

PRIME RETAIL SPACE
2769 N LINCOLN / 1153 W DIVERSEY
LINCOLN PARK, CHICAGO, IL



RETAIL SPACE AVAILABLE

Located at the bustling corner of Lincoln, Diversey & Racine, this first floor retail space is part of a renovated mixed-use building.

± 2,500 SF AVAILABLE

FEATURES

- Frontage on BOTH Lincoln & Diversey
- Abundant area street parking
- Near CTA Brown & Purple EL station
- High vehicular & pedestrian traffic:
18,000 VPD - Diversey
12,000 VPD - Lincoln

NEIGHBORING BUSINESSES

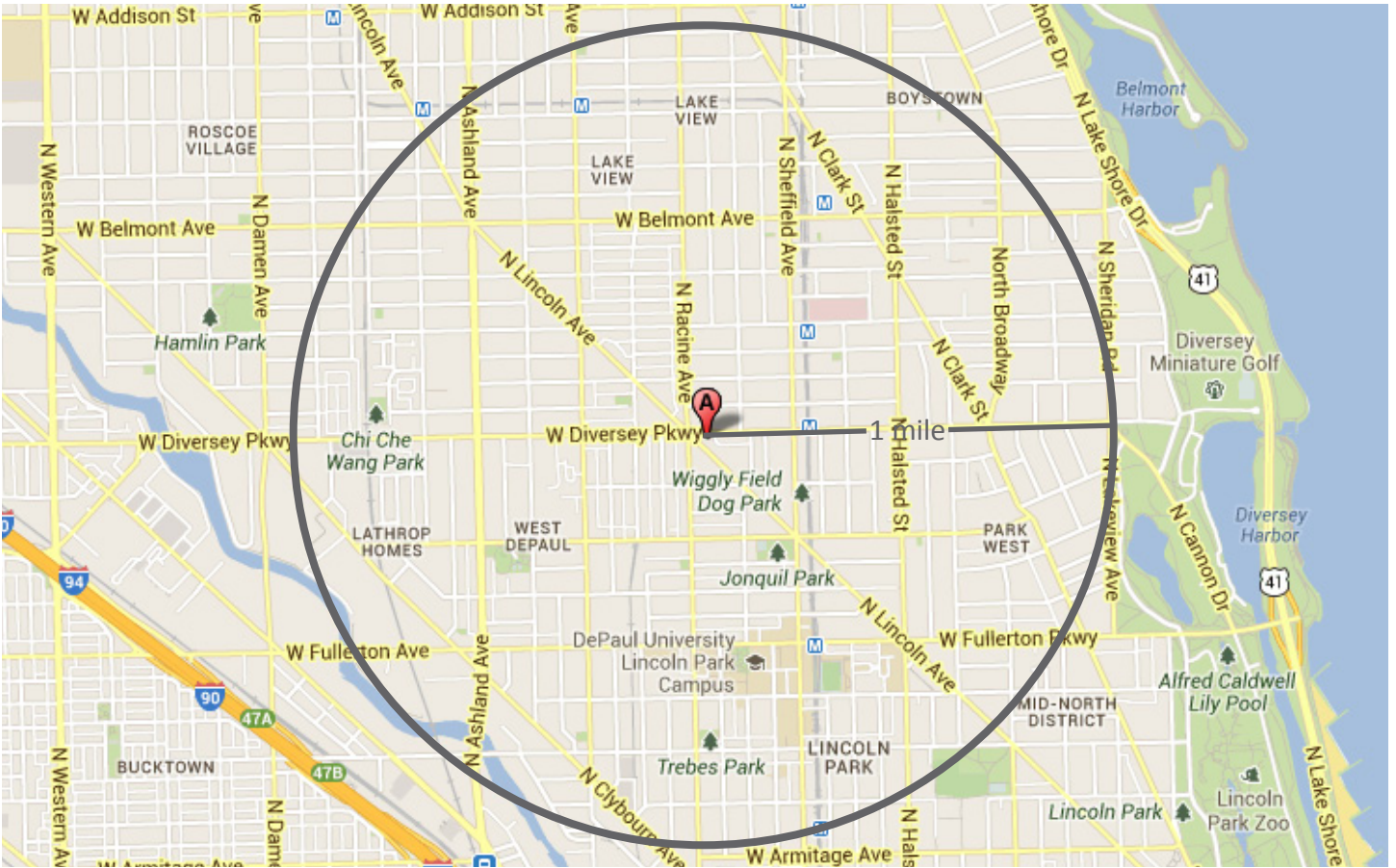
- Delilah's
- Maza
- i.d. gym
- Rotofugi
- The Bedding Experts
- Gino's East of Chicago

For leasing inquiries:

Susan Beyler

312-925-7115

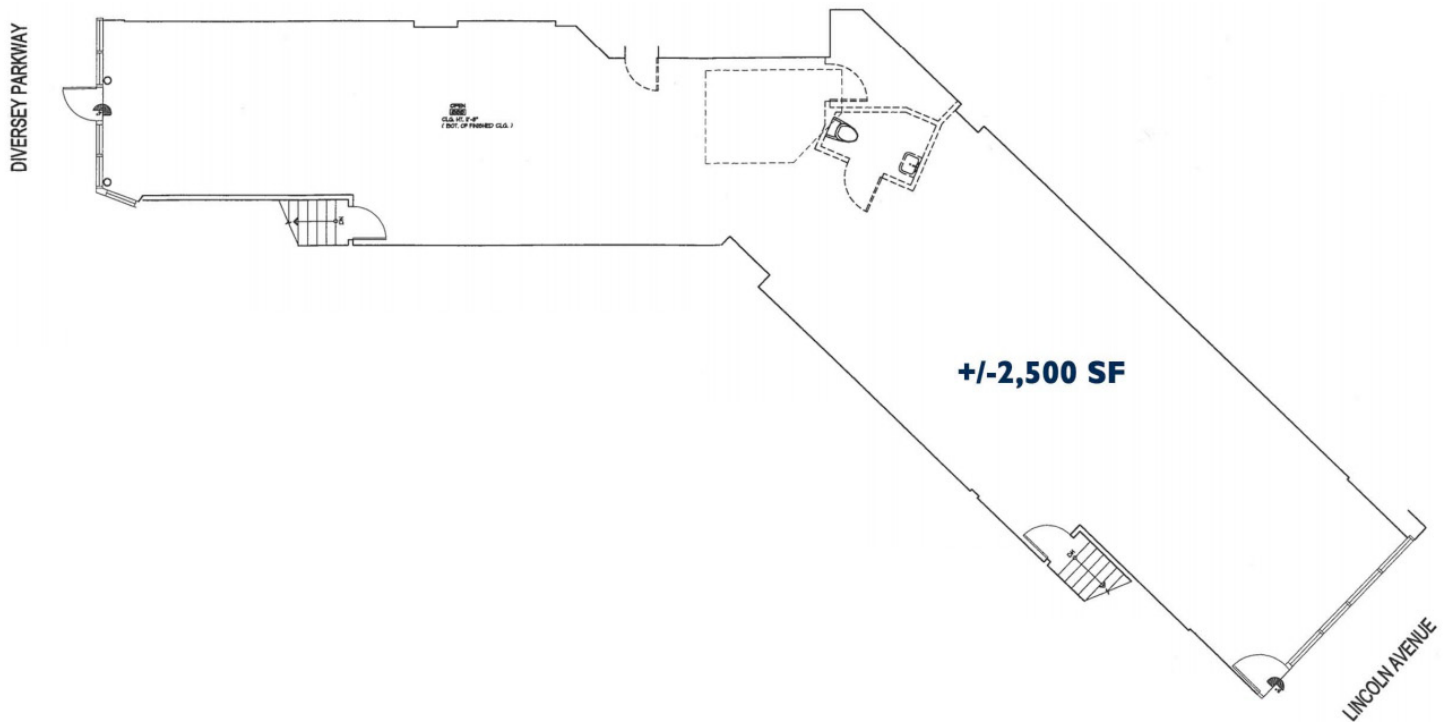
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FLOOR PLAN



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DEMOGRAPHICS

2769 N Lincoln Ave Chicago, IL	0.5 Mile		1 Mile		3 Miles	
Population						
Estimated Population (2013)	20,620		86,817		478,051	
Projected Population (2018)	21,066		88,632		488,191	
Census Population (2010)	20,446		86,096		473,988	
Census Population (2000)	19,165		82,915		495,806	
Projected Annual Growth (2013-2018)	446	0.4%	1,815	0.4%	10,140	0.4%
Historical Annual Growth (2010-2013)	174	0.3%	721	0.3%	4,064	0.3%
Historical Annual Growth (2000-2010)	1,282	0.7%	3,182	0.4%	-21,818	-0.4%
Estimated Population Density (2013)	26,309 <i>psm</i>		27,658 <i>psm</i>		16,915 <i>psm</i>	
Trade Area Size	0.8 <i>sq mi</i>		3.1 <i>sq mi</i>		28.3 <i>sq mi</i>	
Households						
Estimated Households (2013)	10,170		45,658		245,216	
Projected Households (2018)	10,365		46,531		249,889	
Census Households (2010)	10,081		45,257		243,041	
Census Households (2000)	10,128		46,529		243,653	
Projected Annual Growth (2013-2018)	194	0.4%	873	0.4%	4,673	0.4%
Historical Annual Change (2000-2013)	43	-	-871	-0.1%	1,564	-
Average Household Income						
Estimated Average Household Income (2013)	\$146,379		\$118,628		\$98,583	
Projected Average Household Income (2018)	\$150,571		\$122,022		\$101,410	
Census Average Household Income (2010)	\$141,435		\$114,943		\$95,328	
Census Average Household Income (2000)	\$106,341		\$95,798		\$74,283	
Projected Annual Change (2013-2018)	\$4,192	0.6%	\$3,394	0.6%	\$2,827	0.6%
Historical Annual Change (2000-2013)	\$40,038	2.9%	\$22,829	1.8%	\$24,299	2.5%