

## LAKEVIEW EAST RETAIL OPPORTUNITY



Two floor retail opportunity. Perfect location steps away from Broadway, Diversey & Clark 5-corner intersection. Landlord will deliver vanilla box to qualified prospects.

- ◇ Heavy foot traffic and vehicle counts.
- ◇ Nearby businesses include Foxtrot, Starbucks, Stan's Donuts and Blue Mercury.
- ◇ Building permits are in. New roof, flooring and walls. All mechanicals to be installed (plumbing, electrical, and HVAC). Landlord willing to contribute to TI.

<b>Space Size:</b>	±3,200 SF 1,600 SF per Floor
<b>Lease Rate:</b>	\$24.50 PSF
<b>Tax:</b>	\$4.19 PSF
<b>Insurance:</b>	\$0.51 PSF
<b>Lease Type:</b>	NNN
<b>Zoning:</b>	B3-2



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STRAUSS REALTY, LTD.  
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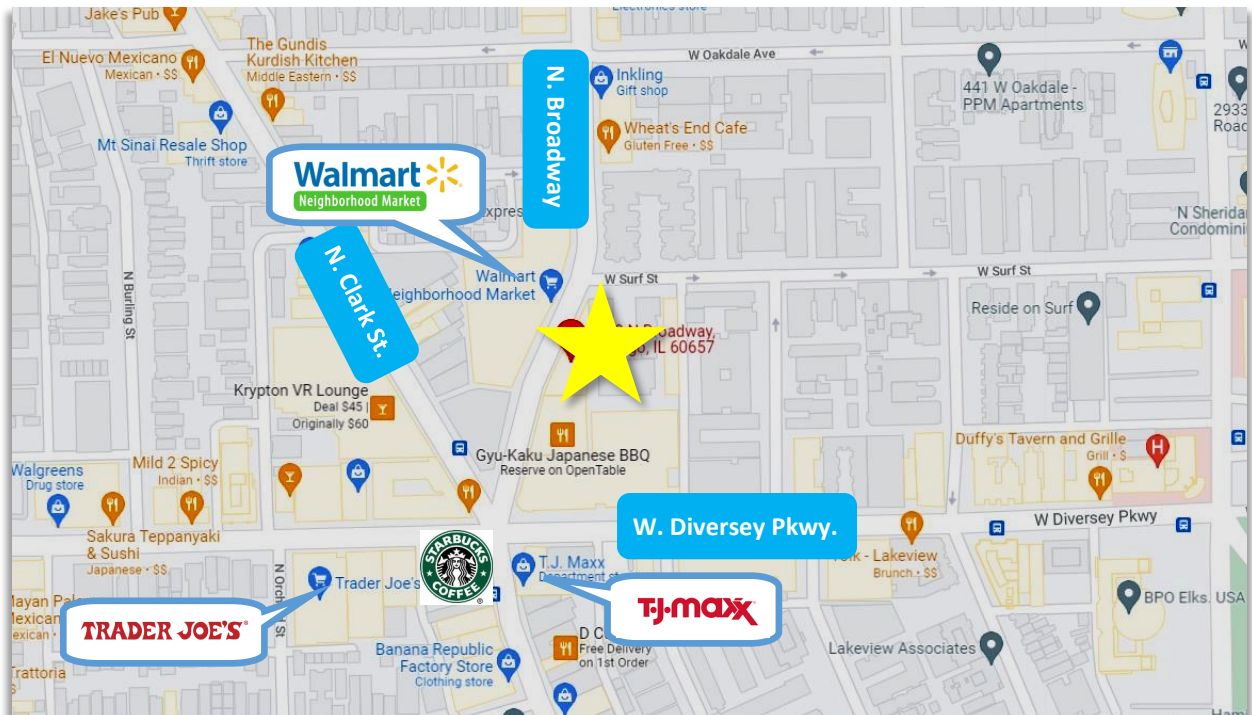


# STRAUSS

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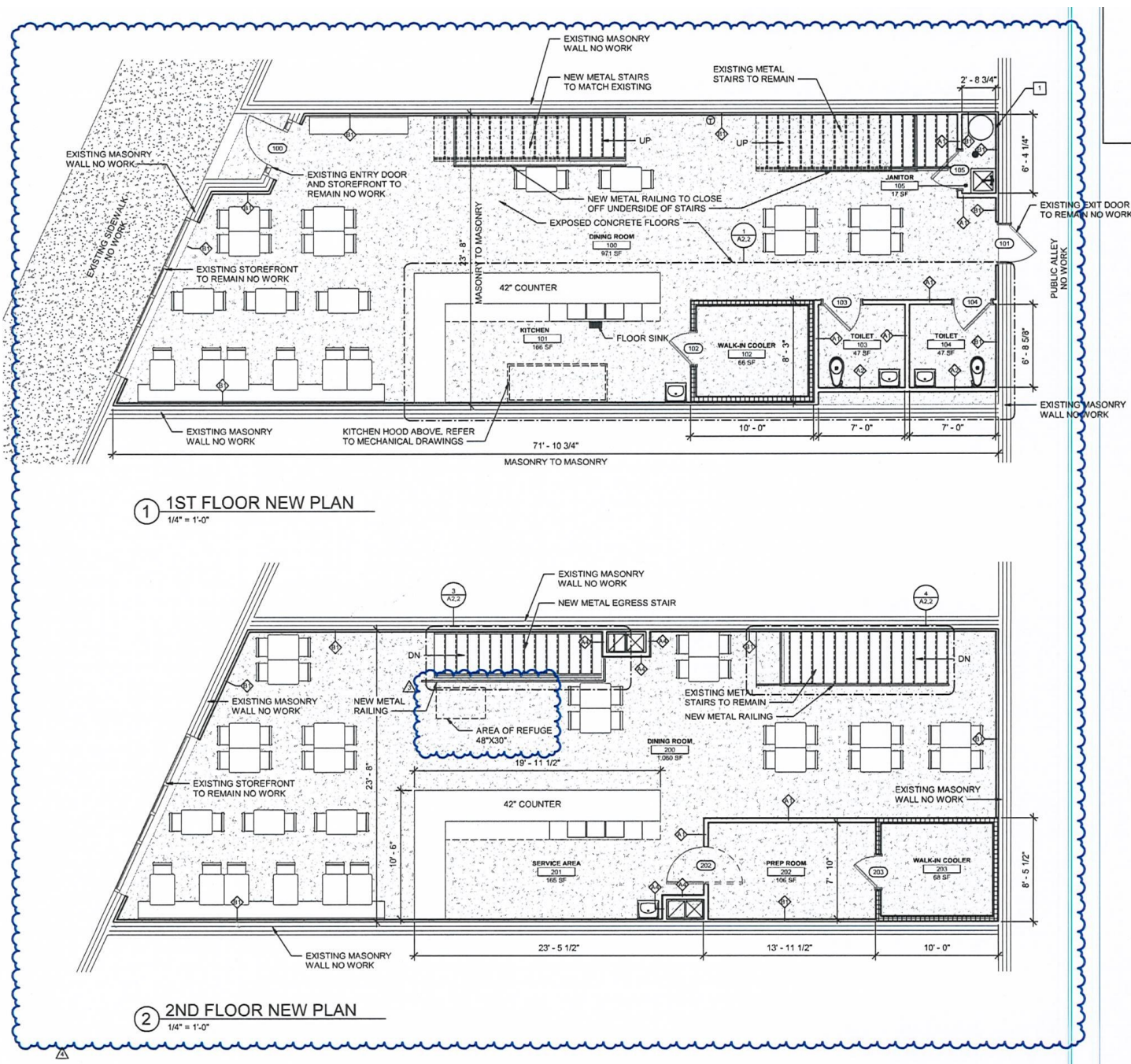
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## POTENTIAL FLOOR PLAN



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