

4540 W. TOUHY AVENUE

4540 W. Touhy Avenue, Lincolnwood, IL 60712



Brand new retail-ready
space for sublease



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AVAILABILITY



Sublease Opportunity

Available space: 38,025 SF

Master lease expires: 01/31/2039

First generation retail space

Flexible Terms

Building Details



Free standing former Amazon Fresh with two stories and rooftop parking. New construction. Built in 2024.



The building is on busy Touhy Avenue just west of Lincoln Avenue.



Located adjacent to District 1860 with 299 luxury apartments, and over 40,000 SF of commercial space including Fat Rosie's, Mia Francesca and Fatpour Tap Works.

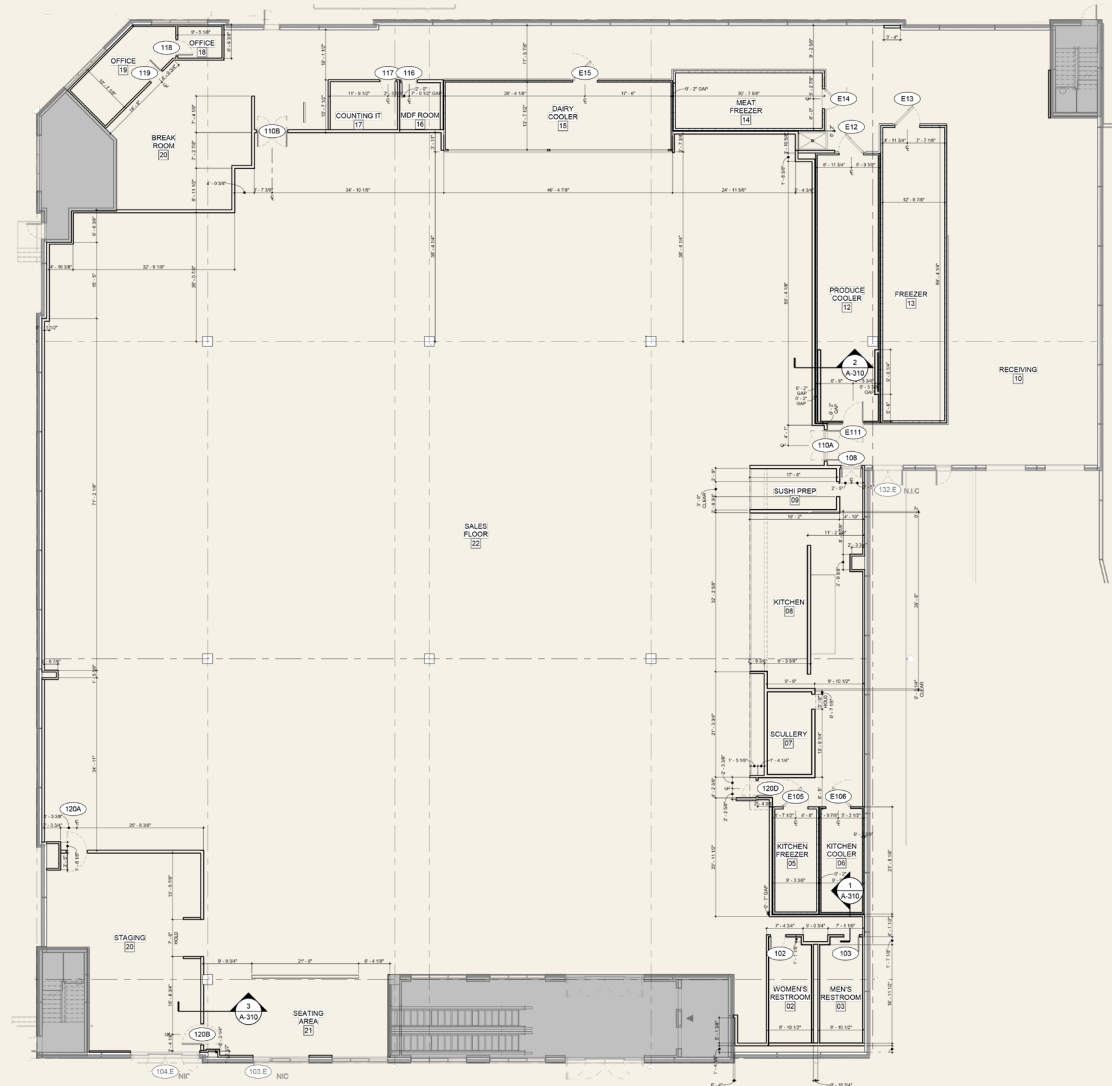


Touhy Avenue	30,833 VPD
Lincoln Avenue	13,148 VPD

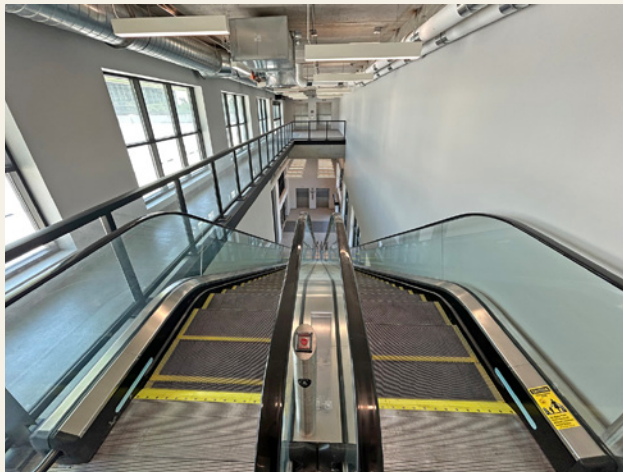
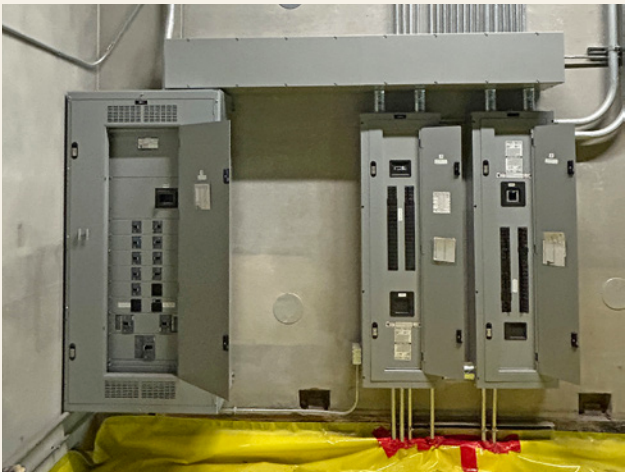
FLOOR PLAN & SPACE CONDITION

38,025 SF

- First generation retail space
- Two Stories
- Rooftop Parking



SPACE PHOTOS

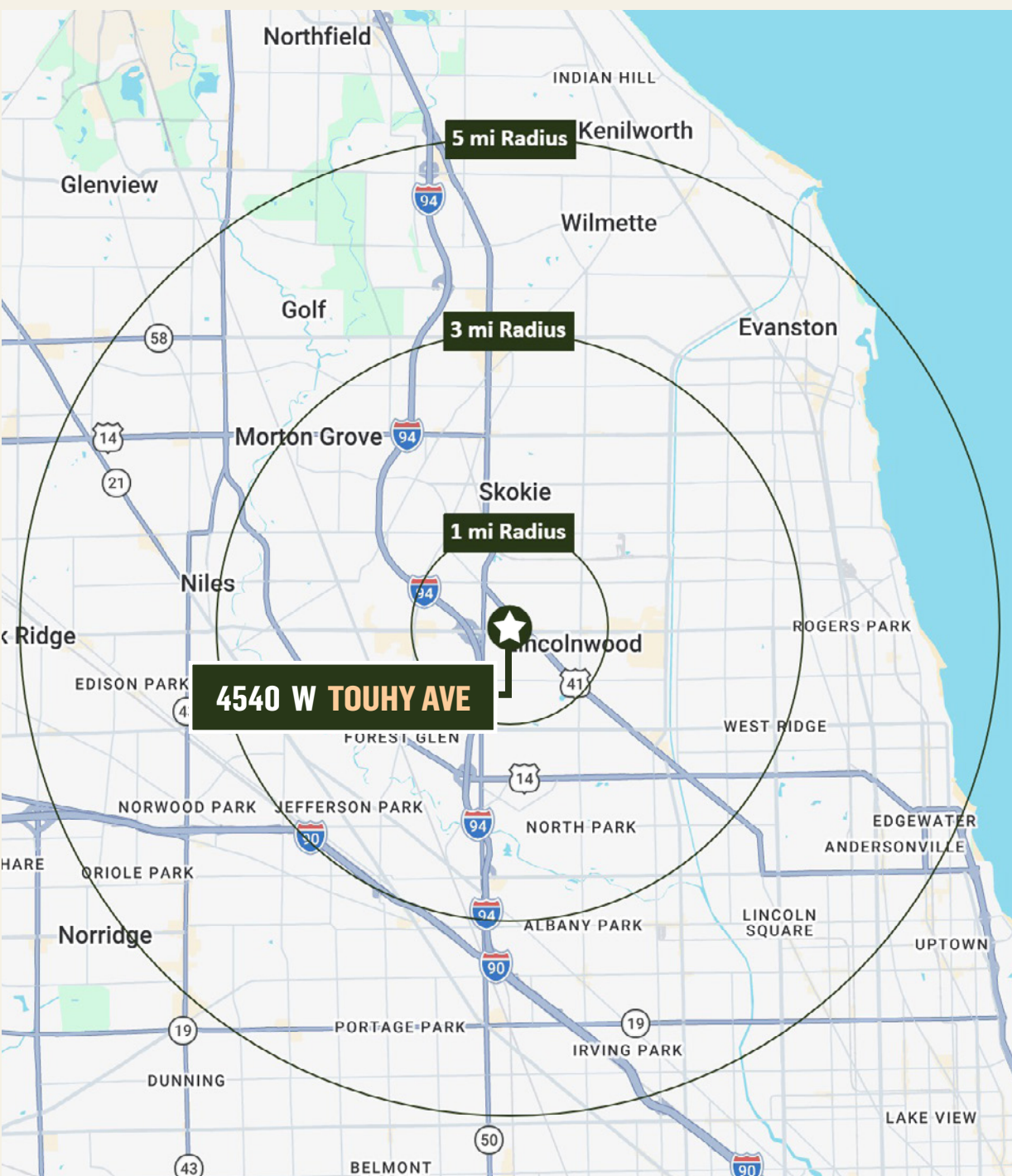




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Lincolnwood, IL 60172

LINCOLNWOOD RETAIL AERIAL

MARKET COVERAGE



Demographics

2026	1 Mile	3 Miles	5 Miles
Total Population	20,304	221,747	774,245
Total Households	6,986	81,415	318,322
Total Daytime Population	7,728	96,324	256,514
Average HH Income	\$174,425	\$145,365	\$146,545
Median Age	43.7	41.3	39.6

Annual Total Consumer Expenditure

	miles	1	\$17.46 M
		3	\$187.58 M
		5	\$700.55 M
Apparel & Services			
	miles	1	\$52.46 M
		3	\$577.54 M
		5	\$2.11 B
Food at Home			
	miles	1	\$38.9 M
		3	\$415.75 M
		5	\$1.56 B
Food Away from Home			
	miles	1	\$8.57 M
		3	\$93.62 M
		5	\$343.9 M
Personal Care			

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