

# LINCOLN COMMON

Hines **McCAFFERY**



LINCOLN COMMON

Luxury apartments  
Distinguished condos  
Vibrant dining and retail  
Boutique office space  
New public parks and plazas

**Delivered 2019**

## **THE NEW CROSSROADS OF LINCOLN PARK**

Hines **McCAFFERY**

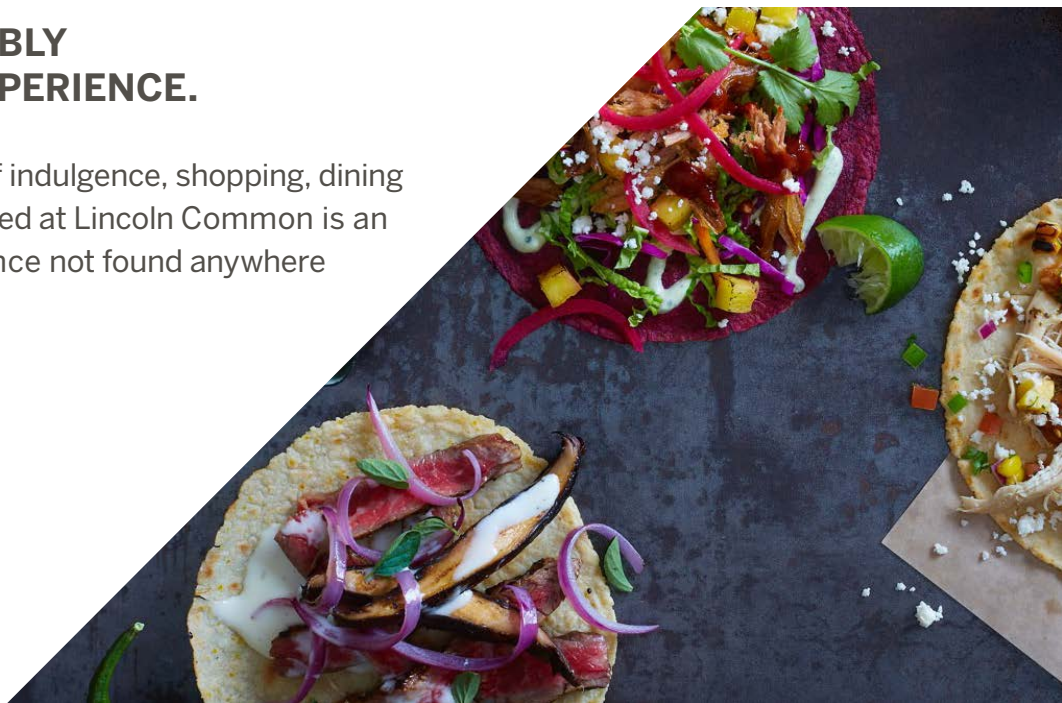






## **AN IMPECCABLY CRAFTED EXPERIENCE.**

The excitement of indulgence, shopping, dining and dwelling offered at Lincoln Common is an elevated experience not found anywhere else in Chicago.





## **AN ABUNDANCE OF OPTIONS.**

With high-quality retail, fitness offerings, parks, chef-driven restaurant concepts, vibrant nightlife and more, there's no better hub for Chicagoans to spend their days at Lincoln Common.





# POSH. PERSONAL. PREMIUM.

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## LINCOLN COMMON FORMS A BEAUTIFUL BRIDGE BETWEEN COMMUNITY AND COMMERCE.

Think warm encounters and quality service, high culture and modern convenience, compelling inspiration and easy accessibility—unlike any other shopping destination in Chicago.





O  
RN  
REF.)

NO  
TURN  
ON RED

LINCOLN COMMON

RED  
EYE  
RED  
EYE





**\$115 MILLION  
SPENT ANNUALLY  
ON CLOTHING AND  
ACCESSORIES IN  
LINCOLN PARK.**





**100,000 SQUARE FEET  
OF EXCLUSIVE RETAIL  
SPACE AVAILABLE**



# AUTHENTIC. ALLURING. ARTISANAL.

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On special days and every day, the community gathers at the Lincoln Common table. Defined by chef-driven, singular concepts from globally inspired to locally crafted. Adventurous and bold, provocative and thrilling, on-the-go or out-for-the-night,

**MEMORABLE MOMENTS ARE SERVED  
AT LINCOLN COMMON.**

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**LINCOLN PARK  
RESIDENTS SPEND  
\$450 MILLION  
ANNUALLY ON  
FOOD AND  
BEVERAGE IN THE  
NEIGHBORHOOD.**



Philz Coffee

ONE CUP AT A TIME

Tell a friend!





**\$155,562 AVERAGE  
HOUSEHOLD INCOME  
IN LINCOLN PARK.**

Plus, more than 1,000 residents living at Lincoln Common provide a captive audience of affluent shoppers and diners.

# SITE PLAN



## THIS IS LINCOLN COMMON

-  More than 100,000 SF of retail spaces ranging from 438 to 32,000 SF
-  538 luxury apartment units
-  32 condominiums
-  5-story boutique office building
-  156-room senior living facility (not shown)
-  850-stall parking garage
- One acre of open space



CHASE

SCOUT  
VETERINARY CARE

EQUINOX

APARTMENTS

CONDOMINIUMS

C



C1-110  
1,852SF

C1-120  
1,885SF

NIC

LEVEL 1  
LEVEL 2  
SANDBOX

A1

Verve Wine

BLUE  
sushi sake grill

ARGOT

D

KOHLER  
Waters  
S.P.A.

COMPASS  
ATHLETICO



COLD STONE  
CREAMERY

E2

puregreen

SIXT

BLOWOUT  
JUNKIE

APARTMENTS



A2-120  
478SF

elephant + vine

A2

NH  
NEXT HEALTH



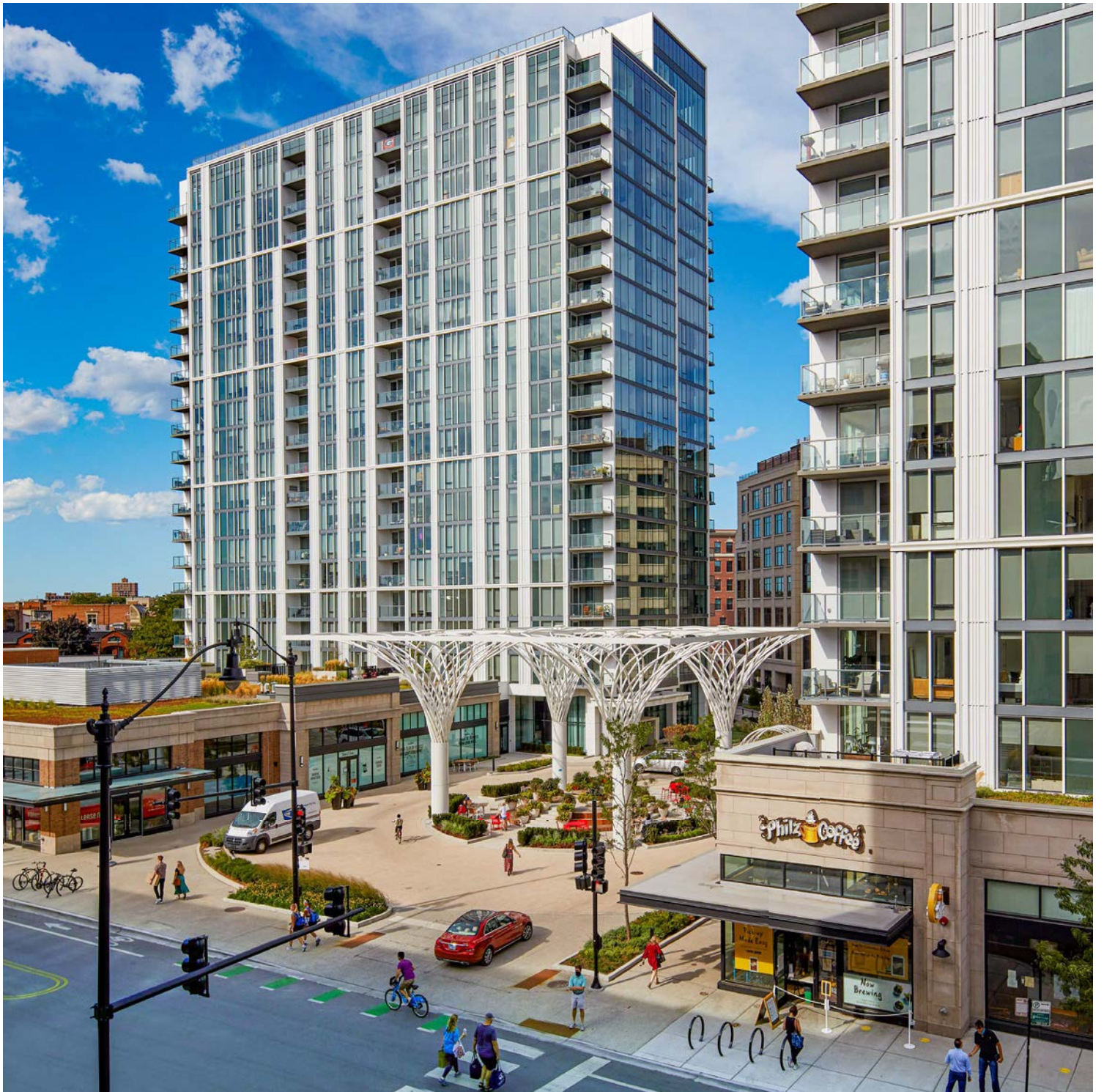
PARKING GARAGE

SEV  
LASER

E1

CLEAN  
YOUR DIRTY  
FACE.

NIC





# CAPTIVE. CONNECTED. COPIOUS.

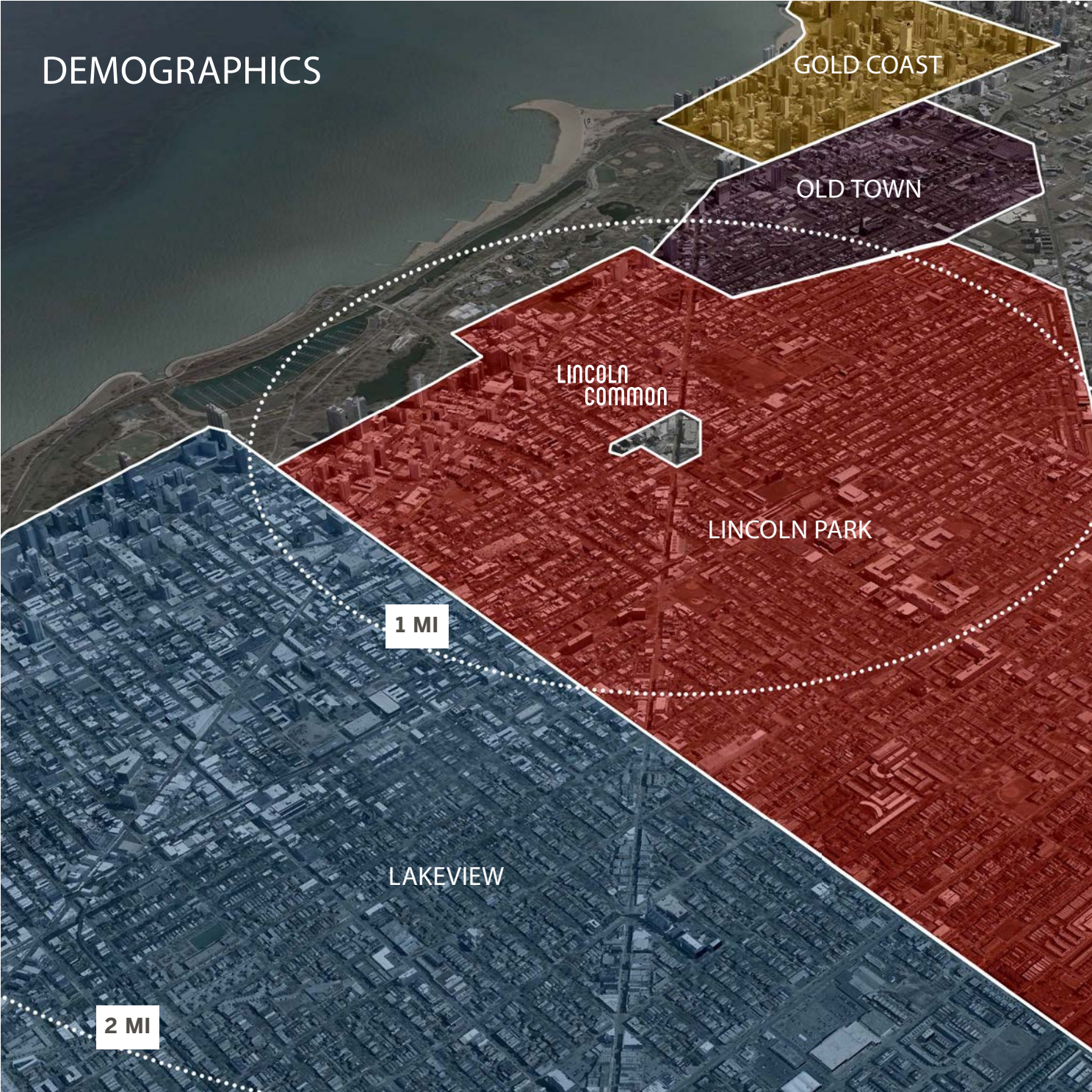
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## THE SINGLE STRONGEST DEMOGRAPHIC IN THE CITY.

Budding scholars and young professionals.  
Upscale families and affluent empty nesters.  
The residents of Lincoln Park embody this eclectic  
and diverse neighborhood, giving rise to the urban  
sophistication and vibrant energy which surrounds  
Lincoln Common.



# DEMOGRAPHICS



	<i>LINCOLN PARK</i>	<i>OLD TOWN</i>	<i>LAKEVIEW</i>	<i>GOLD COAST</i>
				
<b>SIZE</b>	2 sq mi	0.5 sq mi	2.5 sq mi	0.5 sq mi
<b>POPULATION</b>	55,768	17,474	78,169	34,541
<b>DAYTIME POPULATION</b>	51,808	15,959	71,569	45,795
<b>HOUSEHOLDS</b>	28,205	9,959	43,719	23,526
<b>MEDIAN AGE</b>	31.7	34.3	33.2	46.4
<b>MEDIAN HOME VALUE</b>	\$844,464	\$658,084	\$600,368	\$727,304
<b>OWNER OCCUPIED</b>	42.3%	40.7%	36.6%	46.8%
<b>RENTER OCCUPIED</b>	57.7%	59.3%	63.4%	53.2%
<b>POP 25+ BACHELOR'S DEGREE+</b>	47.7%	46.8%	48.1%	41.7%

### *INCOME*

<b>AVERAGE HOUSEHOLD INCOME</b>	\$171,665	\$166,963	\$152,193	\$149,961
<b>AVERAGE DISPOSABLE INCOME</b>	\$109,073	\$108,151	\$99,253	\$99,278

### *EXPENDITURES*

	TOTAL [PER CAPITA]	TOTAL [PER CAPITA]	TOTAL [PER CAPITA]	TOTAL [PER CAPITA]
<b>FOOD AWAY FROM HOME</b>	\$211MM [\$3,786]	\$73.3MM [\$4,194]	\$294MM [\$3,756]	\$151MM [\$4,363]
<b>FOOD AT HOME</b>	\$278MM [\$4,986]	\$97.6MM [\$5,585]	\$385MM [\$4,928]	\$203MM [\$5,875]
<b>ENTERTAINMENT + RECREATION</b>	\$159MM [\$2,850]	\$54.9MM [\$3,145]	\$219MM [\$2,801]	\$118MM [\$3,408]
<b>APPAREL + SERVICES</b>	\$118MM [\$2,114]	\$41.2MM [\$2,360]	\$163MM [\$2,089]	\$84.2MM [\$2,438]

### *RACE*

<b>WHITE ALONE</b>	84.2%	72.0%	83.4%	81.5%
<b>BLACK ALONE</b>	3.5%	17.3%	2.7%	4.9%
<b>ASIAN ALONE</b>	7.3%	6.6%	7.9%	10.0%
<b>SOME OTHER RACE</b>	1.9%	0.8%	2.7%	1.2%
<b>TWO OR MORE RACES</b>	2.9%	2.6%	3.0%	2.2%
<b>HISPANIC ORIGIN (ANY RACE)</b>	6.8%	4.7%	9.4%	5.4%

# DEPAUL UNIVERSITY

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**4,000**  
FACULTY & STAFF

**24,000**  
STUDENTS

More than 80% of DePaul students live in off-campus housing, meaning a steady stream of students and staff passing the intersection.

[colleges.niche.com](https://colleges.niche.com)

Lincoln Common is directly across Halsted Street from the DePaul School of Music's new Holtschneider Performance Center. A 185,000-square-foot building that includes teaching studios, rehearsal space, four performance spaces.







# COMPETITION

SHOPPING DISTRICT	DISTANCE TO LINCOLN COMMON	DRIVE TIME
<b>A.</b> Armitage	0.6 mi	5 min
<b>B.</b> North & Clybourn	1.0 mi	8 min
<b>C.</b> Southport	1.6 mi	10 min
<b>D.</b> Wicker Park	2.5 mi	14 min
<b>E.</b> Magnificent Mile	3.1 mi	18 min



NORTH CENTER

W. ADDISON

WRIGLEY FIELD



**C**

1.6 mi

LAKEVIEW

W. BELMONT

W. BELMONT

N. CLARK

N. BROADWAY

W. DIVERSEY

W. DIVERSEY

N. SOUTHPORT

N. RACHE

N. LINCOLN

N. HALSTED

N. SHERIDAN

N. DAMEN

N. SHILAND

LINCOLN PARK



LAKE MICHIGAN

LINCOLN PARK ZOO

W. FULLERTON

W. FULLERTON

N. CLARK

BUCKTOWN

**A**

0.6 mi

OLD TOWN

W. ARMITAGE

W. ARMITAGE

2.5 mi

90

DAN RYAN EXPRESSWAY

N. ELSTON

**D**

W. NORTH

**B**

1.0 mi

WICKER PARK

W. NORTH

W. NORTH

N. LASALLE

N. CLARK

N. STATE

GOLD COAST

N. MILWAUKEE

W. DIVISION

3.1 mi

**E**

W. CHICAGO

N. MICHIGAN

N. LAKE SHORE DRIVE



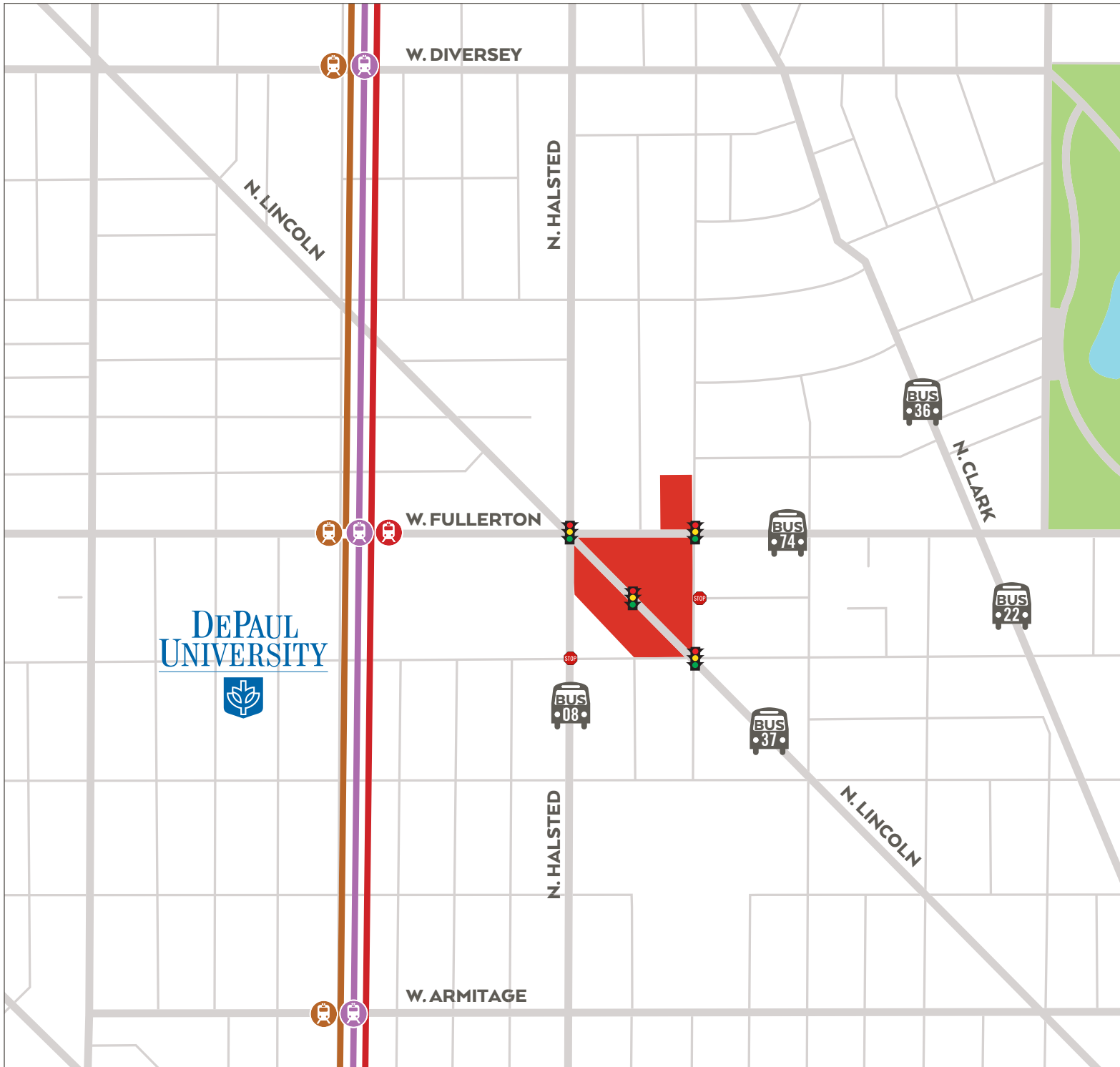


# APEX. ACCESS. ABUNDANCE.

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**TRANSIT ORIENTED,  
PEDESTRIAN FOCUSED  
AND CAR-FRIENDLY.**

By car, train, bus, bike  
or foot, all roads lead to  
Lincoln Common.



W. DIVERSEY

N. LINCOLN

N. HALSTED

W. FULLERTON

DEPAUL  
UNIVERSITY



W. ARMITAGE

N. HALSTED

BUS  
36

N. CLARK

BUS  
74

BUS  
22

BUS  
08

BUS  
37

N. LINCOLN



# COME ONE, COME ALL.

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- Located at the intersection of Fullerton, Lincoln and Halsted
  - 38,550 vehicles per day at this intersection
  - 2 blocks to Fullerton CTA “L” stop Red, Purple and Brown lines
  - 3 blocks to scenic lakefront park, beaches and Lincoln Park Zoo
  - Less than 1 mile to Lake Shore Dr.
- 

## DAILY RIDERSHIP

### TRAINS

Red Line	210,828
Brown Line	62,976

### BUSES

#8 Halsted	21,064
#74 Fullerton	11,619
#22 Clark	15,969
#36 Broadway	11,606
#37 Sedgwick	1,462



# **BRING YOUR BUSINESS TO THE NEW CROSSROADS OF LINCOLN PARK**

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**ANDREW MACAFEE**

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# LINCOLN COMMON

[LINCOLNCOMMON.COM](https://LINCOLNCOMMON.COM)

Hines **McCAFFERY**

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