

2956 N Lincoln Ave

Chicago, IL 60657

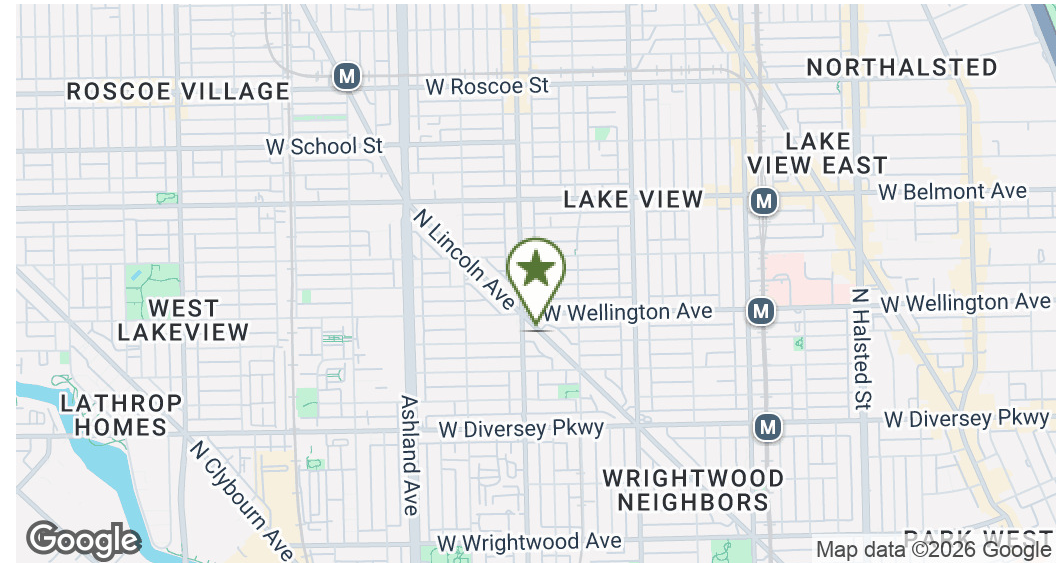
RETAIL - STREET RETAIL FOR LEASE



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john greene Real Estate | 1311 S. Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Lease Rate:	\$40.00 SF/yr (NNN)
Available Space:	840± SF
Lot Size:	0.04 Acres
Year Built:	2022
Zoning:	B-3
Traffic Count:	9,811 (N Lincoln Ave.)
County:	Will

PROPERTY OVERVIEW

840± SF retail storefront available for lease. Currently built out as a nail studio with existing plumbing and functional layout. High-visibility location with strong foot and vehicle traffic. Large front windows provide natural light and signage exposure. Suitable for salon, spa, retail, or service-oriented uses. Close to public transportation and surrounded by dense residential and established businesses. *Tenant responsible for utilities and any buildout.

PROPERTY HIGHLIGHTS

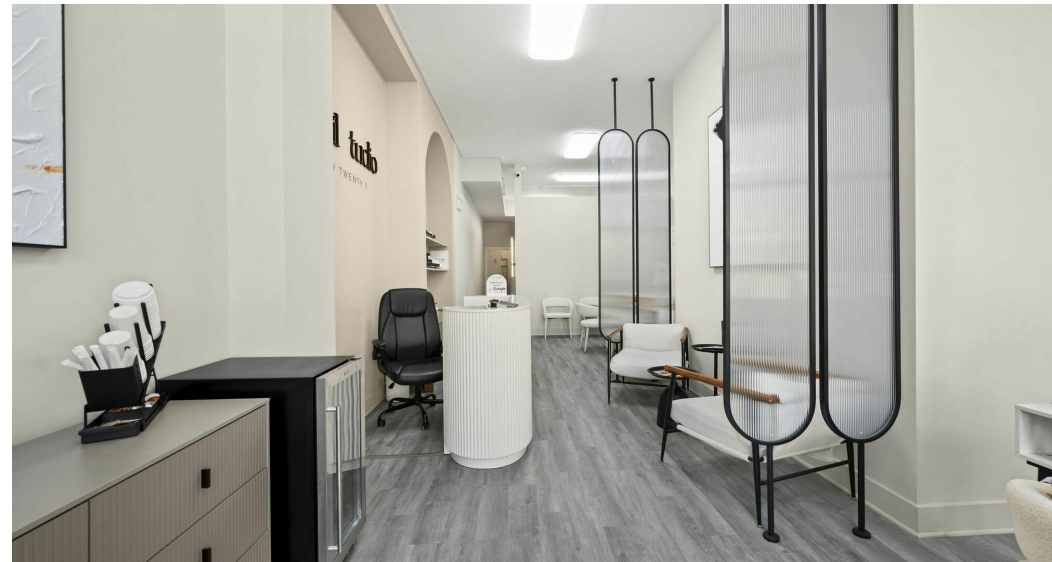
- Prime location on N Lincoln Ave.
- Open floor plan
- High-visibility storefront
- Large windows for natural light

Matthew Smith
matthewsmith@johngreene.com
630.430.9576

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019



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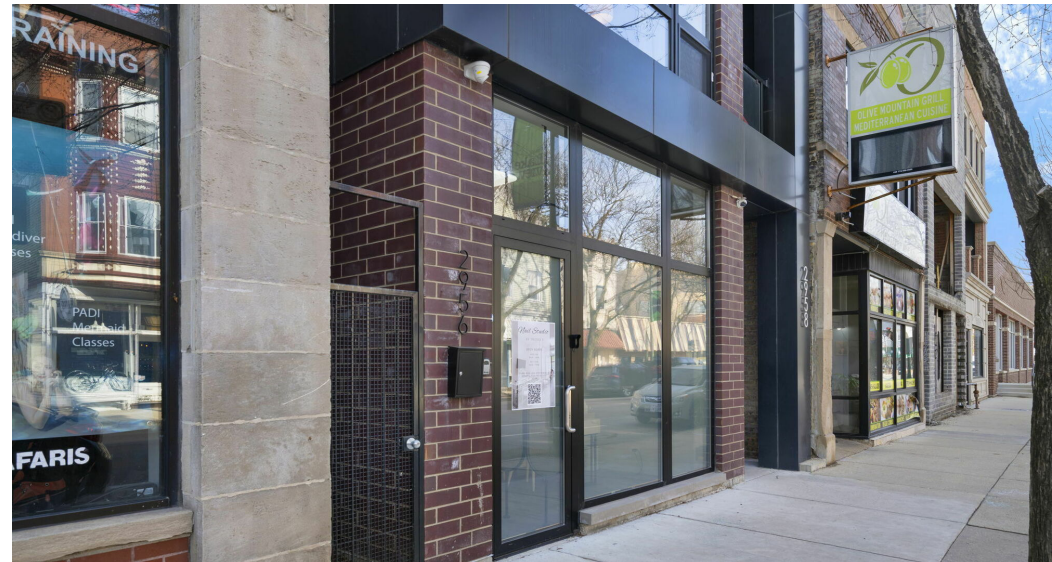
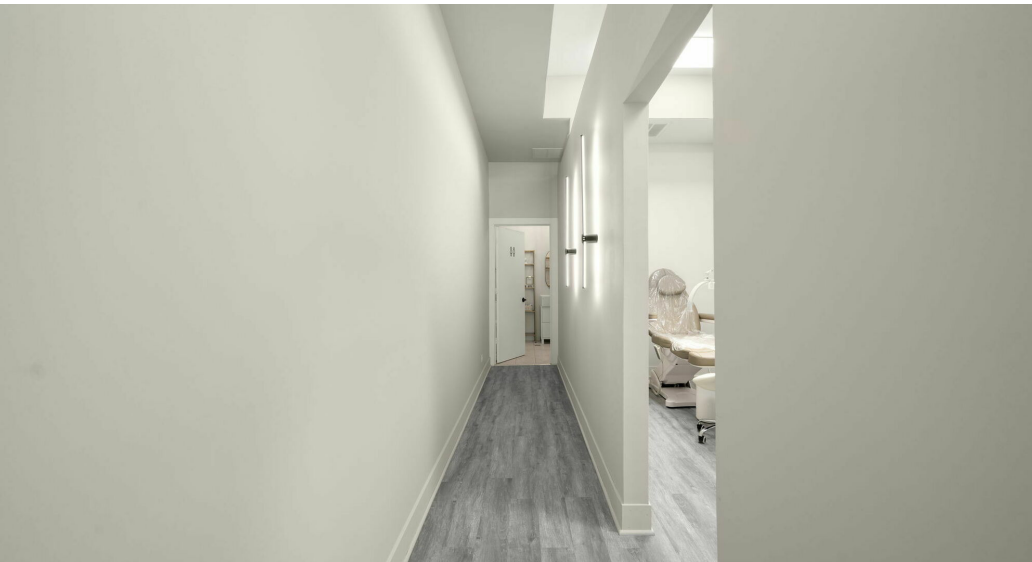
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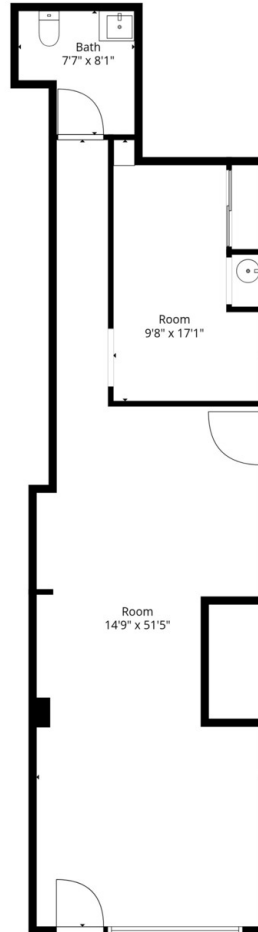


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**john
greene**
REAL ESTATE

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TOTAL: 735 sq. ft
1st floor: 735 sq. ft
EXCLUDED AREAS: WALLS: 81 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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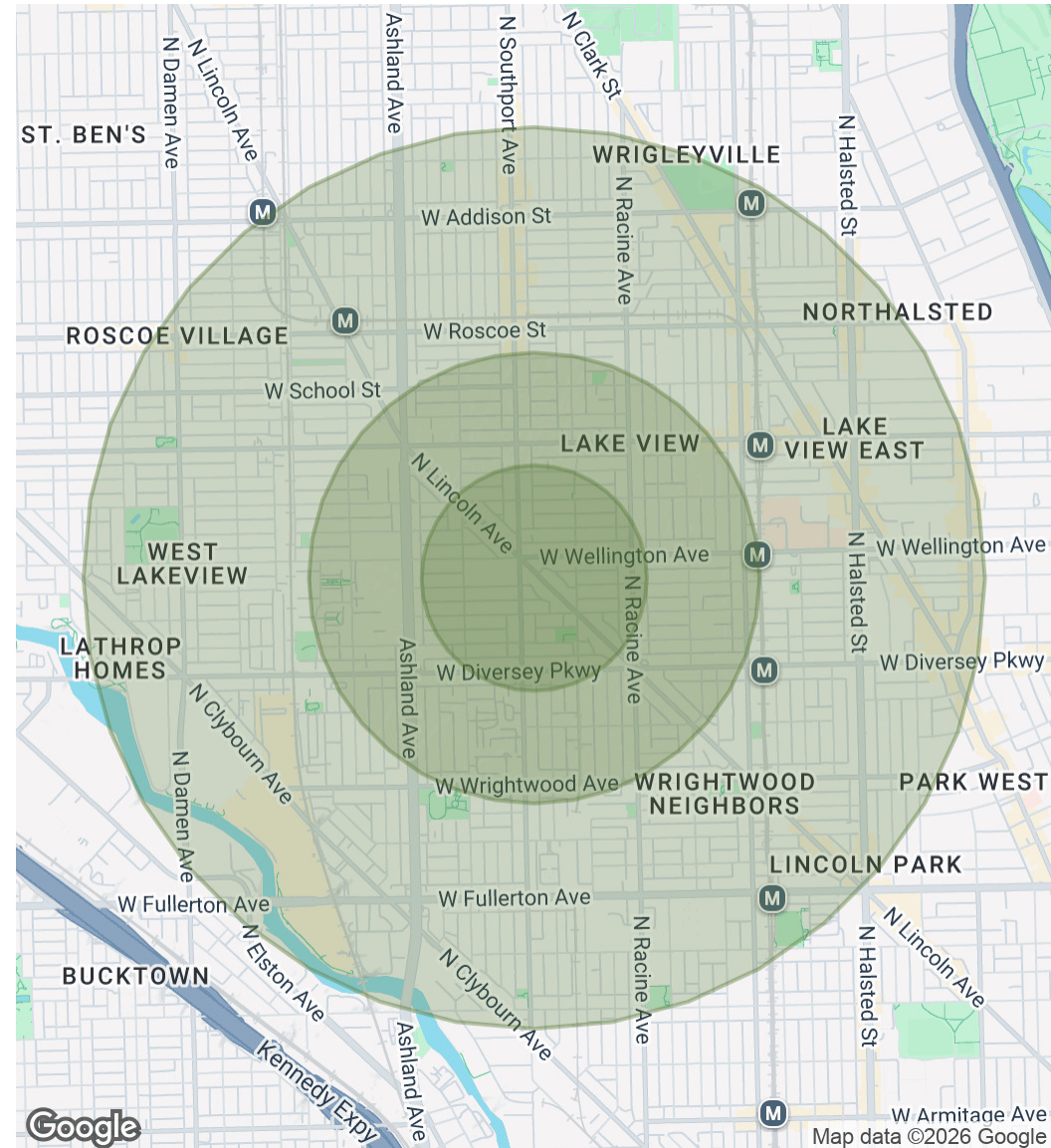
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	5,308	20,618	78,741
Average Age	30.1	31.1	31.0
Average Age (Male)	31.8	31.8	31.4
Average Age (Female)	29.9	31.2	31.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,285	8,962	36,211
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$261,471	\$268,023	\$216,871
Average House Value	\$755,188	\$835,025	\$798,614

2023 American Community Survey (ACS)



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