

# Prime Leasing Opportunity To Join Starbucks at SEC Ridge Ave & Paulina Street

Frontline Real Estate Partners

5964 NORTH RIDGE AVENUE | CHICAGO, IL 60660



## OFFERING SUMMARY

Lease Rate:	Negotiable
NNN's:	\$21.75 PSF
Available SF:	1,000 - 2,300 SF
Building Size:	4,800 SF
Year Built:	2018
Lot Size:	1.5 Acres
Cross Streets:	Ridge Avenue and Paulina Street
Traffic Count:	46,900 VPD
Submarket:	North Chicago

## PROPERTY OVERVIEW

2,300 SF available for lease with co-tenant Starbucks, along Ridge Road between Paulina and Clark, in Chicago's booming Edgewater neighborhood. Located on Chicago's north side, the new construction (2018) strip center offers a prime leasing opportunity at a highly trafficked intersection (76,000 VPD) and is just one (1) block west of Nicholas Senn High School. The unit is currently wide open, providing flexible layouts for a variety of retail, office, or service oriented businesses and features floor to ceiling windows, an outdoor patio, and pylon signage to be shared with Starbucks. Additionally, the center is a block south of the new Peterson/Ridge Metra station, which is expected to open in 2020. Located less than one (1) mile from Lake Shore Drive and just two (2) blocks west from the Thorndale "L" station, the center is well located from a transportation and public transit standpoint.

## PROPERTY HIGHLIGHTS

- Prime leasing opportunity to join Starbucks in Chicago's booming Edgewater neighborhood
- Located a block south of the new Peterson/Ridge Metra Station (coming in 2020)
- Property is situated in a highly trafficked intersection with visibility and exposure to over 76,000 VPD
- Ample parking on-site for both customers and employees
- Dual-sided monument sign available

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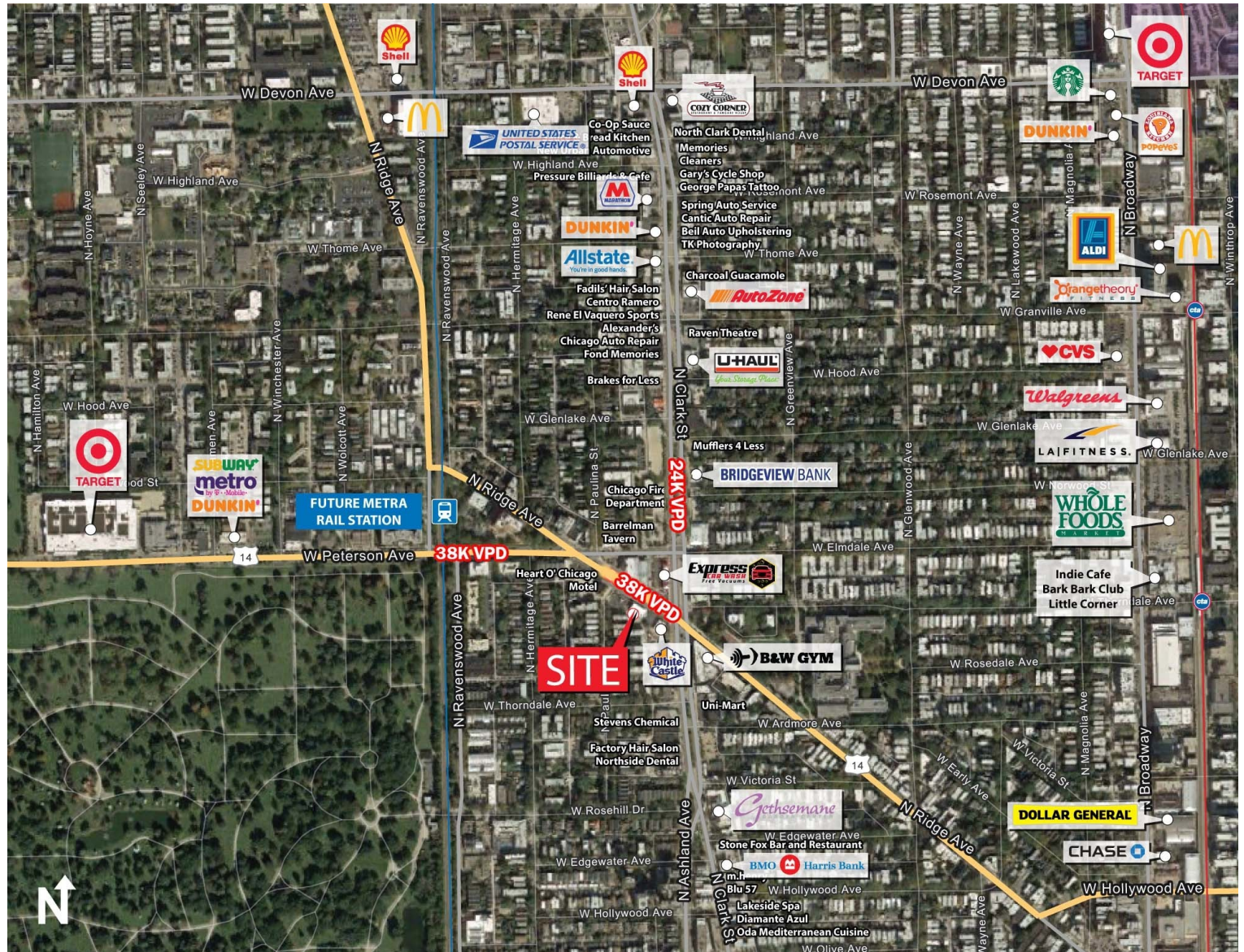


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ADDITIONAL PHOTOS



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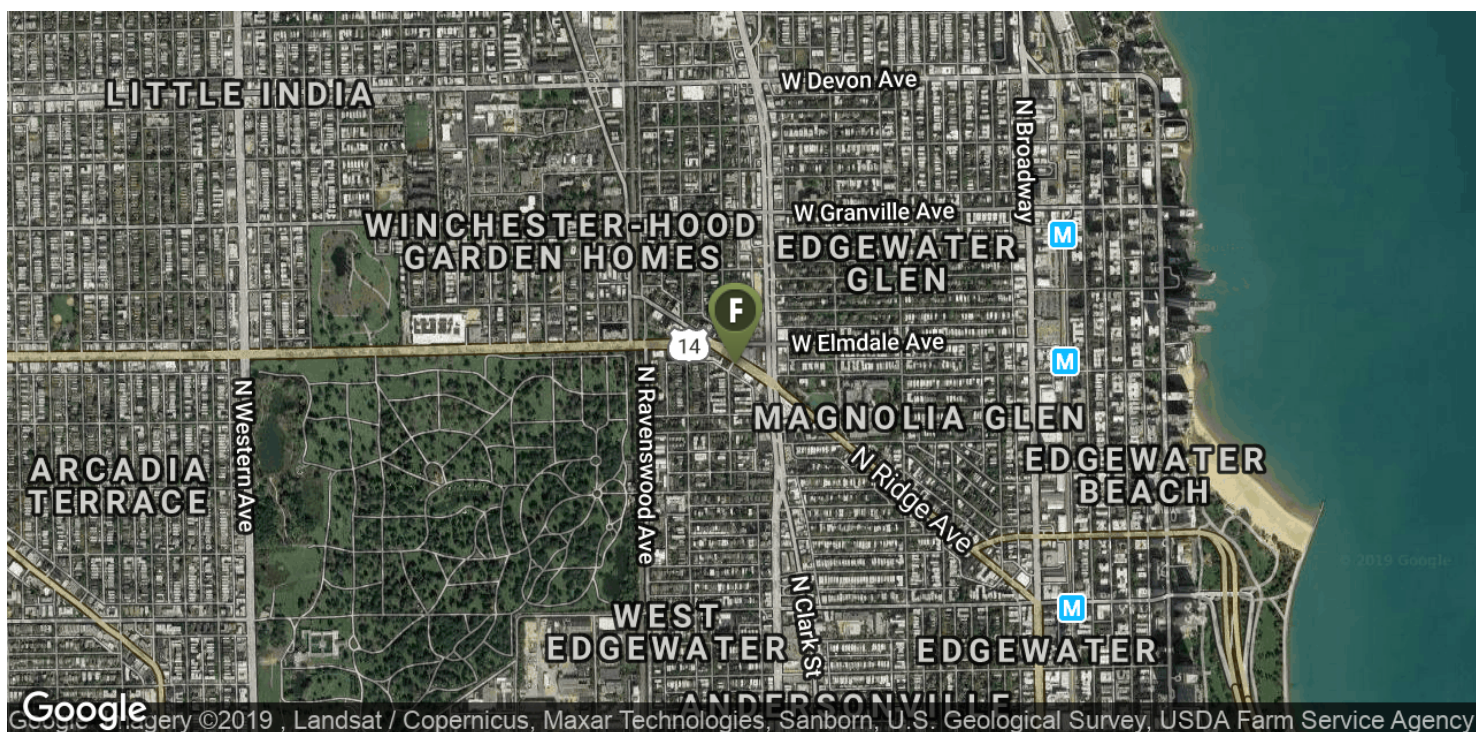
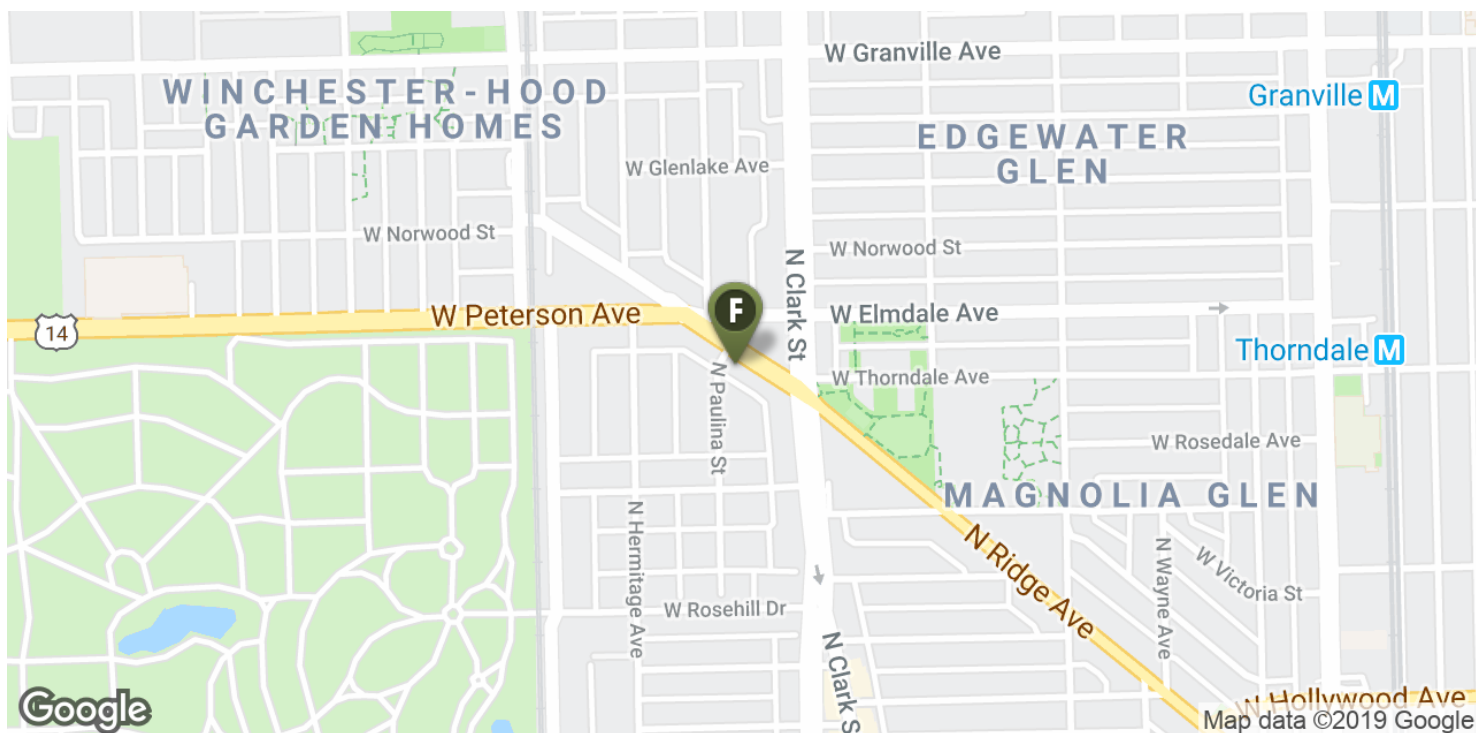


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## LOCATION MAPS



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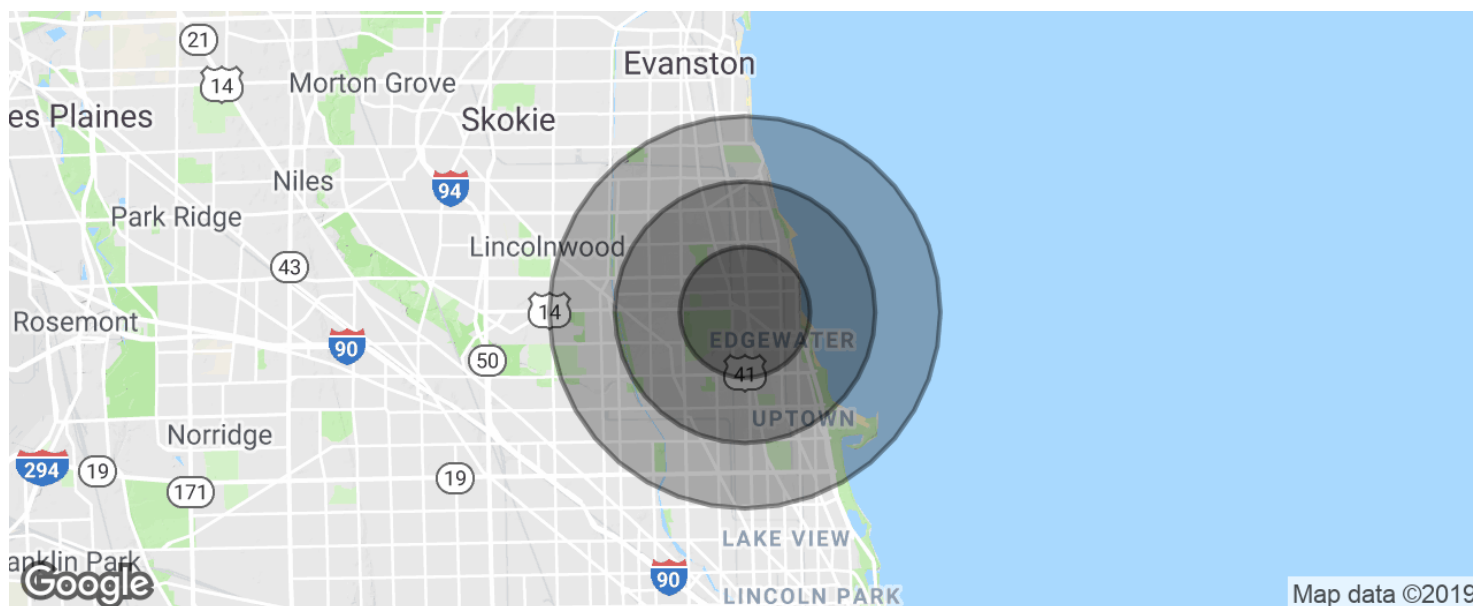
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DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	2 MILES	3 MILES
Total population	66,166	250,390	441,585
Median age	35.6	35.6	35.1
Median age (Male)	36.1	35.6	34.9
Median age (Female)	34.7	35.5	35.3

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	29,512	112,539	193,728
# of persons per HH	2.2	2.2	2.3
Average HH income	\$66,388	\$62,037	\$68,376
Average house value	\$414,081	\$367,389	\$410,620

## RACE

	1 MILE	2 MILES	3 MILES
% White	61.3%	56.5%	59.1%
% Black	12.7%	15.4%	14.1%
% Asian	11.4%	13.4%	13.0%
% Hawaiian	0.0%	0.1%	0.1%
% American Indian	0.3%	0.4%	0.3%
% Other	11.3%	11.7%	10.8%

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