



RESTAURANT/RETAIL FOR LEASE IN LINCOLN PARK

PROPERTY INFORMATION

- +/- 5,000 SF restaurant/retail space can be subdivided for lease in Lincoln Park
- Over 65' of prime frontage along Lincoln Avenue
- 2nd generation restaurant with amazing light filled space
- Space includes black iron, hood, walk in cooler, 2 kitchen prep areas with 3 compartment sink, 4 bathrooms, bar area
- Directly next to Victory Gardens Theater/Biograph Theater
- Close proximity from several new developments: Lincoln Commons - a 6 acre, mixed use development with 538 apartments, 40 condos and 100,000 SF of retail; Duet - a 2 building, 31 apartment/mixed use building; Elevate - a 191 unit apartment/mixed use building
- Close proximity to Fullerton Brown and Red Line El stops, numerous bus lines, Divvy stations and Lake Michigan
- Area tenants include Depaul University, Lincoln Hall, Dog Haus Biergarten, Victory Gardens Theater, Printer's Row Coffee Co, Parson's Chicken & Fish, Broken English Taco Pub, The Bagelers Coffeehouse, The Red Lion Pub, Lincoln Park CrossFit, Lincoln Station, CVS, McDonalds, Subway, Allende, Fed Ex, Apollo Theater, hot new restaurant Galit, and many more.

ZONED B3-3

2018 TAXES \$20,293

ALDERMAN Michele Smith | 43rd Ward

PRICE UPON REQUEST

MICHAEL WEBER

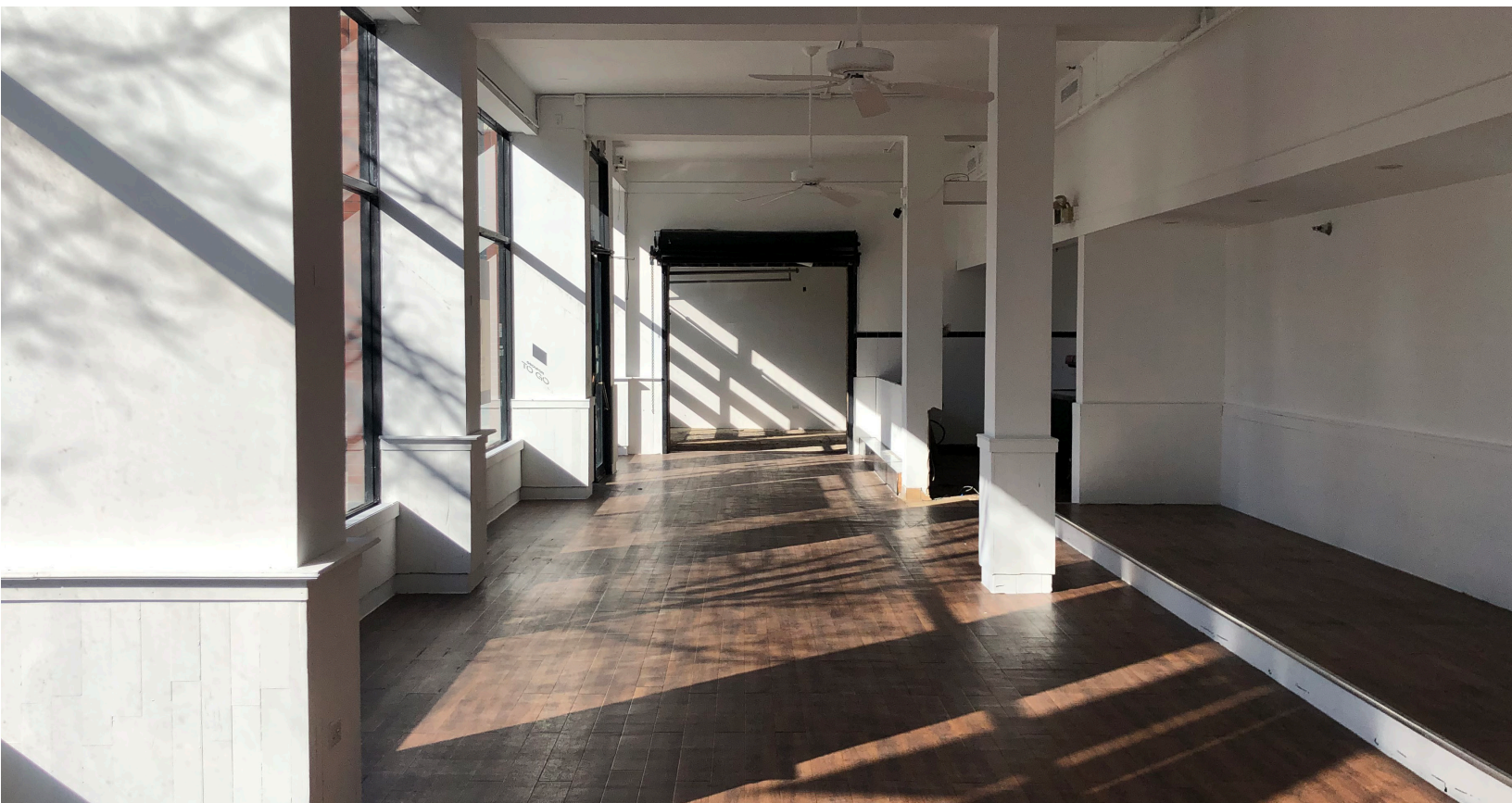
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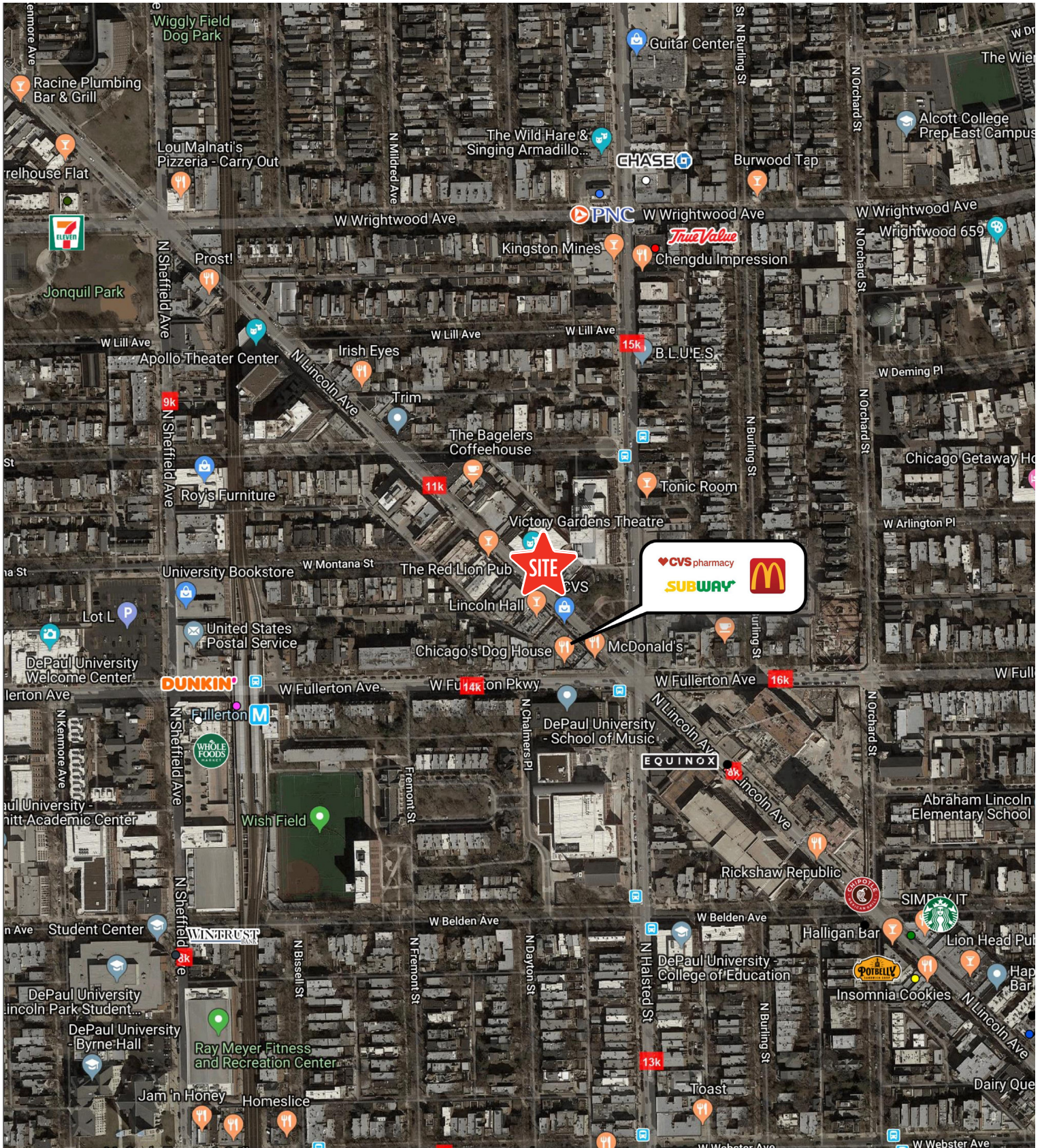
IAN FEINERMAN

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AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

80,930

3 MILE

451,559

5 MILE

977,913

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$150,003

3 MILE

\$140,173

5 MILE

\$117,618