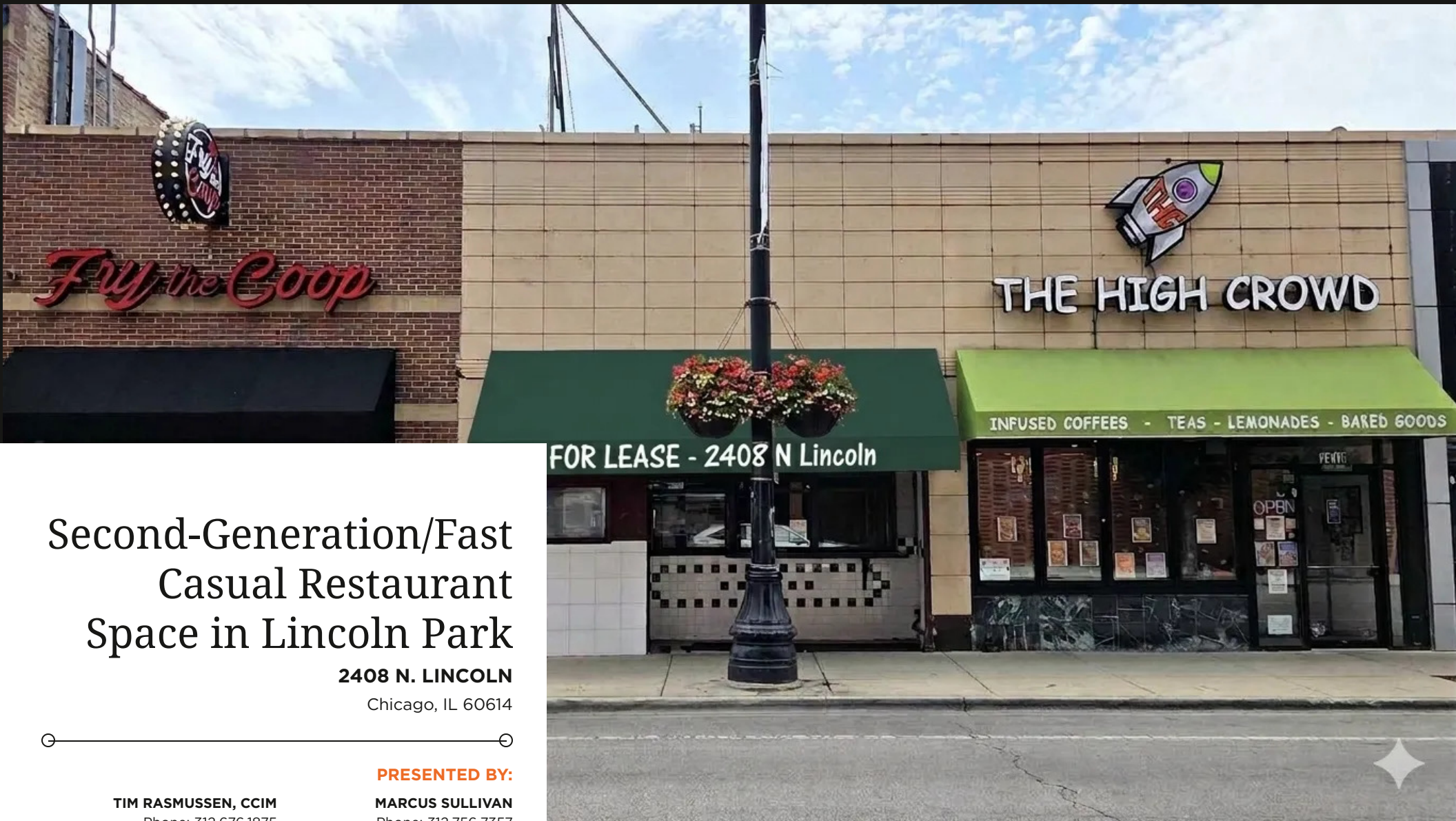




Second-Generation/Fast Casual Restaurant Space in Lincoln Park

2408 N. LINCOLN

Chicago, IL 60614

PRESENTED BY:

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PROPERTY SUMMARY

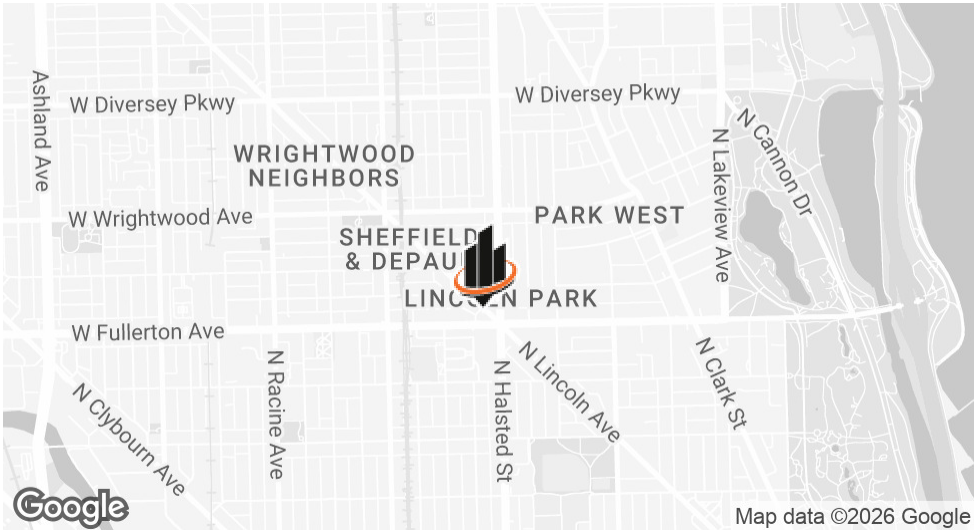


OFFERING SUMMARY

LEASE RATE:	\$65/SF
AVAILABLE SF:	1,000 SF
LOT SIZE:	0.39 Acres
ZONING:	B1-3
WARD/ALDERMAN:	43/Knudsen
HANDICAP ACCESIBLE:	Yes/Entrance
HOODS/BLACK IRON:	2 Hoods with black iron

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PROPERTY DESCRIPTION

Take advantage of this highly desirable location with a 1,000 SF former fast-casual Mexican restaurant. The space includes black iron and two hoods. The space suits a fast-casual concept but can easily adapt to a wide variety of other uses.

PROPERTY HIGHLIGHTS

- Lincoln Park/Depaul University Fast-Casual Restaurant Space
- Black Iron and hoods in place
- Bookended by Chipotle
- One Block to Fullerton Red Line Station
- Directly Across the Street from The Lincoln Commons Development
- In the Heart of One of Chicago’s Most Affluent Neighborhoods

LOCATION MAP



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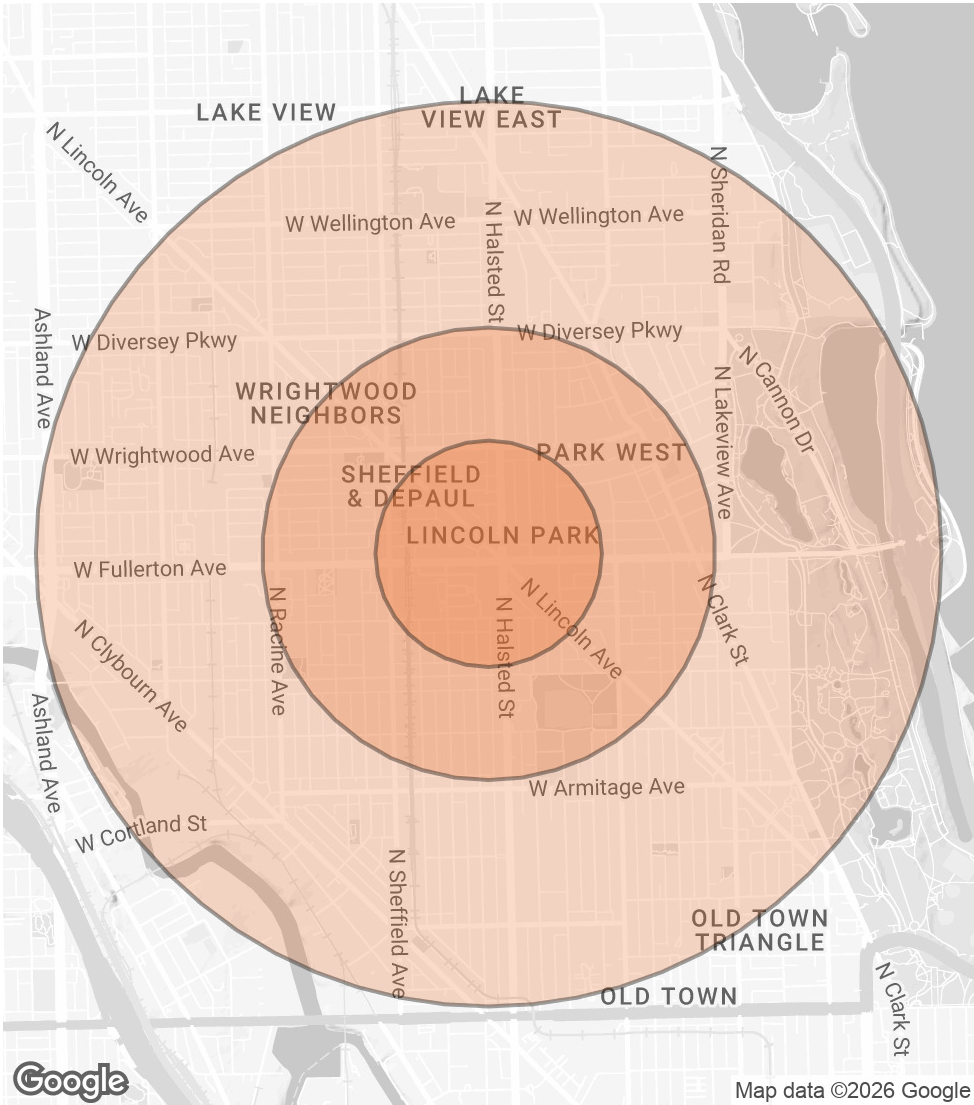
DEMOGRAPHICS MAP & REPORT

POPULATION

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	5,601	23,495	82,734
AVERAGE AGE	28.0	29.5	32.1
AVERAGE AGE (MALE)	28.2	30.4	33.3
AVERAGE AGE (FEMALE)	28.0	28.8	32.0

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,515	11,070	42,400
# OF PERSONS PER HH	2.2	2.1	2.0
AVERAGE HH INCOME	\$225,460	\$217,194	\$209,743
AVERAGE HOUSE VALUE	\$908,728	\$1,020,425	\$875,684



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