



For Lease

Lakeview Retail Space For Lease

3030 N. Lincoln Avenue, Chicago, IL 60657

\$28 SF/yr (NNN)

Colliers is pleased to present this newer construction 2,195 SF Retail Storefront FOR LEASE. The space sits at street level at 3030 N Lincoln Avenue, a newer (2017) commercial condo ideally situated in the heart of Chicago's thriving Lakeview neighborhood, just south of the prominent signalized intersection of Lincoln, Greenview, and Barry Avenues. Just a half-mile walk to the Paulina or Southport Brown line platforms, and roughly one mile from Wrigley Field, home to the Chicago Cubs! This must-see unit features an open floor plan. Abundant natural light spills through its floor-to-ceiling storefront windows, creating a modern, biophilic work environment for staff. Added features include high ceilings, flexible interior layout, Efficient mechanical systems, and 57 feet of storefront visibility on the highly trafficked Lincoln Avenue. Ideal uses include soft goods retail, service retail, salons, offices, financial services, and dental or medical (med-tail) services. This stretch of the Lincoln Avenue Corridor has recently seen incredible revitalization, with an explosion of new businesses and property development. That, paired with solid demographics and average household incomes above \$268,000 within a half-mile radius, signals this corridor is primed for rapid growth.

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Colliers

www.colliers.com/en/countries/usa/states/cities/chicago/chicago-retail-sales-and-leasing-team

Executive Summary



Offering Summary

Lease Rate:	\$28 SF/yr (NNN)
Building Size:	2,195 SF
Tax + CAM:	\$10.85
Available SF:	2,195 SF
Year Built:	2017
Zoning:	B3-2
Market:	Chicago
Submarket:	Lakeview

Property Overview

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Property Highlights

- High Traffic | High Income Emerging Corridor | Newer Construction
- 57' of Frontage | High Ceilings | Floor-to-ceiling Windows
- Proximity to CTA L Stops | Wrigley | 97 Walkscore®

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Neighborhood Details



2,195 SF
Unit Size



97 Paradise
Walk Score®



B3-2
Zoning



\$268,450

Avg. HH Income 1/2 Mi.



76,429

Population 1 Mi.



57'

Store Front



13,000

Vehicles Per Day



Location Overview

With a population of 92,594, Lakeview offers residents a dense urban feel, with rich shopping districts and proximity to the lakeshore and its beaches, harbors, parks & trails. Lakeview is also a hot spot for arts and culture with many live music venues, summer street festivals, and a thriving theatre, dance, and comedy scene. Locals have plenty to keep themselves occupied, from the famous Wrigley Field to the vintage Music Box Theatre to the much-loved restaurants & bars; it's all there for the taking.

Area Highlights

- Extremely High Household Incomes
- Densely Populated Area
- High Visibility Property
- Proximity to Belmont & Southport Corridor's Dining + Shops

AREA TENANTS

- Whole Foods
- Target
- Heritage Bicycles
- Pockets
- Left Coast
- Jewel-Osco
- Farm Bar
- Doppio Coffee

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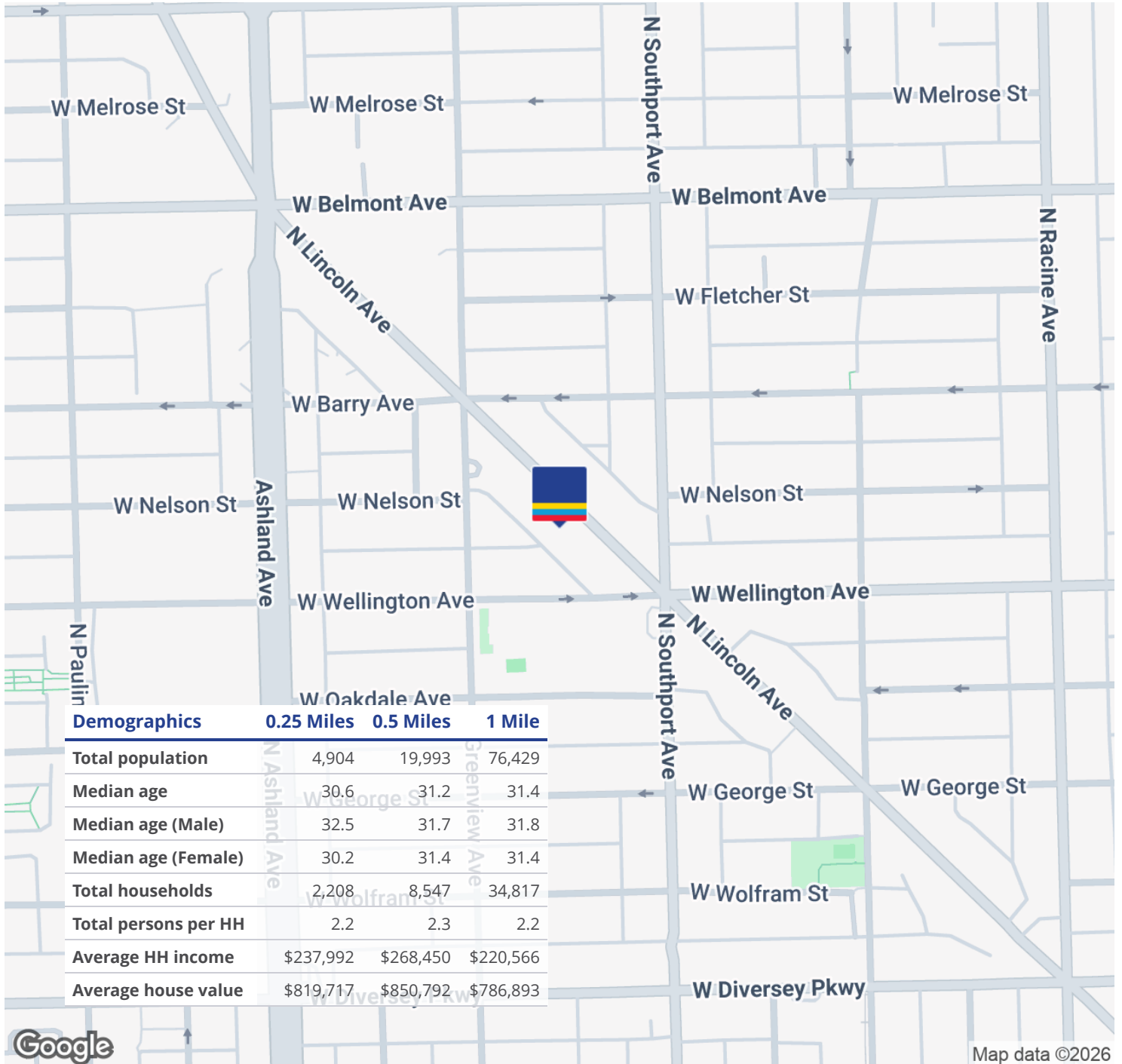
Retailer Map



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Location Map | Demographics



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Additional Photos



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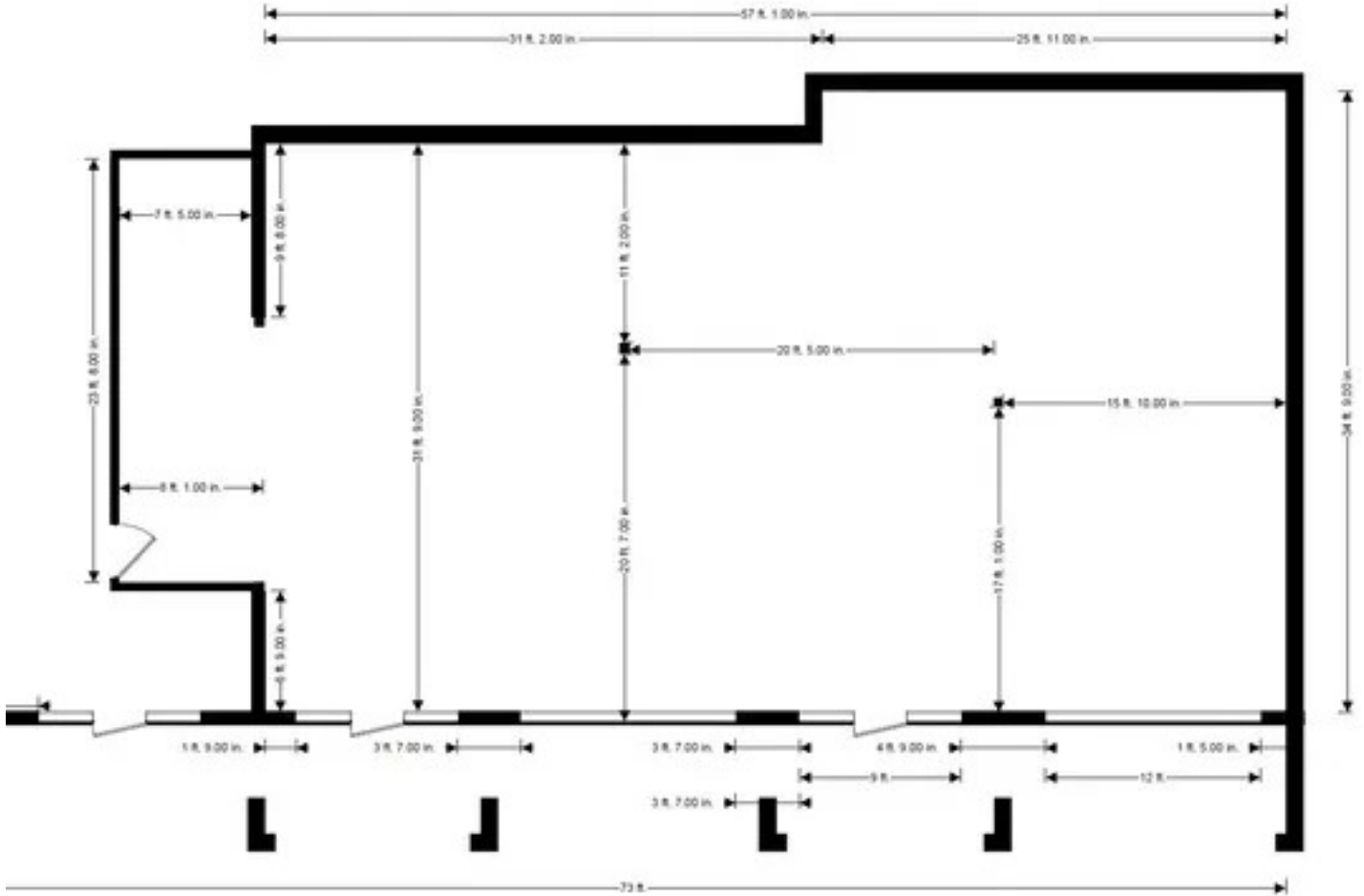
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Floor Plans

The accuracy of the information is neither expressly or implicitly warranted and is subject to alteration, additions, and/or withdrawal without further notice



North Lincoln Chicago	SIZE	FSCM NO	DWG NO	REV
	Just Floorplans Inc - Chicago			
SCALE	1/8" = 1'-0"	First Floor	SHEET	1 OF 3



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