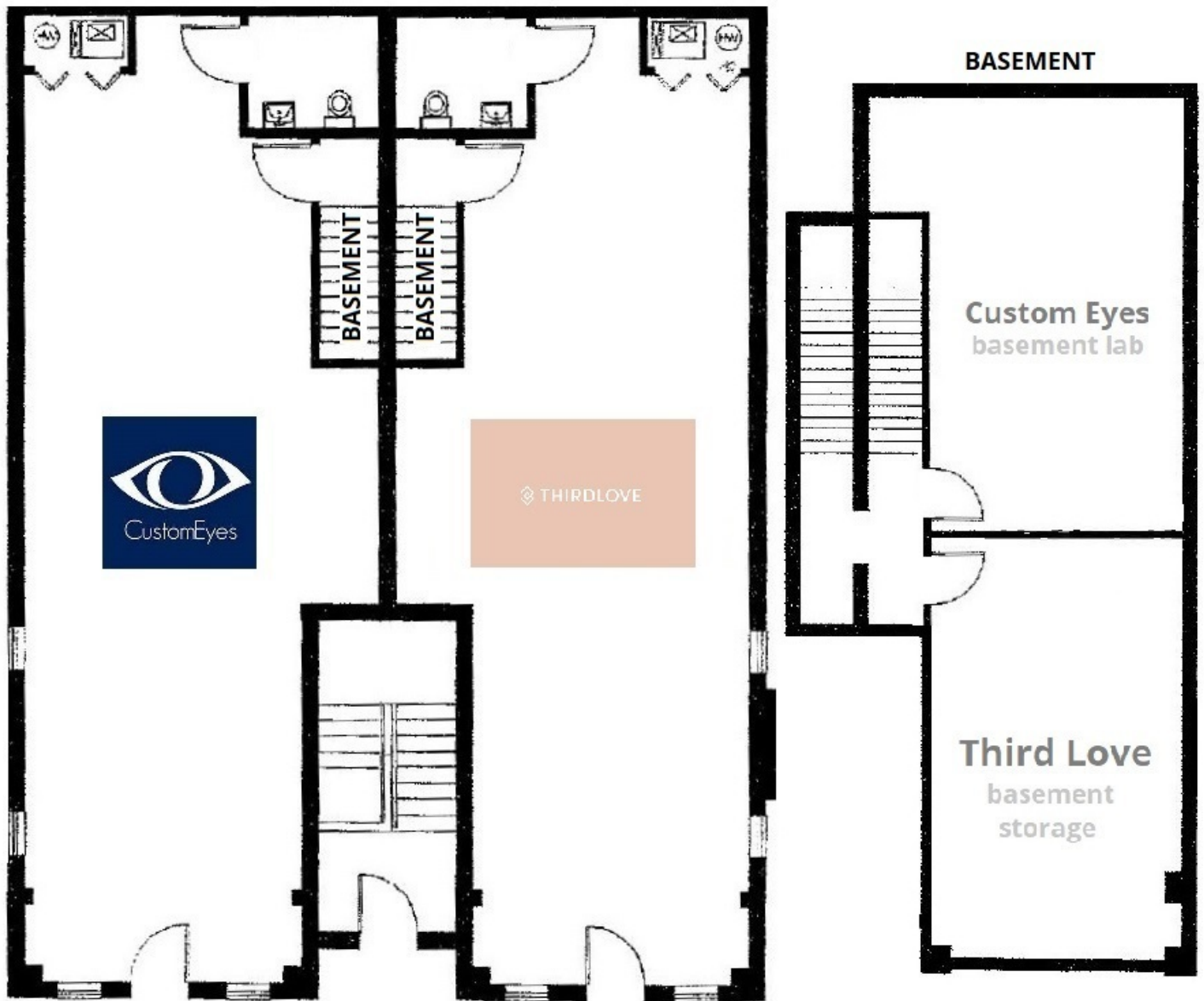


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Floor Plan



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Area Information



CTA - 5 min. Walk
Transportation



3M+ Visitors/yr
Wrigley Field



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



2 Surface
Parking Spaces



86K+
Population (1 mile)



Paradise (96)
Walk Score®



\$726K+
Avg. House Value (.25 mile)



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

- Anthropologie
- 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

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Retail Map

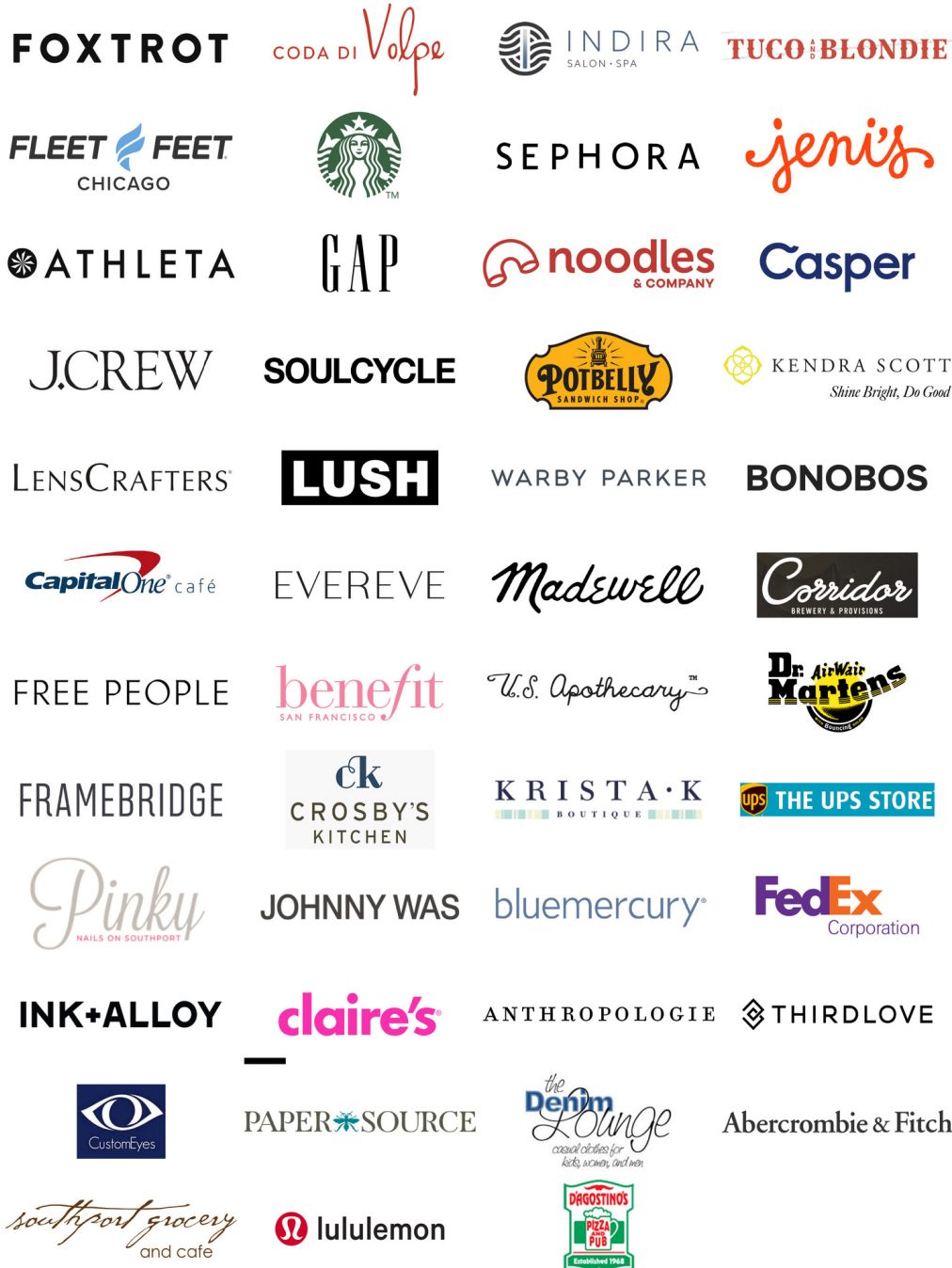


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Area Retail Tenants

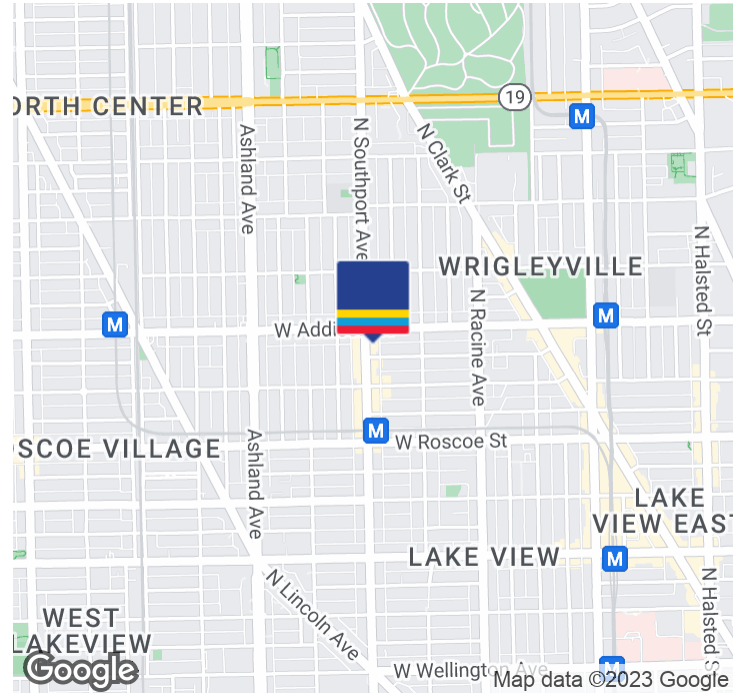
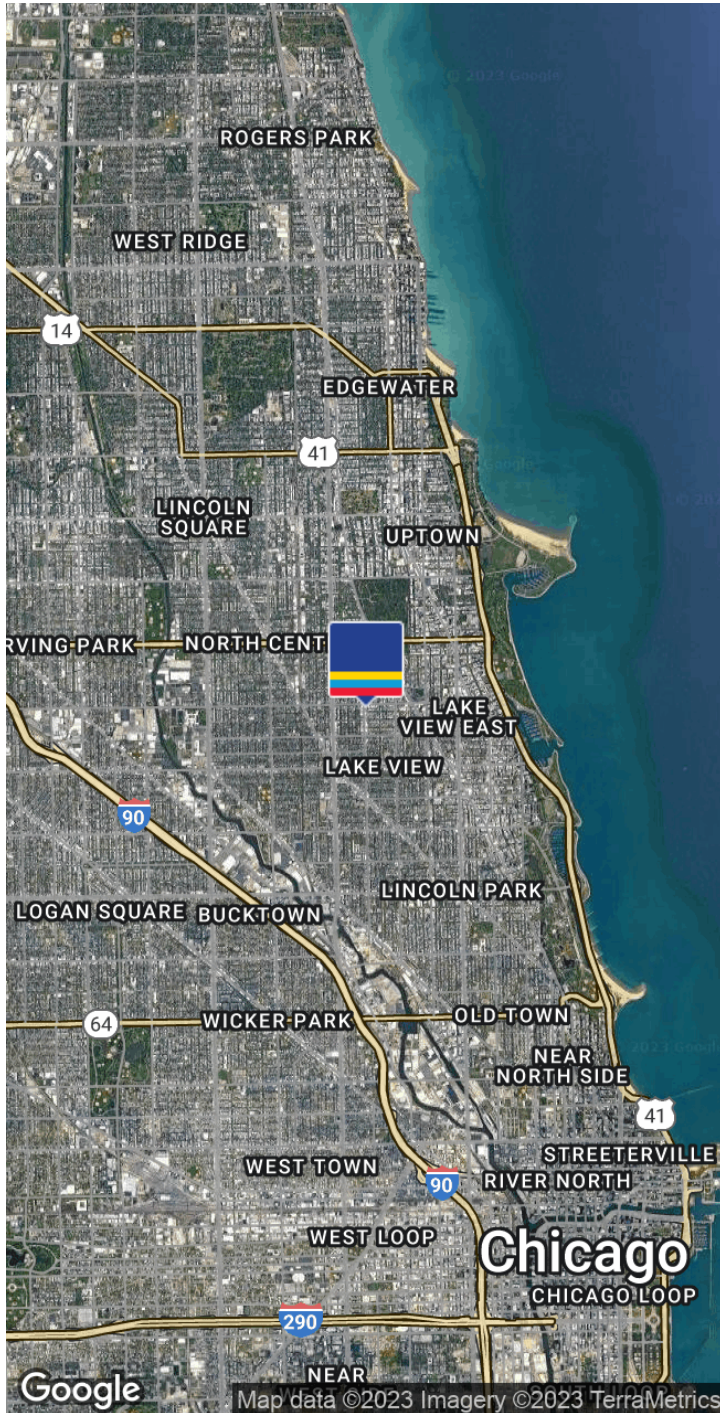


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Location Map



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

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