



**FOR LEASE**

**953-59 W. Diversey**

**955 W. DIVERSEY PARKWAY**

Chicago, IL 60614

**PRESENTED BY:**

**ADAM NAPP, CCIM**

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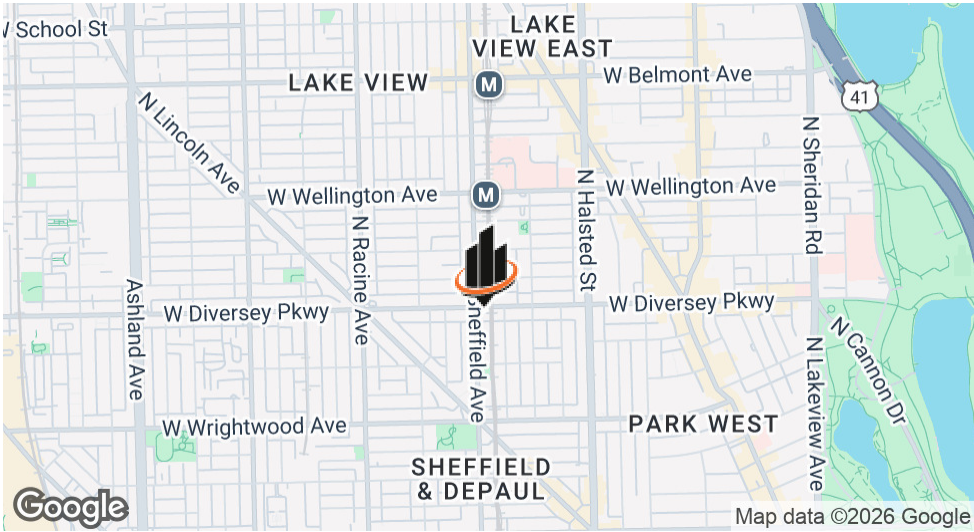
PROPERTY SUMMARY



OFFERING SUMMARY

|               |                        |
|---------------|------------------------|
| LEASE RATE:   | Contact Listing Broker |
| AVAILABLE SF: | 2,035 SF               |
| PARKING:      | 18 car surface lot     |
| SIGNAGE:      | Building and Pylon     |
| ZONING:       | B1-2                   |

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PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present the leasing opportunity at 955 W Diversey Parkway, a single-story strip center featuring 2,035 SF of prime Retail space. Well located at the prominent hard corner of Diversey and Sheffield, the property has an 18-car surface parking lot for the convenience of customers and large pylon signage. Tenants can capitalize on the adjacency to the Diversey Brown Line El stop, which has tremendous foot traffic. With strong co-tenants including Potbelly, Qboba, and Rosati's, this property offers an unrivaled chance to secure a coveted spot in the Lincoln Park / Lakeview neighborhood, in a thriving and high-traffic retail environment. The space can be delivered in vanilla-box condition. Zoned B1-2. Contact the listing broker for the lease rate and additional information.

LOCATION DESCRIPTION

Lincoln Park, Chicago, IL

# COMPLETE HIGHLIGHTS

## LOCATION INFORMATION

|                            |                           |
|----------------------------|---------------------------|
| <b>STREET ADDRESS</b>      | 953-59 W Diversey Parkway |
| <b>CITY, STATE, ZIP</b>    | Chicago, IL 60614         |
| <b>SUB-MARKET</b>          | Lincoln Park              |
| <b>CROSS-STREETS</b>       | Diversey & Sheffield      |
| <b>SIDE OF THE STREET</b>  | South                     |
| <b>SIGNAL INTERSECTION</b> | Yes                       |

## PROPERTY HIGHLIGHTS

- 2,035 SF Inline Space For Lease
- Space Can Be Delivered in Vanilla-Box Condition
- Wide Storefronts, 18 Car Surface Parking Lot
- Hard Corner of Diversey/Sheffield
- Large Pylon Signage Available
- Strong Co-Tenants with High-Performing Stores (Potbelly, Qboba, Rosati's)
- Adjacent to Diversey Brown Line El stop and Diversey Bus Stop
- Border of Lincoln Park and Lakeview Neighborhoods
- Zoned B1-2

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## INTERIOR PHOTOS

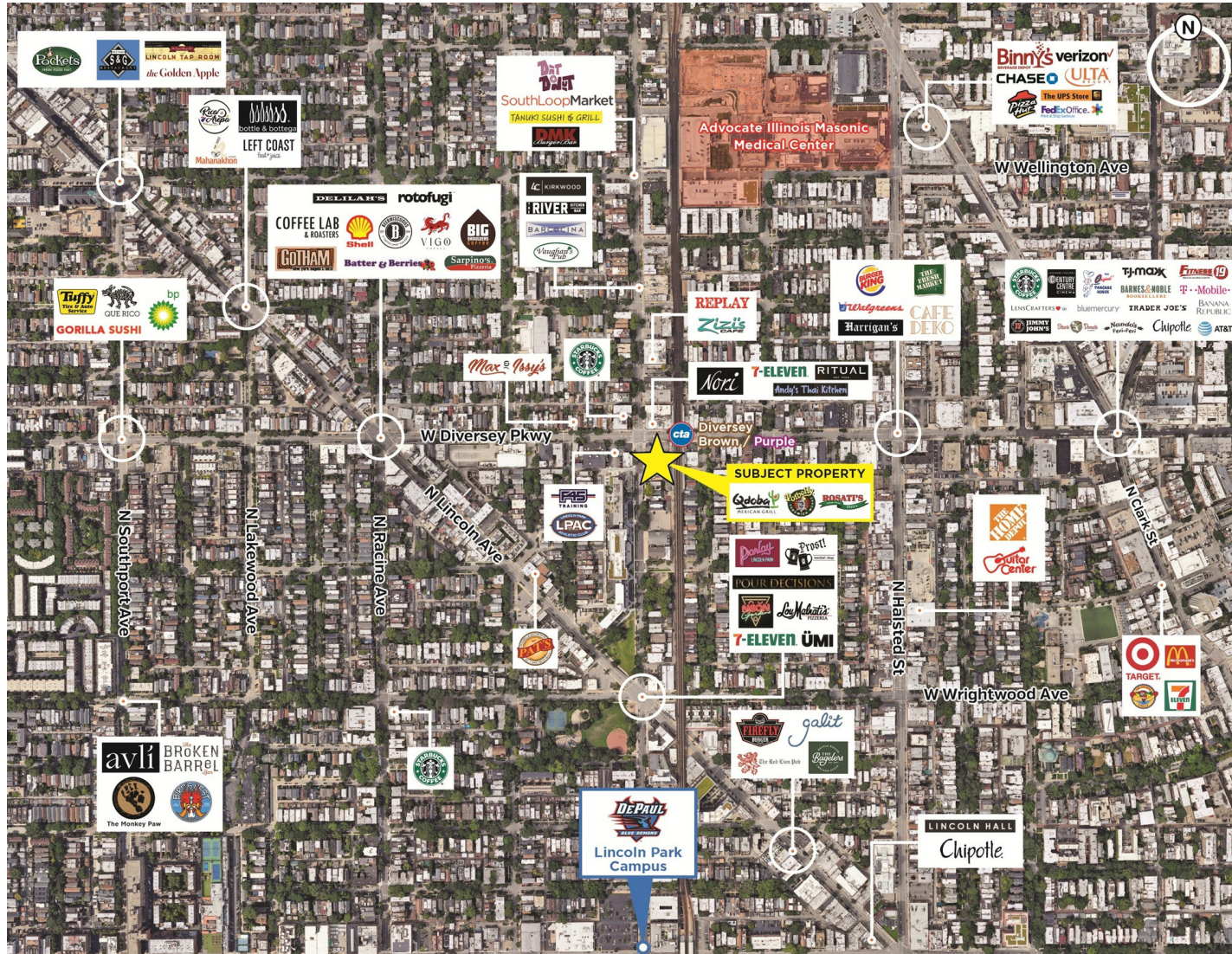


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# RETAIL AERIAL MAP

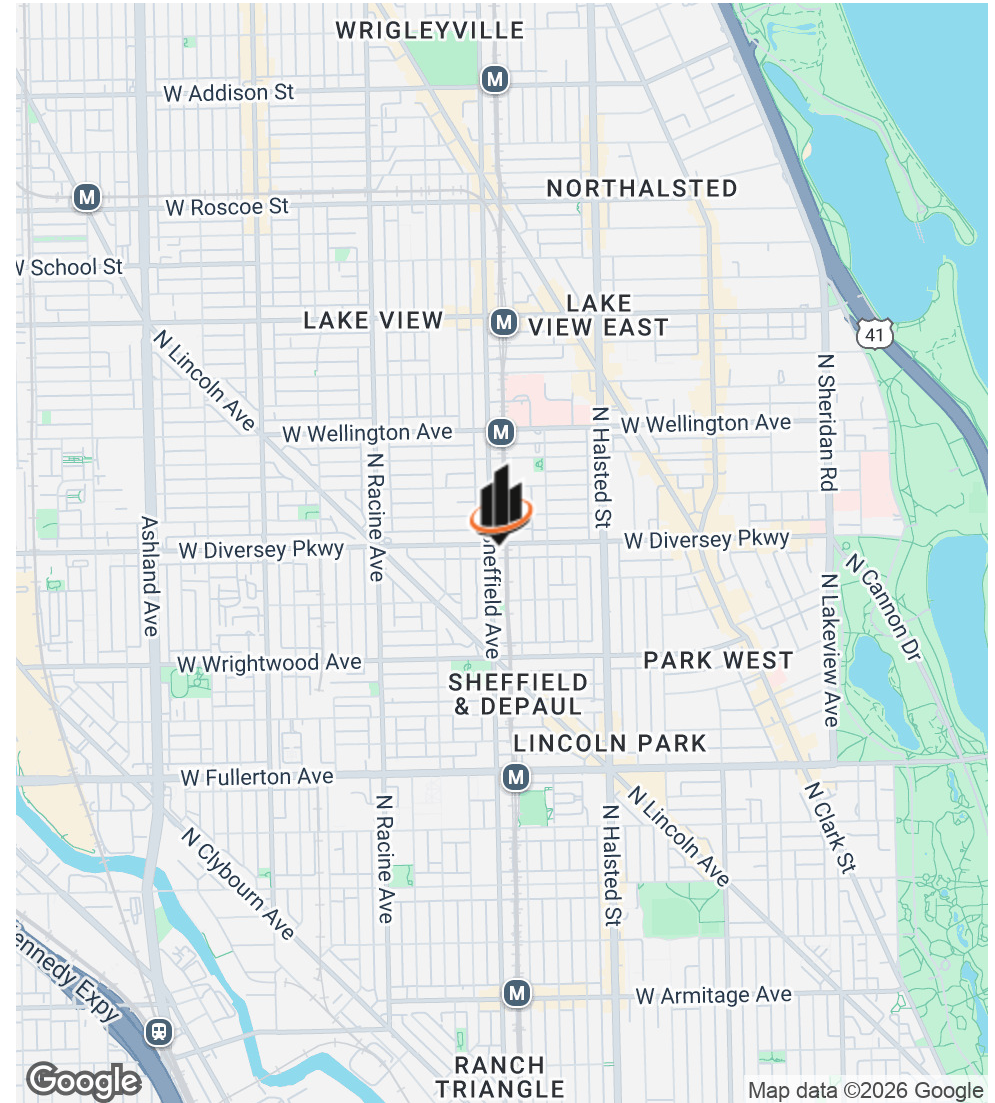
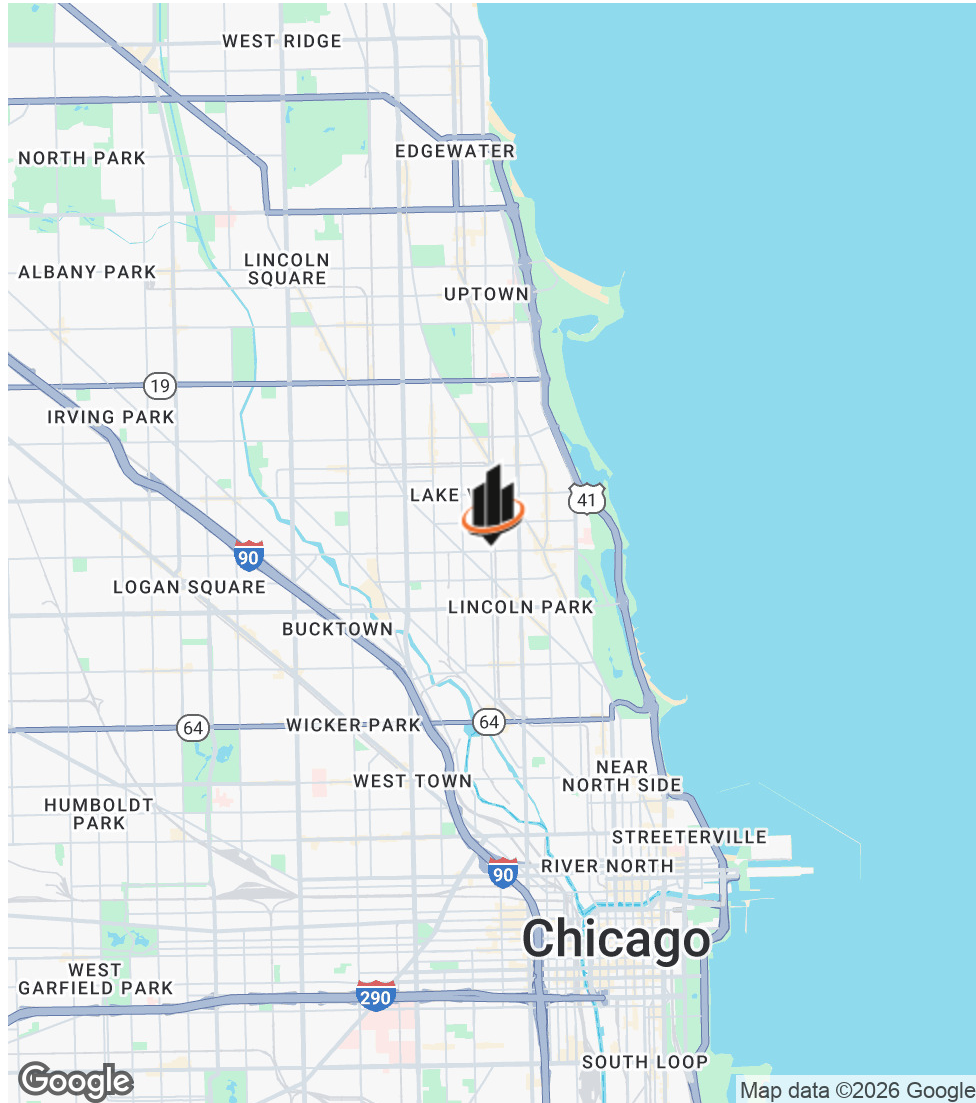


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## LOCATION MAPS



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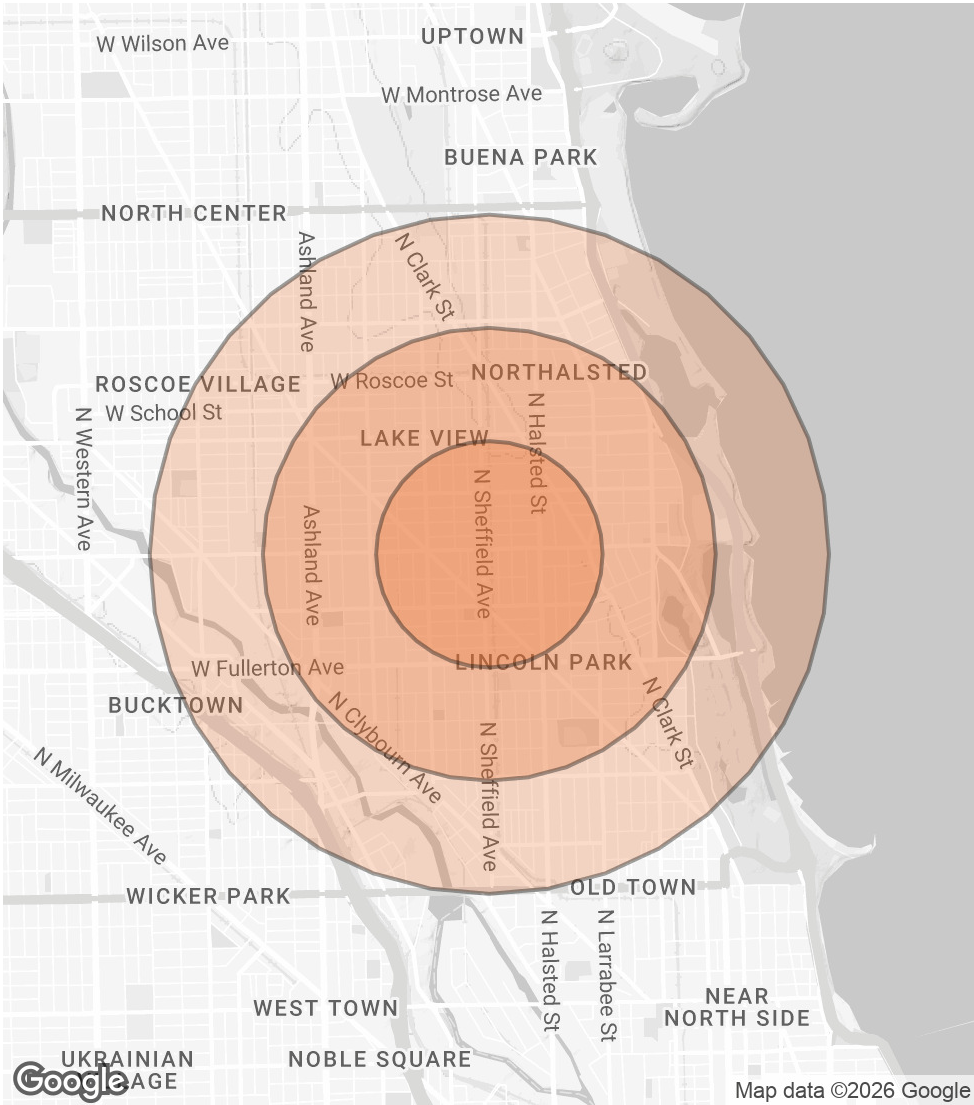
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DEMOGRAPHICS MAP & REPORT

| POPULATION           | 0.5 MILES | 1 MILE  | 1.5 MILES |
|----------------------|-----------|---------|-----------|
| TOTAL POPULATION     | 23,402    | 104,154 | 160,496   |
| AVERAGE AGE          | 34        | 36      | 36        |
| AVERAGE AGE (MALE)   | 34        | 36      | 36        |
| AVERAGE AGE (FEMALE) | 33        | 35      | 36        |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE    | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 11,555    | 56,110    | 84,471    |
| # OF PERSONS PER HH | 2         | 1.9       | 1.9       |
| AVERAGE HH INCOME   | \$209,617 | \$183,491 | \$185,631 |
| AVERAGE HOUSE VALUE | \$923,094 | \$852,554 | \$858,775 |

Demographics data derived from AlphaMap



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