

# TRIANGLE SQUARE

NEW MIXED USE  
DEVELOPMENT



2135 n elston ave, east bucktown, chicago, il

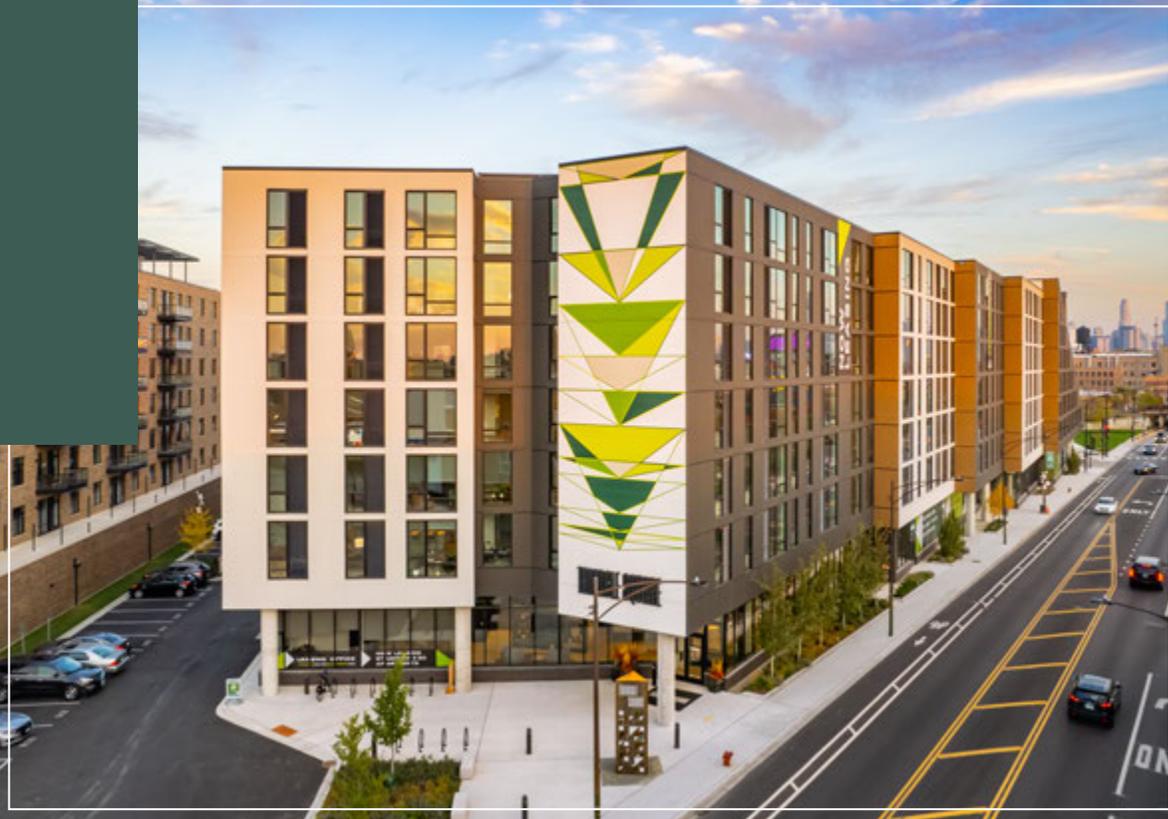
RETAIL SPACE FOR LEASE



FOR LEASE

## Property Highlights

- new mixed use development
- the shops at triangle square include approximately 25,000 sf of retail space along elston ave
- approximately 75 dedicated retail parking spaces available
- anchored by two 7-story luxury residential buildings (366 units)
  - condo building consists of 66 homes along webster ave
  - apartment building consists of 300 units along elston ave



## Traffic Counts

elston ave	11,800 vpd
webster ave	10,600 vpd
I-90/ 94	310,800 vpd
ashland ave	30,100 vpd

## Space Available

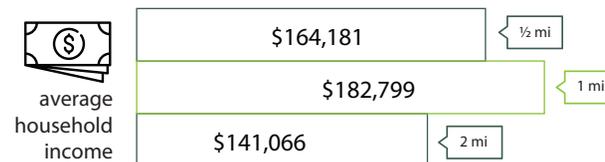
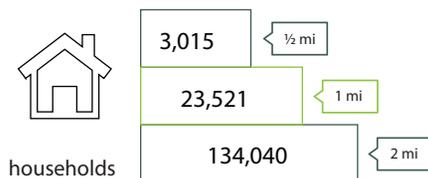
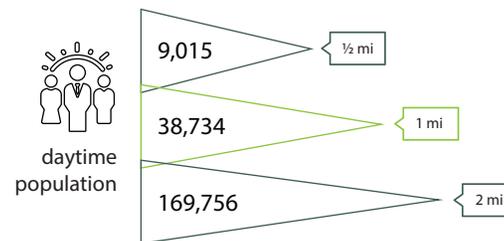
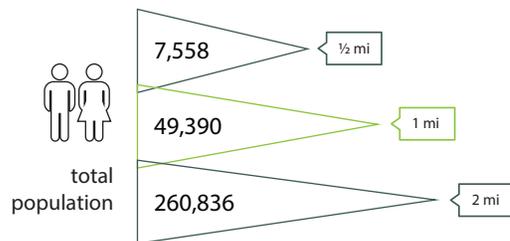
- space available along elston ave
  - 5,929 sf (divisible) with approximately 3,724 sf of outdoor space
  - 3,666 sf (divisible)

## Walk Score

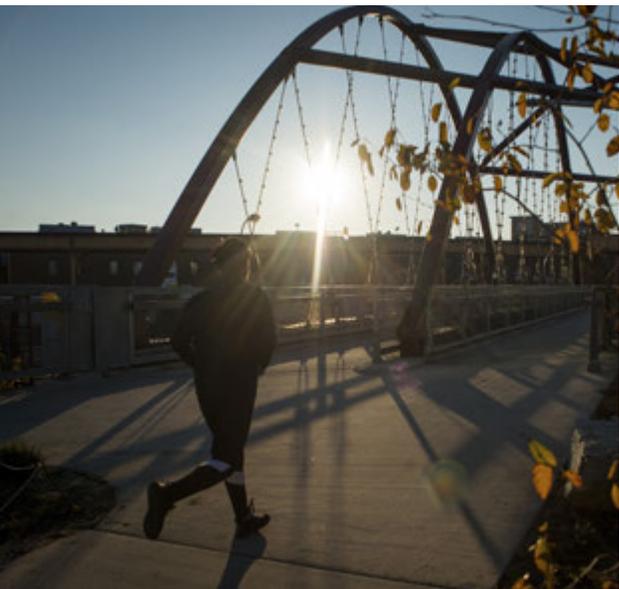
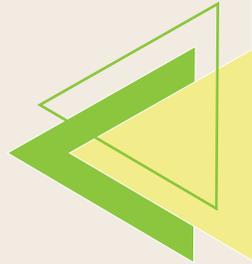
- 82 walk score  
very walkable > most errands can be accomplished on foot
- 67 transit score  
good transit > many nearby public transportation options
- 89 bike score  
very bikeable > flat as a pancake, excellent bike lanes



## Trade Area Demographics







# The Neighborhood

east bucktown is one of the fastest growing neighborhoods in chicago

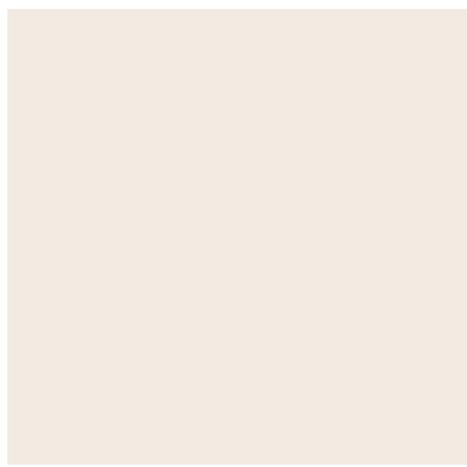
located between mariano's, regal webster place theater, best buy & kohl's

less than 600 feet from metra clybourn station (1,831 people per day)

south of mid-town athletic club and just west of the new c.h. robinson hq (~1,000 employees)

multiple easy access points to expressways (I-90/94) via webster, armitage and fullerton

walking distance to damen avenue shopping, restaurants and the 606 trail



# Transportation & Access





## Retail Leasing Contacts

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