

LEASE
Versatile 950 SF Commercial
Condo on Lincoln Avenue
Lakeview

2936 NORTH LINCOLN AVENUE UNIT 1N

Chicago, IL 60657

PRESENTED BY:

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OFFERING SUMMARY



LEASE RATE	\$3,200 PER MONTH MG
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OFFERING SUMMARY

BUILDING SIZE:	950 SF
AVAILABLE SF:	950 SF
LOT SIZE:	3,125 SF
YEAR BUILT:	2006
RENOVATED:	2020
ZONING:	R3.5

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PROPERTY OVERVIEW

Prime opportunity to lease a beautifully updated 950-square-foot commercial condo on Lincoln Avenue in Chicago’s desirable Lakeview neighborhood. The bright, inviting space features abundant natural light, polished concrete floors, an updated kitchenette and bath, and a flexible layout that can easily adapt to numerous commercial uses.

With flexible B3 zoning, the property offers an excellent opportunity for a variety of office, retail, service, or other commercial concepts. The combination of a highly functional interior, contemporary finishes, abundant natural light, and a vibrant Lakeview location makes this an ideal space for businesses seeking a versatile, welcoming environment.

Bring your vision to this turnkey commercial space and take advantage of all that Lakeview and Lincoln Avenue have to offer.

ADDITIONAL PHOTOS



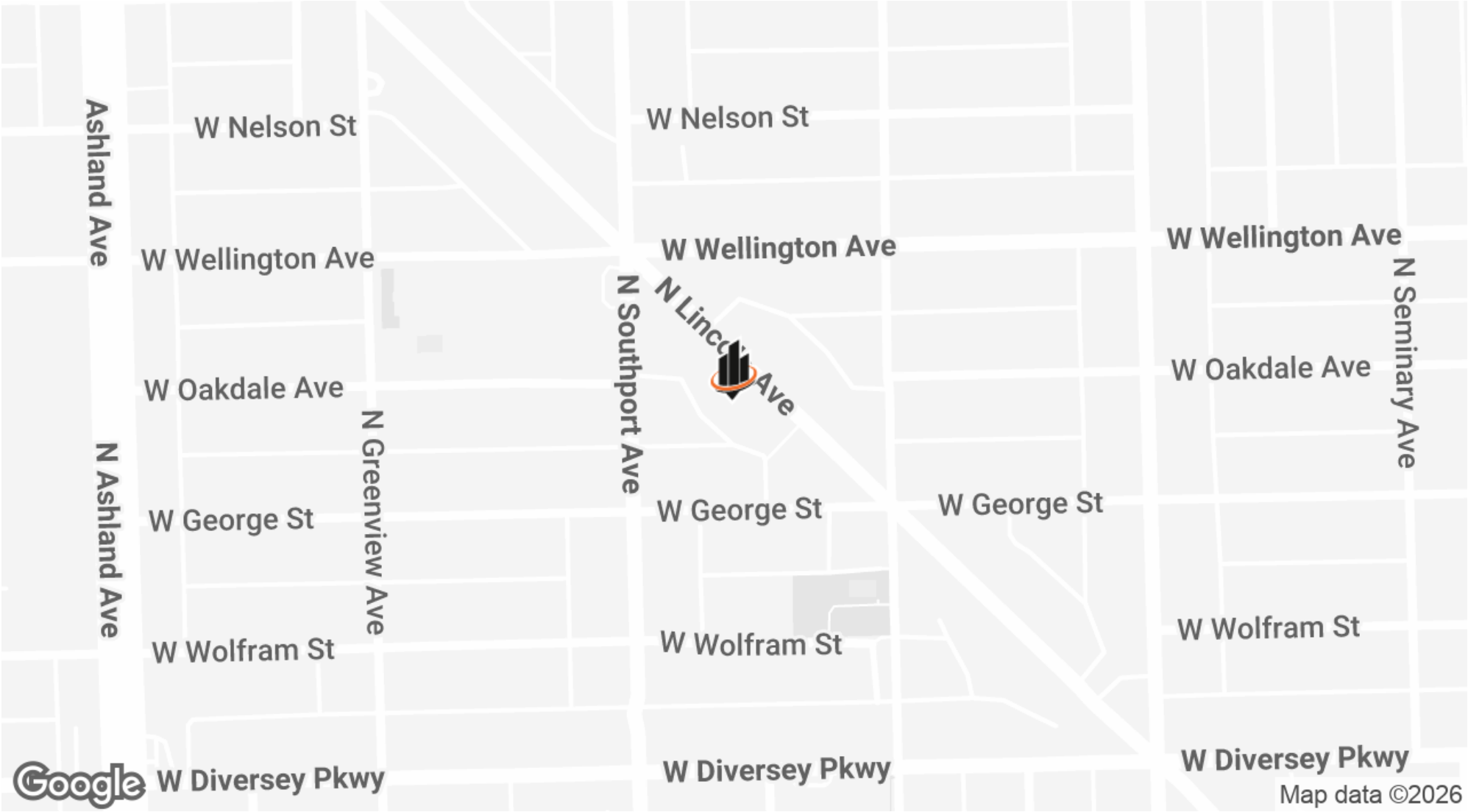
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LOCATION MAP



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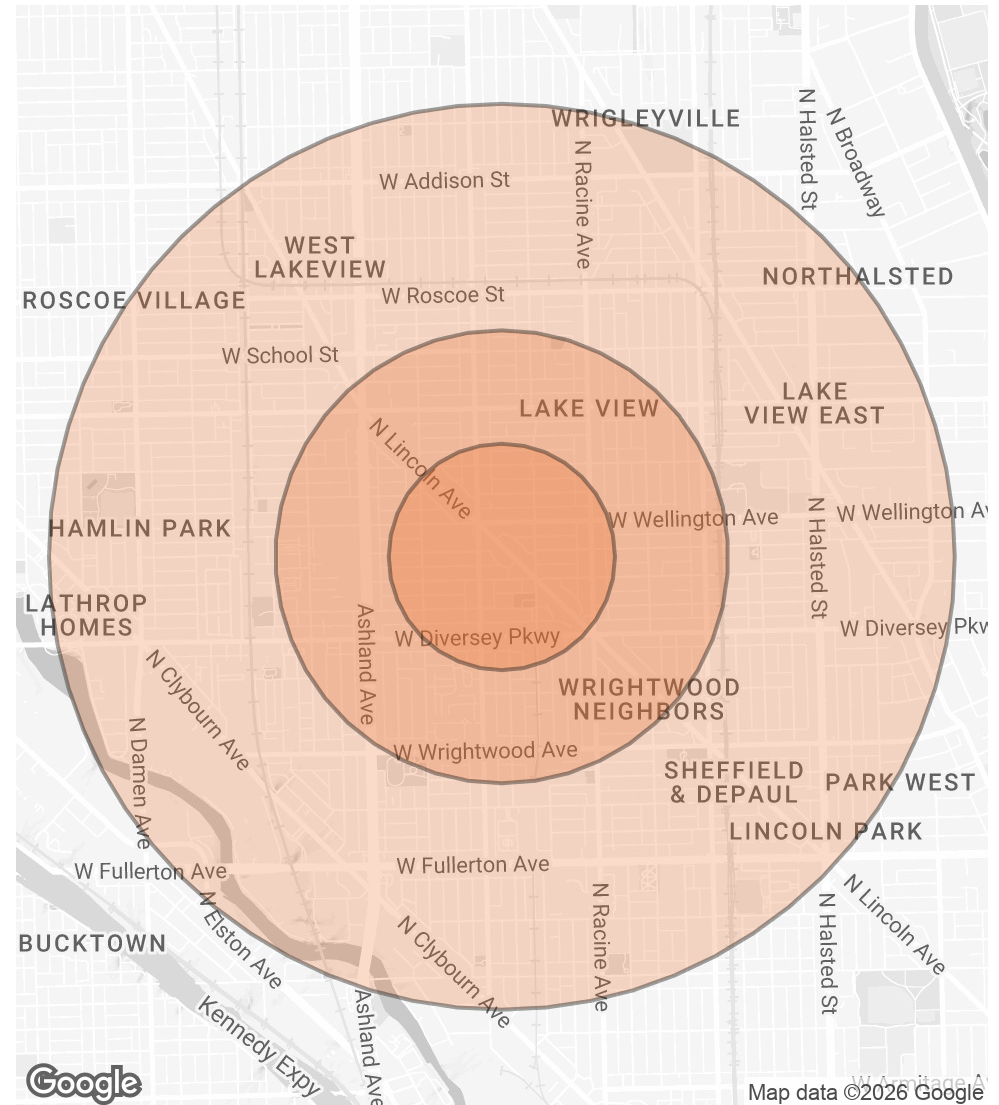
DEMOGRAPHICS MAP & REPORT

POPULATION

TOTAL POPULATION	5,373	20,723	79,090
AVERAGE AGE	30.2	31.1	30.9
AVERAGE AGE (MALE)	31.5	31.8	31.3
AVERAGE AGE (FEMALE)	30.1	31.2	31.0

HOUSEHOLDS & INCOME

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,288	9,048	36,504
# OF PERSONS PER HH	2.3	2.3	2.2
AVERAGE HH INCOME	\$269,566	\$266,986	\$216,114
AVERAGE HOUSE VALUE	\$753,730	\$827,532	\$801,341



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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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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