

# 3254 N Lincoln Ave



2nd Generation Retail Space  
Located in the Heart of Lakeview

## For Lease



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# Leasing Overview

**3254**  
*N Lincoln Ave*  
—◆—

ASKING RENT:	<b>\$33/SF NNN</b>	SPACE AVAILABLE:	<b>4,000 SF</b>
EST. NNNs:	<b>11/SF</b>	PARKING:	<b>5 GARAGE SPACES</b>
CONDITION:	<b>2ND GENERATION</b>	FRONTAGE:	<b>~22'</b>
DATE AVAILABLE:	<b>IMMEDIATE</b>	ZONING:	<b>B1-3</b>
SUB-MARKET:	<b>LAKEVIEW</b>	ALDERMANIC WARD:	<b>32   WAGUESPACK</b>

# Leasing Highlights

3254  
N Lincoln Ave

- 4,000 SF 2nd generation retail space located in the heart of Lakeview on the ground floor of a 66-unit condominium building, featuring 5 dedicated on-site parking garage spaces.
- Available retail space features over 22' of Lincoln Avenue frontage and strong building co-tenancy, including Aayu Clinics and School of Rock.
- Nearby national retailers include Whole Foods, Target, Starbucks, CorePower Yoga, and LA Fitness.
- Beloved nearby local retailers include Brownbag Seafood Company, Frasca Pizzeria, Crosstown Fitness, Bitter Pops and Garfield's Beverage.
- Located just one block north of the six-corner intersection of Lincoln, Belmont, & Ashland and easily accessible to the CTA Brown Line Station and multiple CTA bus stations.
- Dense residential population of ~90,000 people with affluent average household income of over \$142,000 within a 1-mile radius.



*Additional Photos*

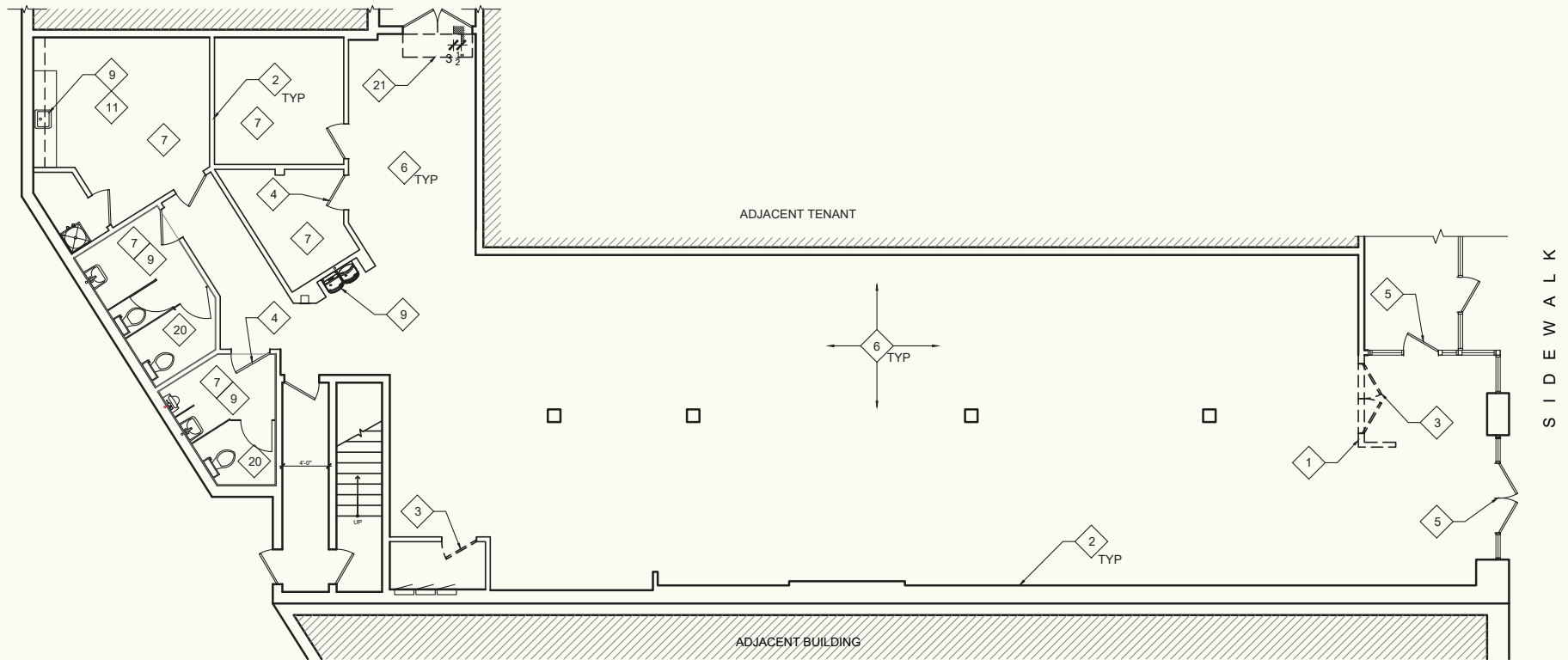


# Floor Plan

3254  
N Lincoln Ave



click for video tour



# Market Overview

## Area Drivers



**Lakeview** is located in the city's North Side bordered by West Diversey Parkway on the south, West Irving Park Road on the north, North Ravenswood Avenue on the west, and the shore of Lake Michigan on the east. The 2020 population of Lakeview was 103,050 residents, making it the second-largest Chicago community area by population.

Lakeview includes West Lakeview and Lakeview East. In 2013, Money Magazine named Lakeview number three in its top ten big-city neighborhoods in its Best Places to Live rankings. As one of Chicago's most vibrant neighborhoods Lakeview offers an exceptional blend of residential charm and commercial opportunity. With its proximity to Lake Michigan, scenic parks, and a dynamic dining and entertainment scene, Lakeview attracts a diverse demographic, including young professionals and families. The area boasts a robust foot traffic, fueled by popular attractions like Wrigley Field and the bustling Belmont Avenue corridor.



### Median Age

33.6



### Est. Population

89,386



### Average HH Income

\$142,230



### Est. Daytime Population

41,271



### Monthly HH Consumer Expenditure

\$7,684



### Nearby Public Transportation

36 Bus (0.1 mi.)

Addison Red Line (0.5 mi)

# 3254

## N Lincoln Ave

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CHICAGO COMMERCIAL - URBAN TEAM

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