



DISCLAIMER

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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.

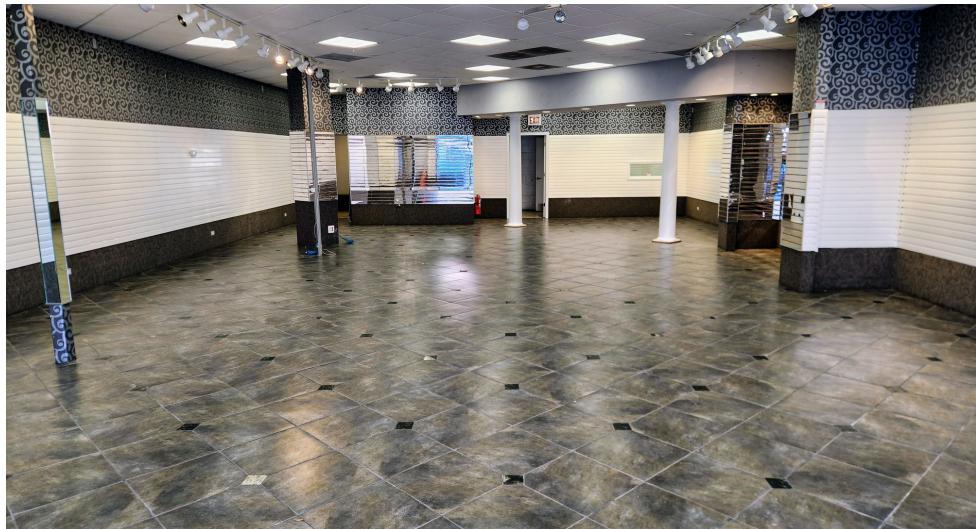
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds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

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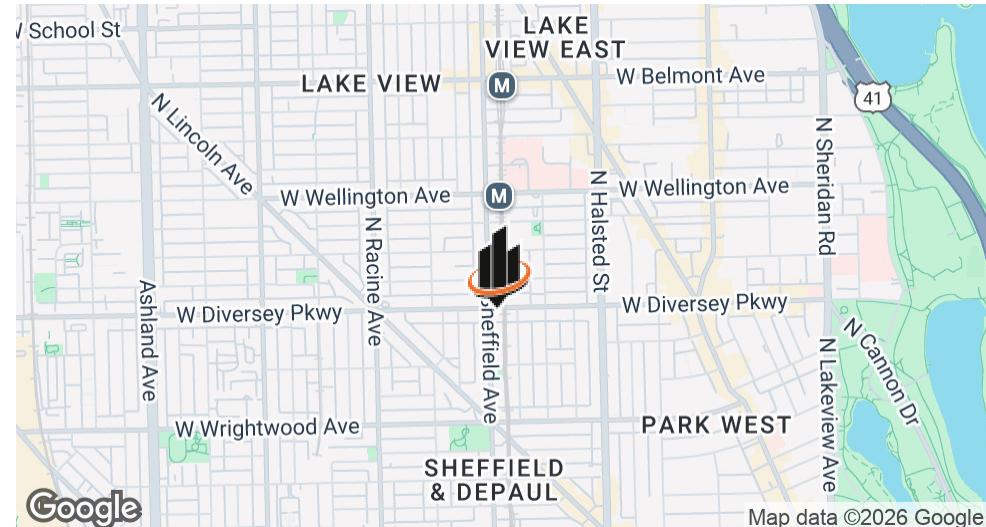
PROPERTY SUMMARY



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

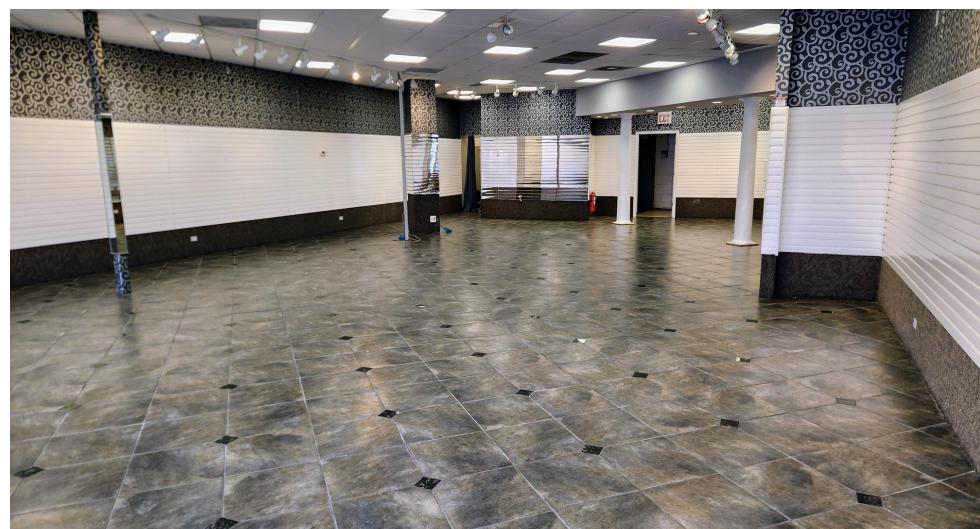
COMPLETE HIGHLIGHTS

LOCATION INFORMATION

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

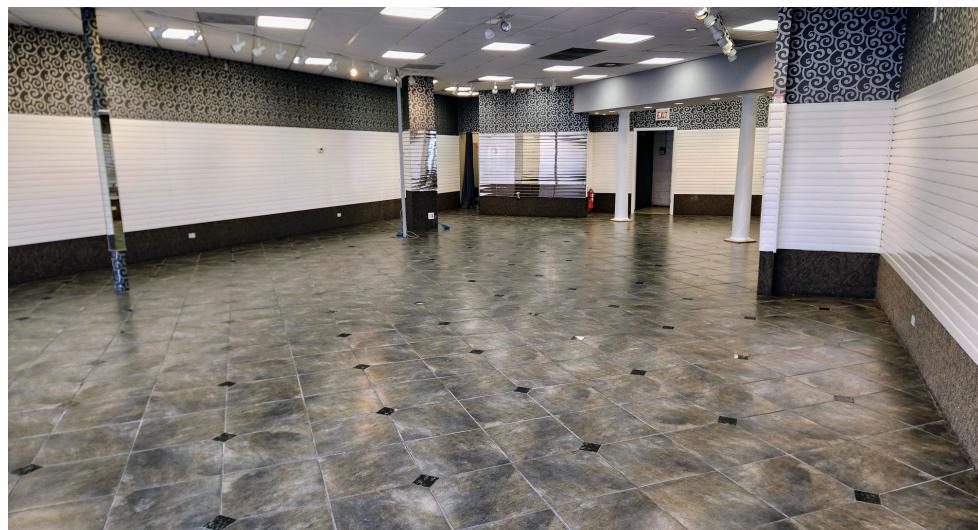
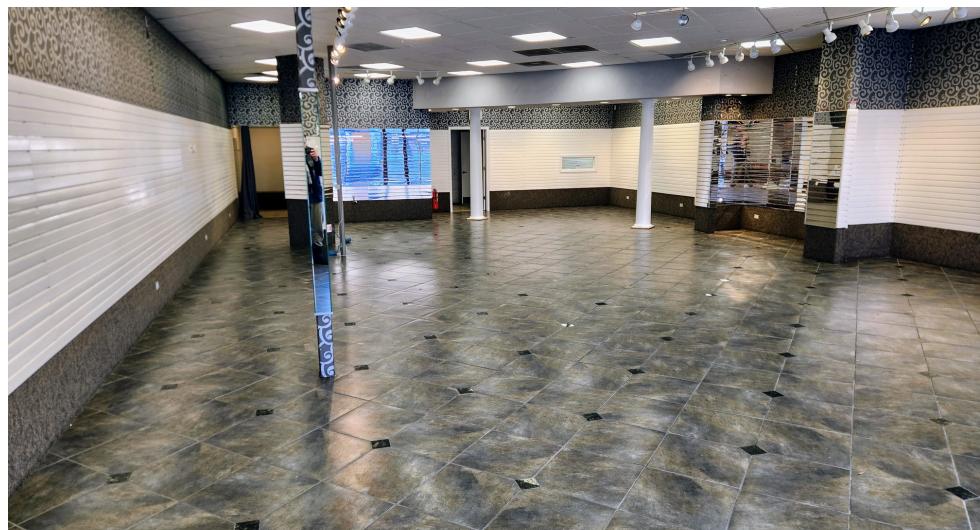
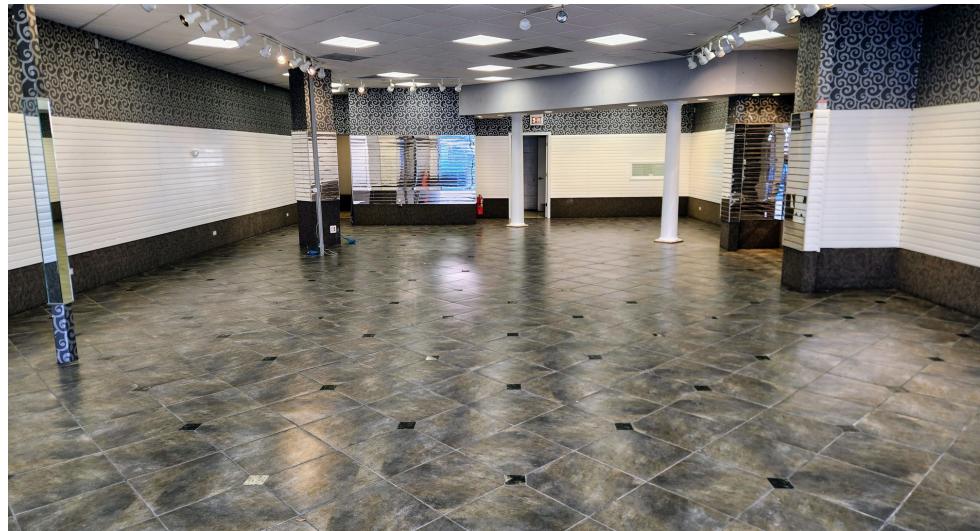


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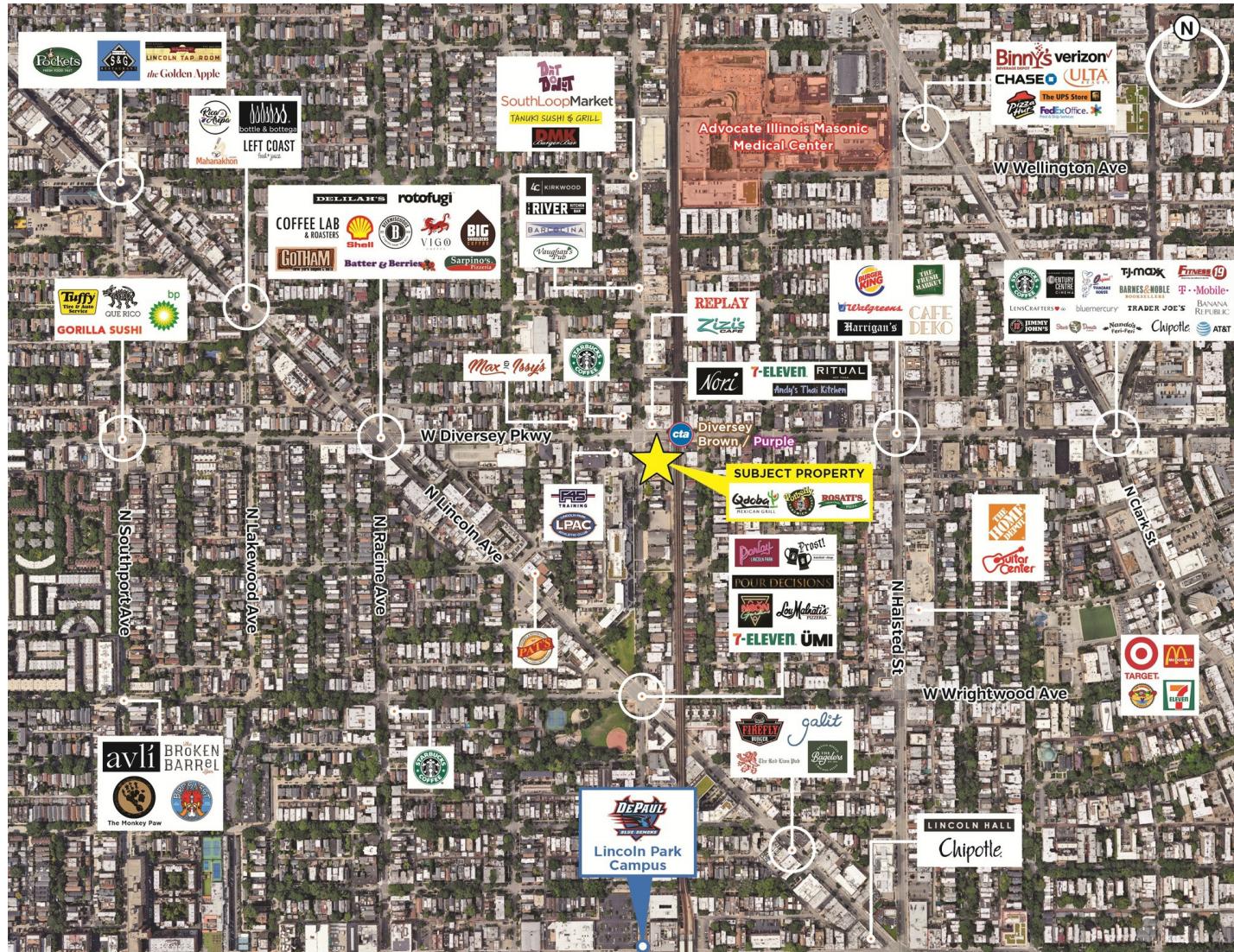
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INTERIOR PHOTOS



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RETAIL AERIAL MAP



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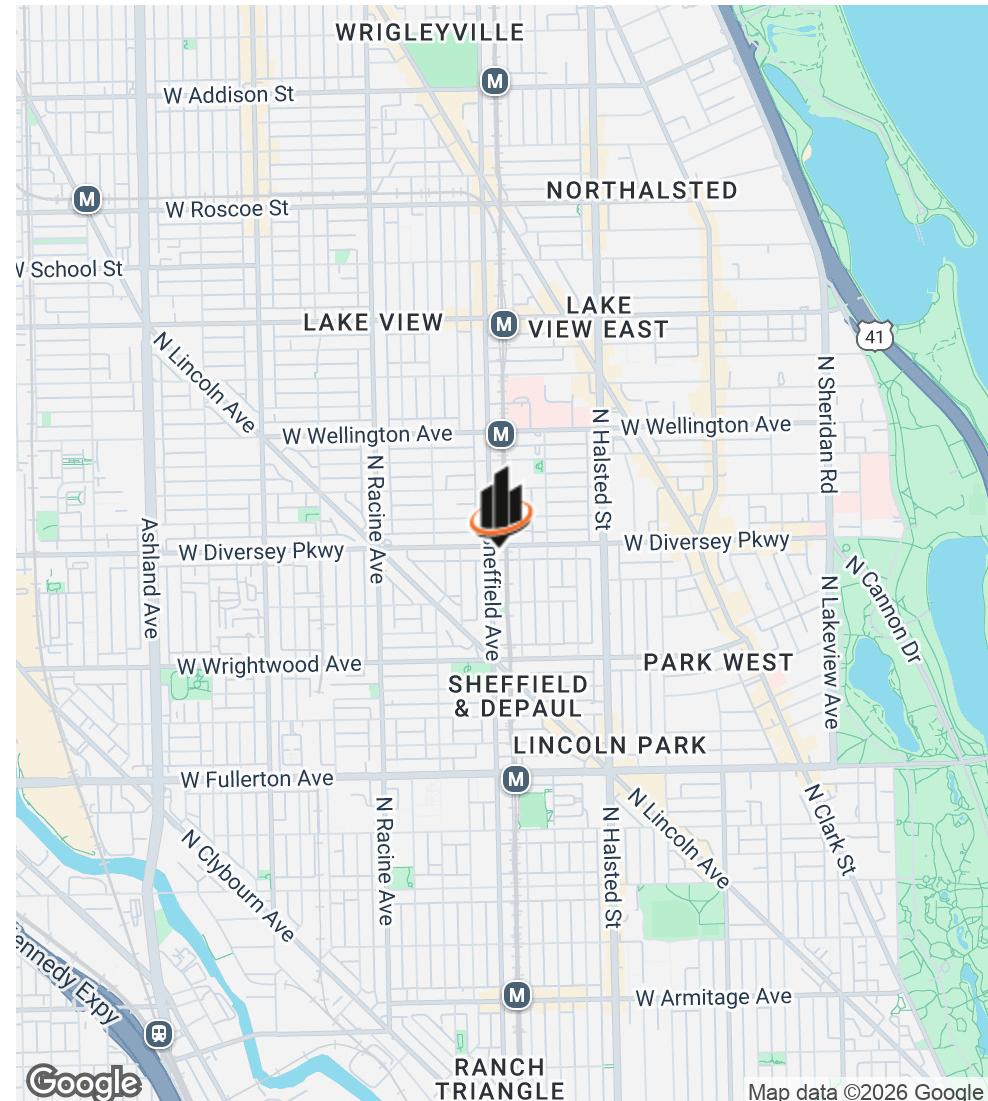
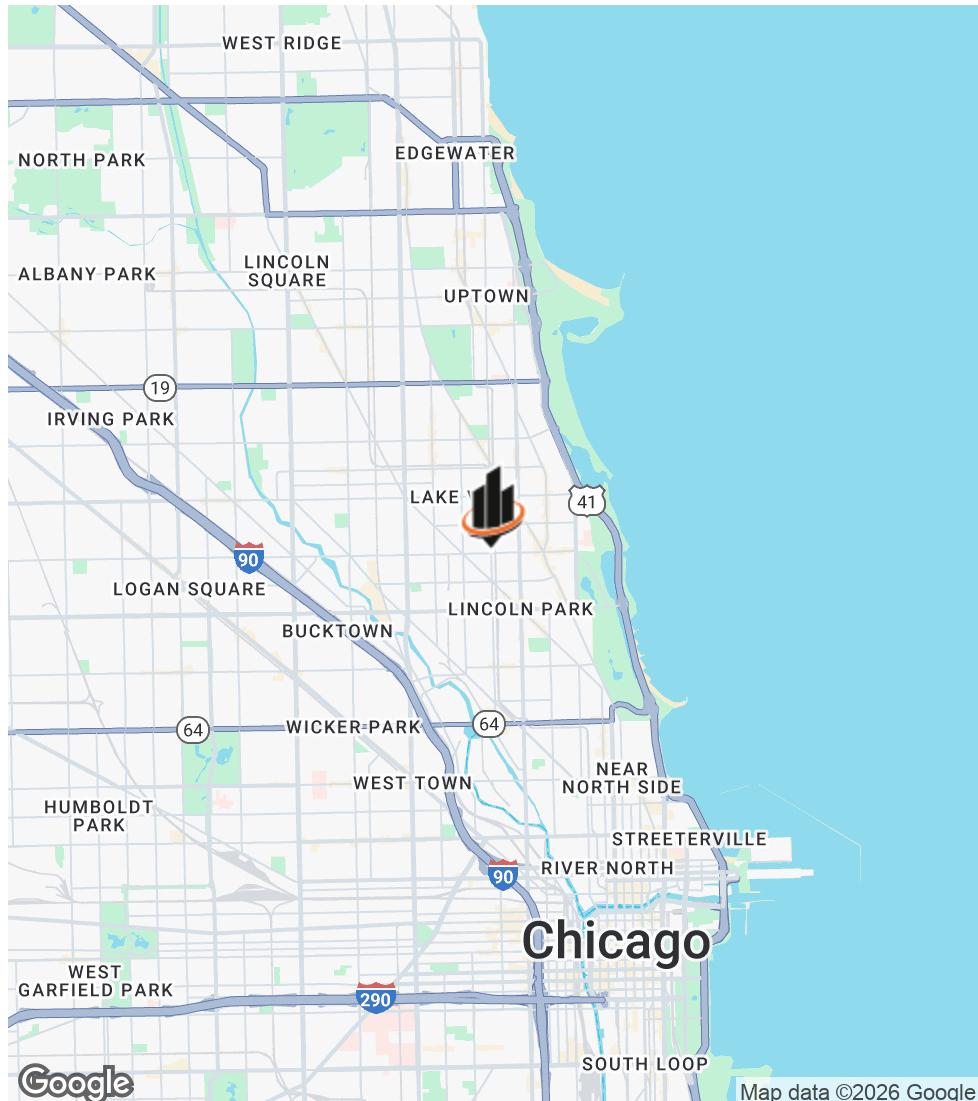
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LOCATION MAPS



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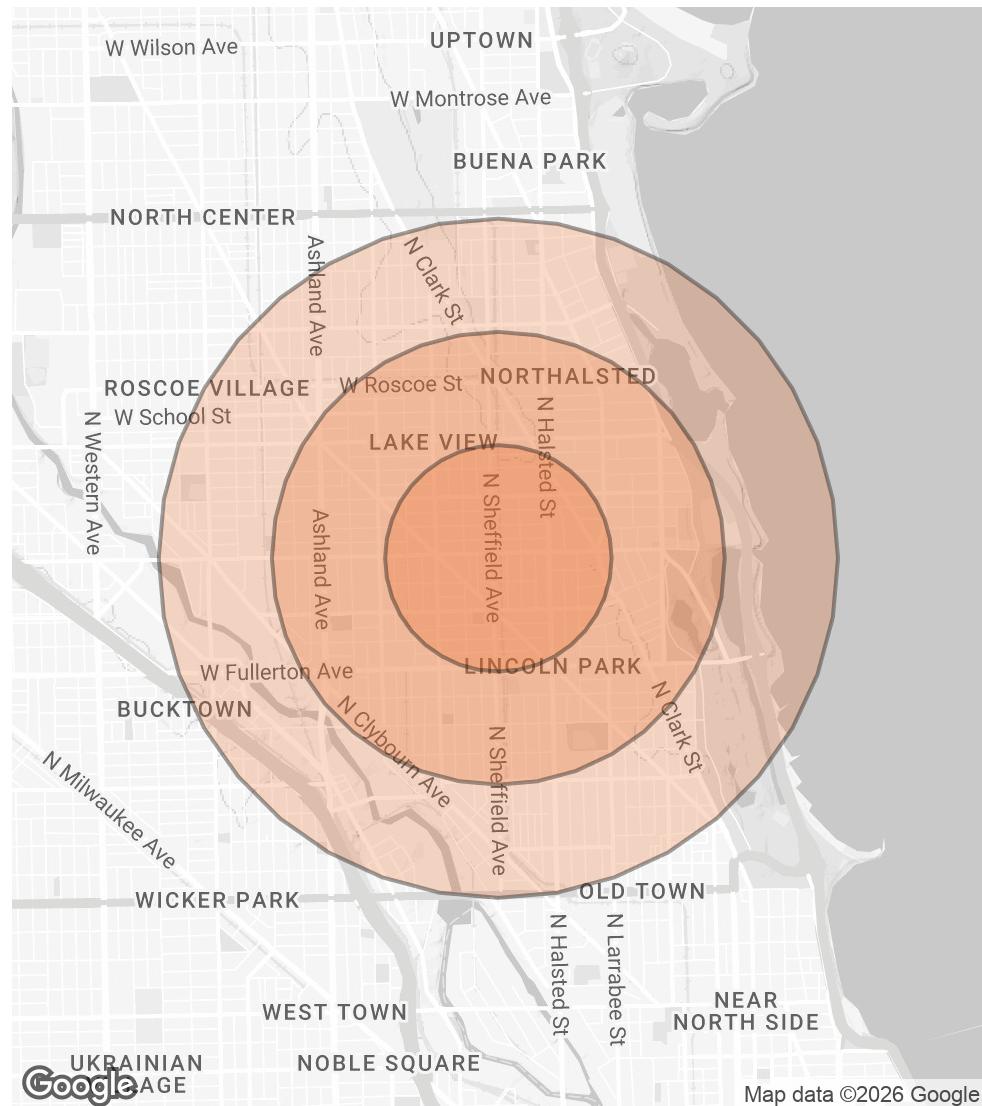
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DEMOGRAPHICS MAP & REPORT

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



Map data ©2026 Google

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