

STONE REAL ESTATE

RARE FREESTANDING LINCOLN PARK BUILDING



3K-11.3K

Square feet
available



56K

Daytime population in a
1.5 mile radius

Conceptual Rendering



Conceptual Rendering

Easy to Find. Easy to Park. Easy to Succeed

PROPERTY DESCRIPTION

- Highly visible, freestanding building with dedicated on-site parking.
- Flexible layout suitable for a variety of tenants including restaurant, fitness, office and other daily needs providers.
- Large pylon sign presents a distinct branding opportunity on some of Chicago's most highly trafficked thoroughfares including the highway as well as the adjacent Metra station.
- While situated on the border of Lincoln Park and Bucktown, the building's close proximity to the highway offers access to the rest of urban Chicago and surrounding suburbs.



\$241K

Average HH income in a
1.5 mile radius



68K

Households in a
1.5 mile radius

DEMOGRAPHICS

	0.5 MILE	1 MILE	1.5 MILE
POPULATION	7,409	55,317	142,257
HOUSEHOLDS	3,541	25,242	68,065
AVERAGE HH INCOME	\$246,051	\$274,639	\$241,003
DAYTIME POPULATION	6,454	25,641	56,072

AREA RETAILERS & ATTRACTIONS

MARIANO'S

BEST
BUY

KOHL'S

5i
FIVE IRON GOLF

WHIRLYBALL
THE GOLF CENTER

HIDEOUT

SALT SHED

REGAL

Advocate
Medical Group

PUP
SOCIAL



142K

People in a
1.5 mile radius

EXCLUSIVE AGENTS

William Winter 312/878-9445
wwinter@stonerealestate.com

Noah O'Neill 312/245.5206
noah@stonerealestate.com

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This information is from sources we deem to be reliable, however nothing contained herein should be construed as a representation on our part, as no independent verification of the information has been made by us.

Member of
SITE SOURCE
REAL ESTATE NETWORK

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1940 N. ELSTON AVE. | LINCOLN PARK



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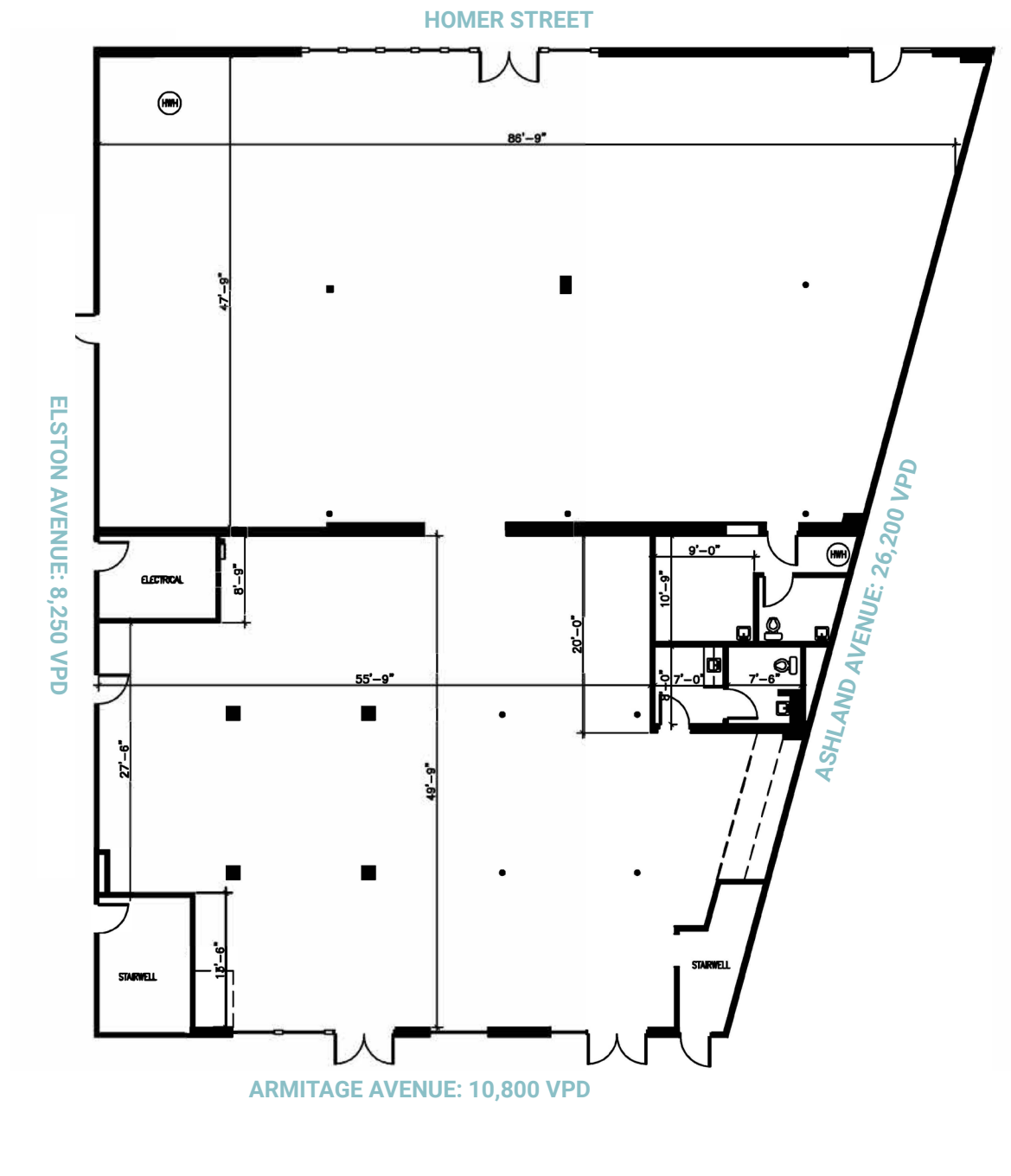
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FIRST FLOOR: 7,370 SF



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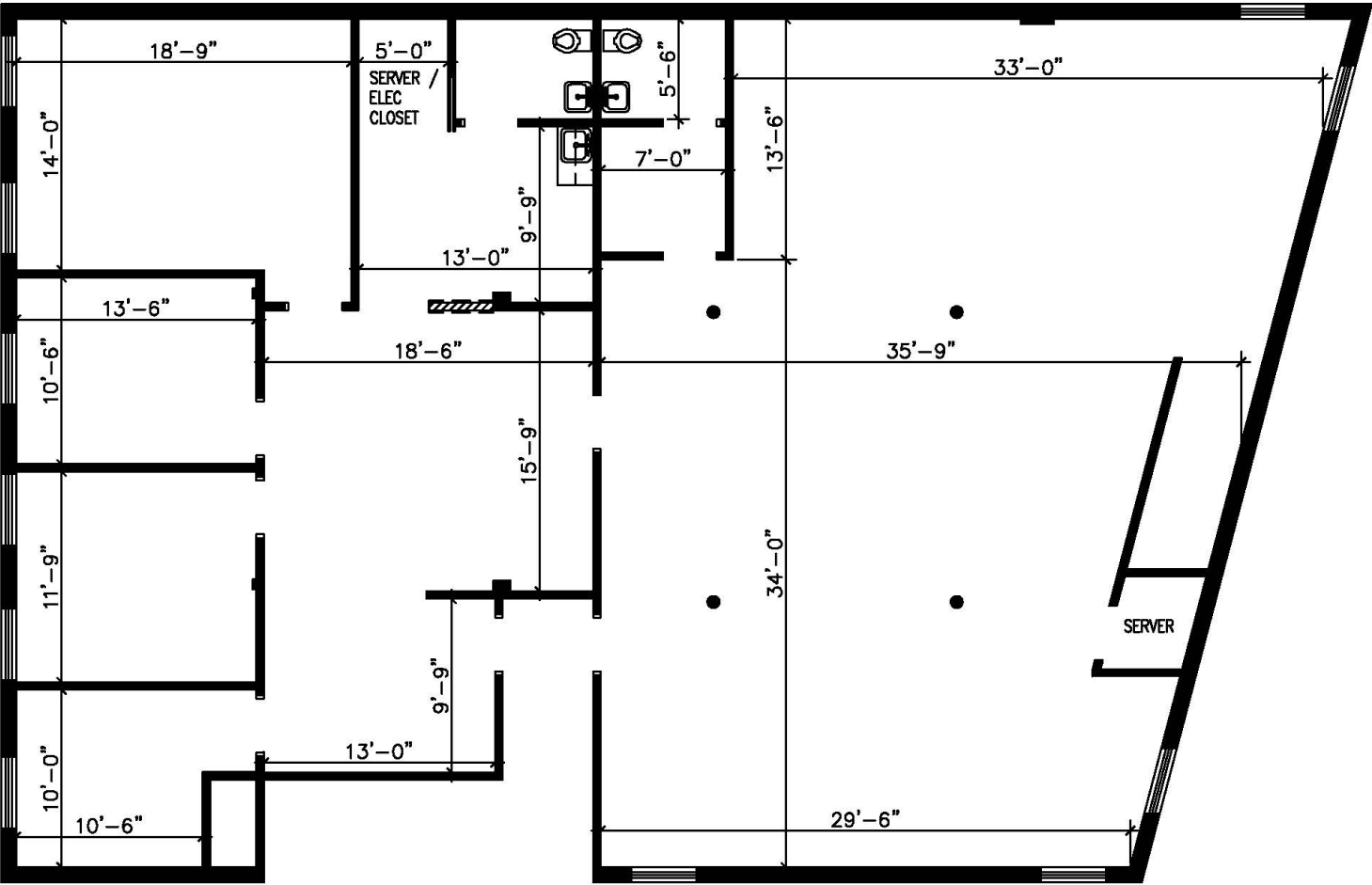
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1940 N. ELSTON AVE. | LINCOLN PARK

SECOND FLOOR: 3,960 SF



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