

SALE / LEASE

Lincoln Square/Ravenswood Small Shop Space 4835 N Damen Ave

Chicago, IL 60625

PRESENTED BY:

TIM RASMUSSEN, CCIM

O: 312.676.1875

trasmussen@svn.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-------------------------|---------------------|
| SALE PRICE: | \$399,000 |
| LEASE RATE: | \$32.00 SF/yr (NNN) |
| AVAILABLE SF: | 1,222 - 1,250 SF |
| LOT SIZE: | 1,256 SF |
| NUMBER OF UNITS: | 2 |
| YEAR BUILT: | 2016 |
| ZONING: | B3-2 |
| SUBMARKET: | Ravenswood |

PROPERTY OVERVIEW

Architecturally distinctive retail condominium featuring a sleek, butt-glazed glass storefront that offers strong visibility and modern curb appeal. The space benefits from 12' ceiling heights, creating an open, light-filled environment well-suited for retail or showroom use. Built-in functionality includes a handicap-accessible washroom, kitchenette, 200-amp electrical service, and an electric water heater. Ideal for owner-users or investors seeking a turnkey retail presence in a high-traffic corridor.

LOCATION OVERVIEW

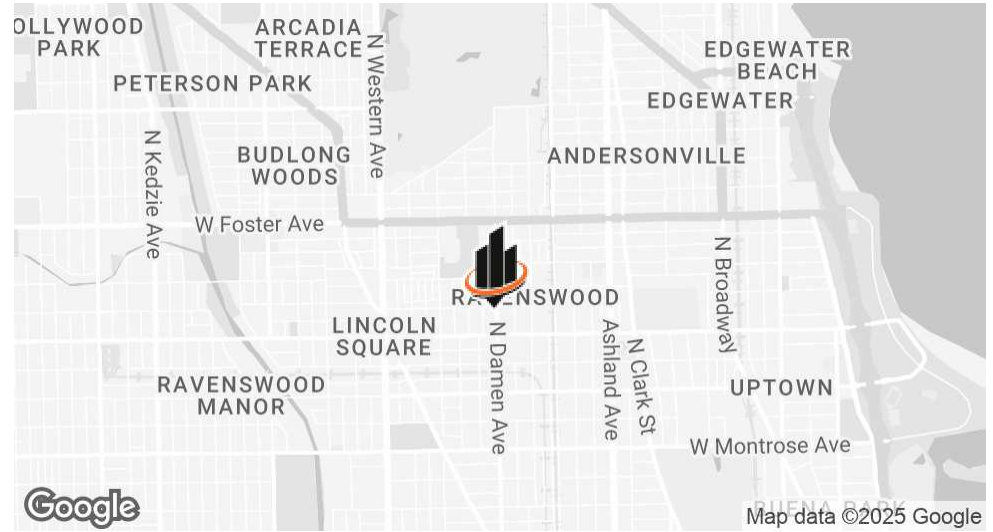
Like-new Lincoln Square/Ravenswood retail storefront located just four blocks from the CTA's Damen Avenue Brown Line and Metra's Lawrence train station. Surrounding restaurants and retail tenants, including Q Sushi & Omakase, Groundswell, Restore Pilotes, and CVS supported by excellent demographics, make this storefront location ideal for a wide range of retail and personal services users.

TIM RASMUSSEN, CCIM

O: 312.676.1875

trasmussen@svn.com

PROPERTY SUMMARY



| SPACES | LEASE RATE | SPACE SIZE |
|---------------|---------------|------------|
| UNIT C1 SOUTH | \$32.00 SF/yr | 1,222 SF |
| UNIT C2 NORTH | \$32.00 SF/yr | 1,250 SF |

PROPERTY HIGHLIGHTS

- Move-in ready (unit C1)
- Walking distance to Metra and CTA Brown Line stations
- Floor-to-ceiling glass storefront
- Opportunity for sidewalk cafe
- B3 zoning offers a wide range of uses
- No restrictions for incidental liquor license
- Two units available for sale or for lease

TIM RASMUSSEN, CCIM

O: 312.676.1875

trasmussen@svn.com

EXISTING CONDITIONS 3/25/2025

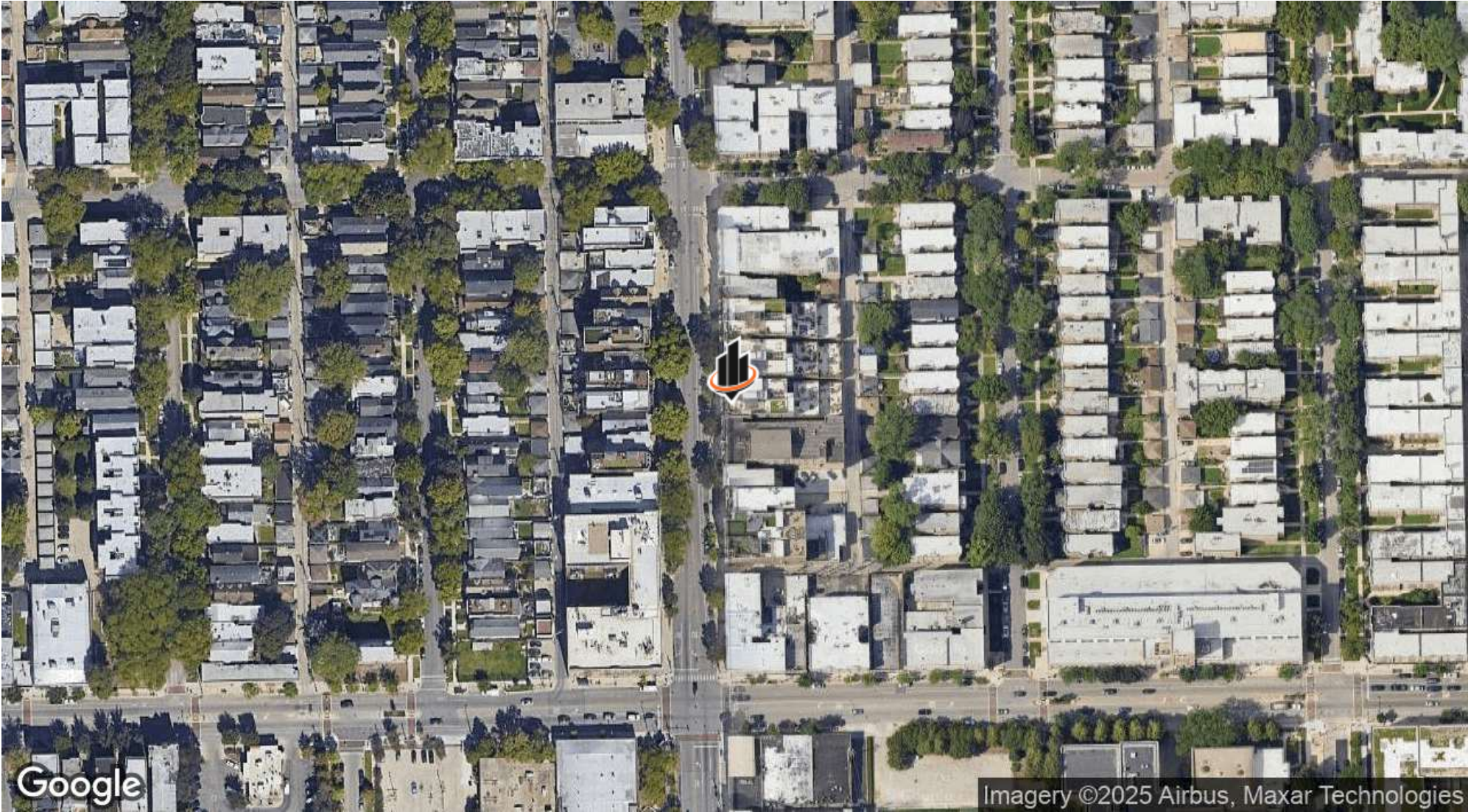


TIM RASMUSSEN, CCIM

O: 312.676.1875

trasmussen@svn.com

LOCATION MAP



TIM RASMUSSEN, CCIM
O: 312.676.1875
trasmussen@svn.com

DEMOGRAPHICS MAP & REPORT

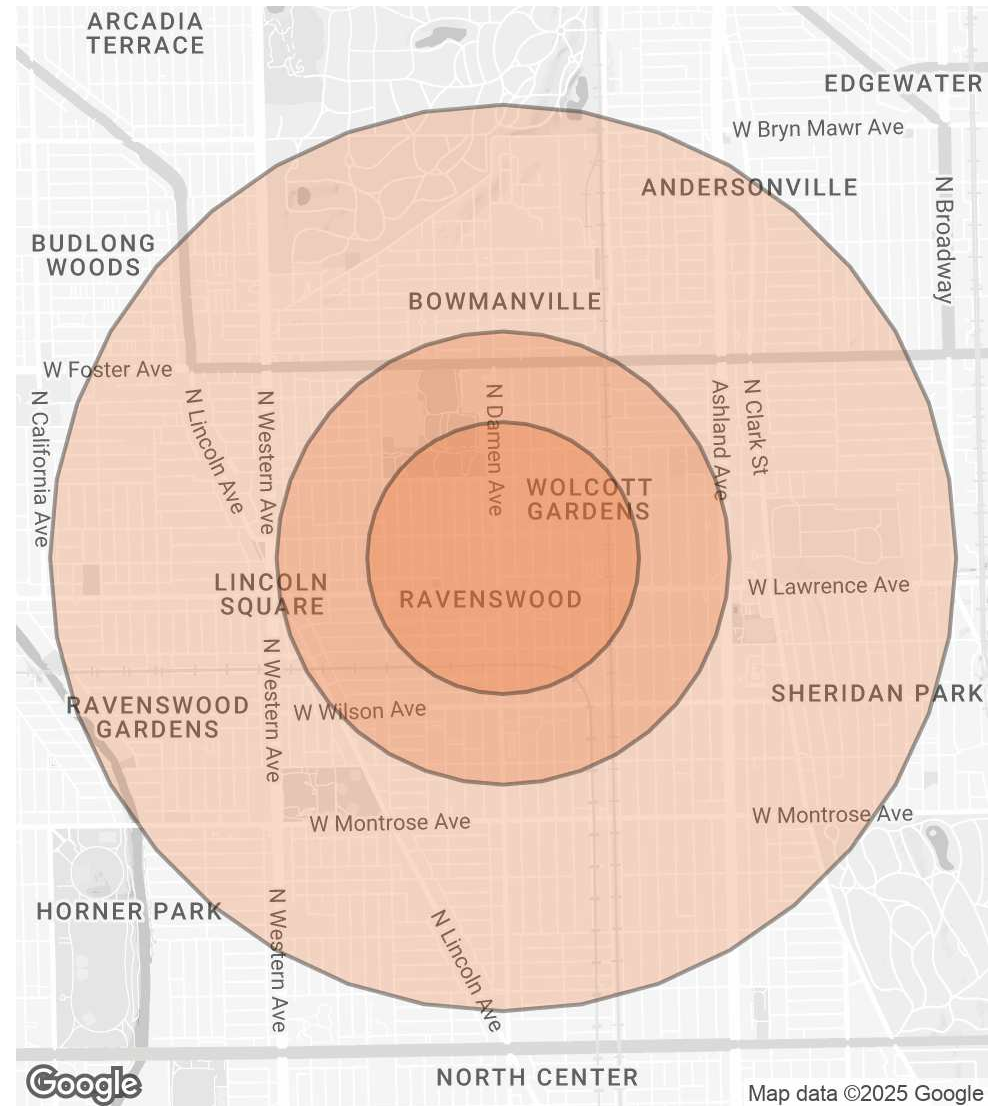
POPULATION

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| TOTAL POPULATION | 6,091 | 15,881 | 62,848 |
| AVERAGE AGE | 37 | 38 | 39 |
| AVERAGE AGE (MALE) | 37 | 38 | 38 |
| AVERAGE AGE (FEMALE) | 37 | 38 | 39 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 3,304 | 8,484 | 31,641 |
| # OF PERSONS PER HH | 1.8 | 1.9 | 2 |
| AVERAGE HH INCOME | \$133,013 | \$133,743 | \$139,304 |
| AVERAGE HOUSE VALUE | \$681,857 | \$668,007 | \$654,124 |

Demographics data derived from AlphaMap



TIM RASMUSSEN, CCIM

O: 312.676.1875

trasmussen@svn.com

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

TIM RASMUSSEN, CCIM

O: 312.676.1875

trasmussen@svn.com