

For Sale / Lease

Retail / Office / Medical Office

1701 W. Belmont, Chicago 60657

**\$454,000**

FOR SALE or LEASE: Prime Commercial Condo in Lakeview at the corner of Belmont and Paulina. This 1,800 SF hard-corner unit sits at the signalized intersection of Belmont and Paulina and features large display windows with 53' of frontage on Belmont and 40' on Paulina. It also includes 5 private offices, 2 bathrooms, and a reception area. Located just west of the second-most-visited Whole Foods in Illinois, this property offers a great opportunity for your business. Convenient transportation options include the 24-hour Belmont Bus and a 6-minute walk to the Paulina Brown Line stop. Perfect for a user or a value-add investor. Available immediately.

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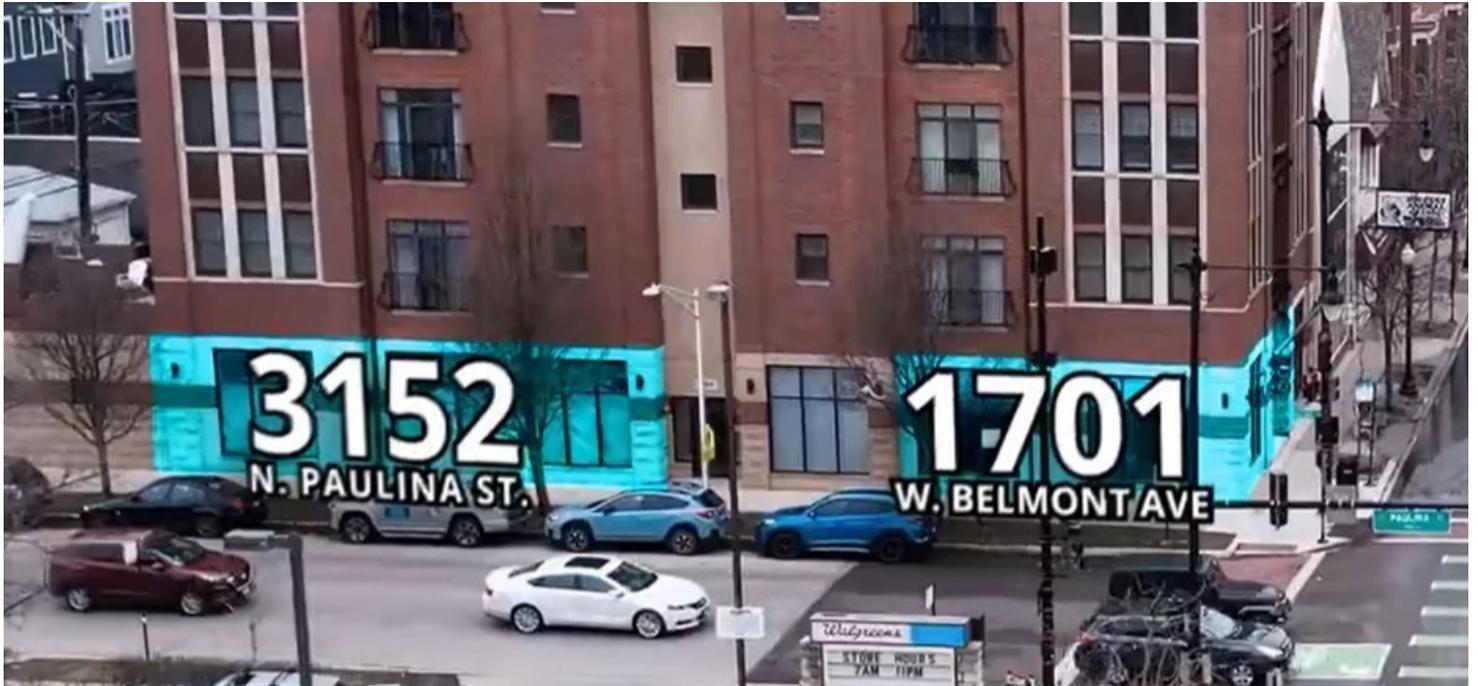
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# Executive Summary



## SALE & LEASE Offering Summary

<b>Sale Price:</b>	\$454,000
<b>Lease Price:</b>	\$25.00 SF/yr NNN
<b>Size:</b>	1800 SF
<b>Taxes:</b>	\$9.69 SF/yr
<b>CAM:</b>	\$1.50 SF/yr
<b>Neighborhood:</b>	Lakeview
<b>Walk Score®:</b>	Paradise (97)

## Property Overview

FOR SALE or LEASE: Prime Commercial Condo in Lakeview at the corner of Belmont and Paulina. This 1,800 SF hard-corner unit sits at the signalized intersection of Belmont and Paulina and features large display windows with 53' of frontage on Belmont and 40' on Paulina. It also includes 5 private offices, 2 bathrooms, and a reception area. Located just west of the second-most-visited Whole Foods in Illinois, this property offers a great opportunity for your business. Convenient transportation options include the 24-hour Belmont Bus and a 6-minute walk to the Paulina Brown Line stop. Perfect for a user or a value-add investor. Available immediately.

## Property Highlights

- Retail / Office Spaces with Large Window as Signalized Intersection
- FRONTAGE: 1701 Belmont - 93' / 3152 N. Paulina - 33'
- Five Private Offices in 1701 Belmont
- TRANSPORTATION: 6-MIN Walk to Brown Line L & 24HR Belmont Bus
- Median HH Income \$143,262 (1 Mile)

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# 1701 W. Belmont

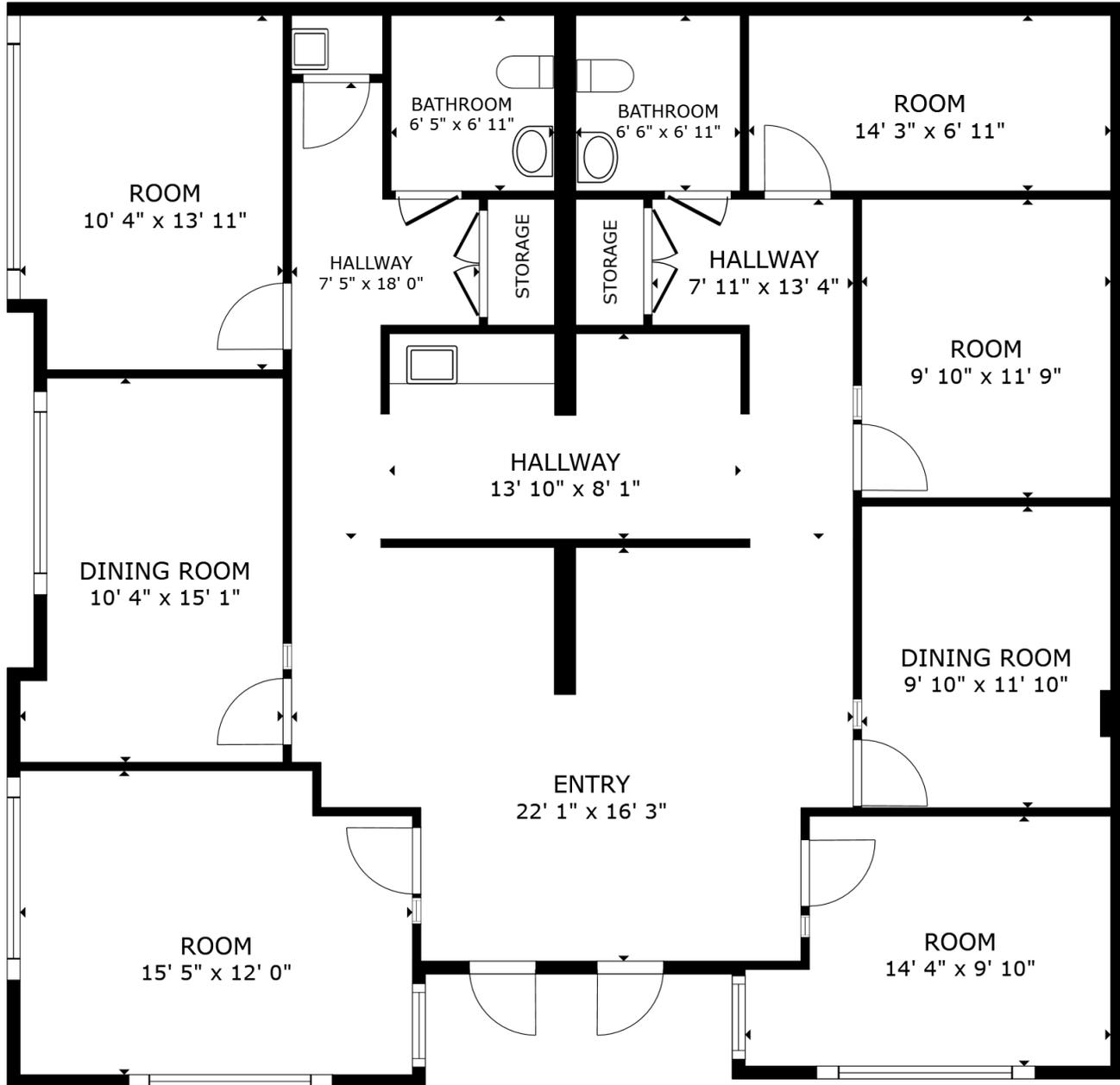


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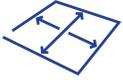
# Floor Plan - 1701 Belmont



FLOOR PLAN

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# Property & Area Details



**2,600 SF**  
Street Retail



**Paradise (97)**  
Walk Score®



**70K**  
Population (1 Mile)



**6 min walk**  
Transportation



**Yes**  
Signalized Intersection



**32.5**  
Average Age



**\$222K**  
Average HH Income



## Location Overview

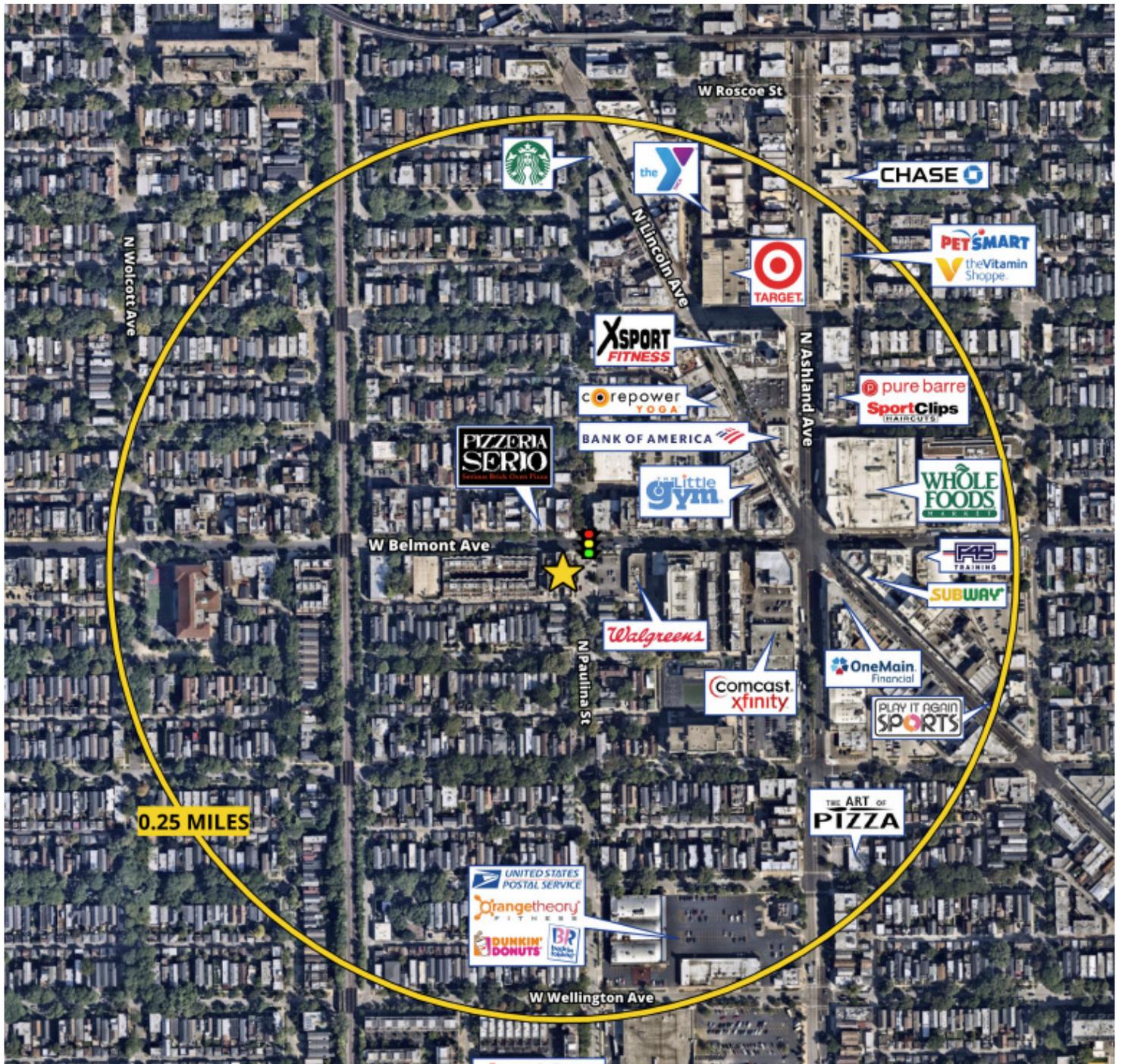
In 2013 Money Magazine names Lakeview as number 3 of its Top 10 Big-city neighborhoods for its selection of Best Places to Live. Lakeview, a highly sought-after area in Chicago, is known for its vibrant dining, shopping, and nightlife scene. It is one of the most populated areas in the Midwest. Home to Wrigley Field, the iconic stadium of the Chicago Cubs, a part of the neighborhood is named after it. Lakeview is the second-largest community area in Chicago. Wrigleyville is a popular district surrounding the stadium. Beyond the bustling commercial areas, Lakeview surprises with its beautifully maintained tree-lined streets and diverse architectural styles of houses.

## Area Tenants

- Walgreens
- Target
- Subway
- X Sport Fitness
- Whole Foods
- Bank of America
- Pure Barre
- PetSmart
- CorePower Yoga
- Chase Bank
- Sport clips
- Play It Again Sports
- Pizzeria Serio
- Orange Theory Fitness
- Comcast Xfinity
- Dunkin Donuts

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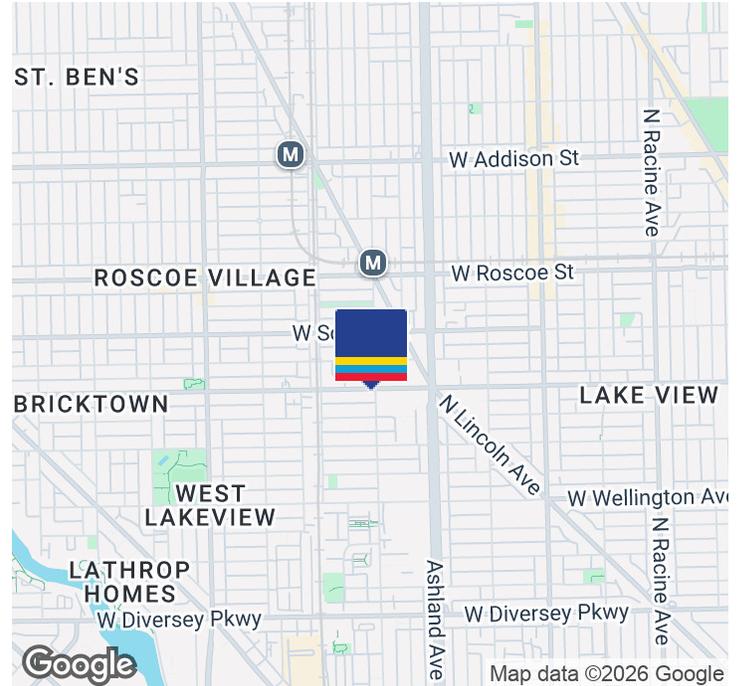
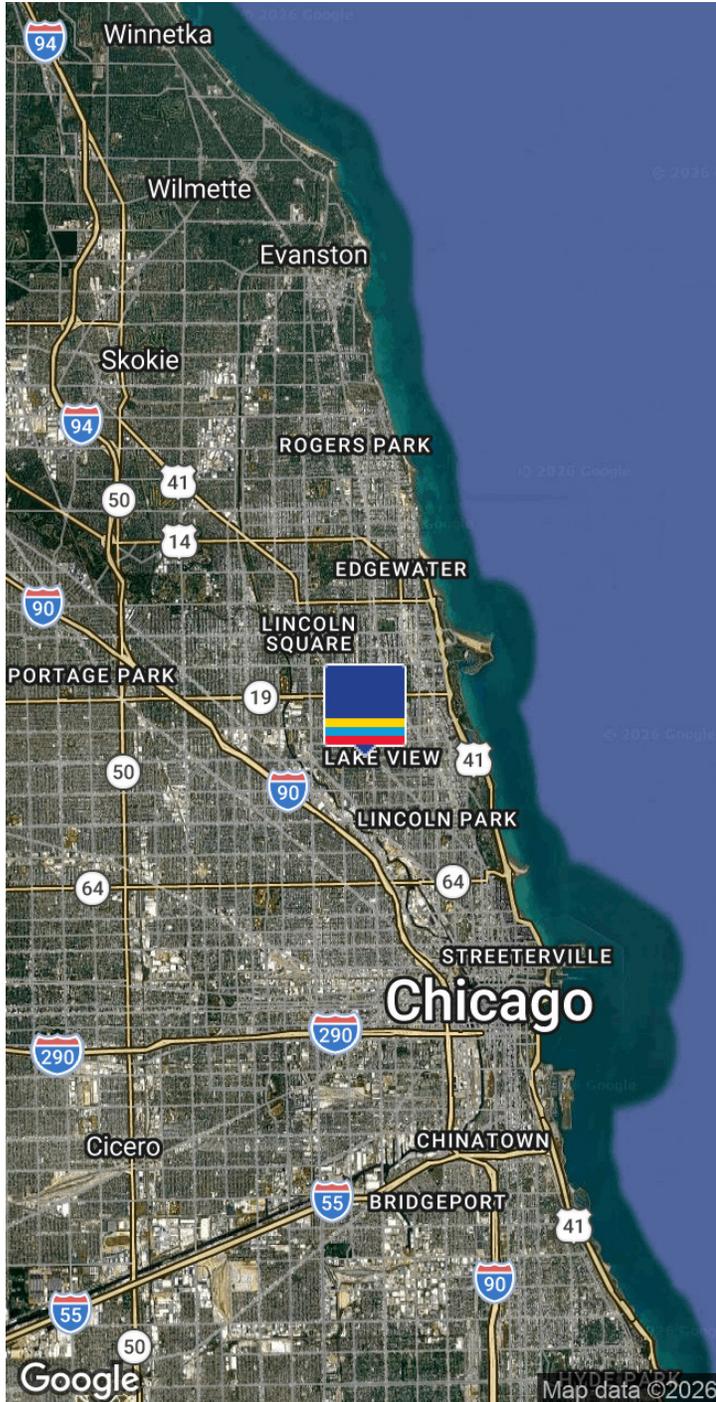
# Area Tenants



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# Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	4,354	18,320	70,409
<b>Average Age</b>	32.5	32.2	31.9
<b>Average Age (Male)</b>	31.7	32.0	31.7
<b>Average Age (Female)</b>	33.2	32.7	32.2

Households & Income	0.25 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	1,925	8,196	32,766
<b># of Persons per HH</b>	2.3	2.2	2.1
<b>Average HH Income</b>	\$222,764	\$203,051	\$182,552
<b>Average House Value</b>	\$587,520	\$619,895	\$632,415

\* Demographic data derived from 2020 ACS - US Census

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