



## HIGH VISIBILITY, LAKEVIEW RETAIL/OFFICE FOR LEASE

### PROPERTY INFORMATION

- 2,000 SF retail or office space in Lakeview, located on Ashland, just North of Addison
- Heavy driving traffic throughout the day and close proximity to the corner, for increased visibility
- Large front windows w/ reception area, wood floors throughout, tall ceilings, multiple patient rooms, a spa room and private bathroom
- 0.3 Miles to the Addison/Lincoln Brown Line Train Station, easy access to Lake Shore Drive, multiple bus stops and Divvy stations

- Area tenants include: Shell Gas Station, Trespasada Restaurant, Urban Lift Salon, Artis Senior Living of Lakeview, PNC Bank, Café Tola and much more.

### ZONING

C1-2

### ALDERMAN

Matthew Martin / 47th Ward

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## LAKEVIEW

Chicagoans will find more than a few of their favorite things in Lakeview, one of the largest neighborhoods on the city's North Side.

For starters, there's Lakeview's proximity to the beach and public transit, quiet residential streets, thriving restaurant and bar scene, and Wrigley Field.

Then there's the neighborhood's historic theaters and notable architecture. The Music Box Theater has been operating since it opened in 1929, originally showing silent films accompanied by a live organ player. It now plays independent and foreign films.

Did we mention the outdoor festivals, farmers markets, nightlife, and cultural attractions? Lakeview is home to the Belmont Theater District with over 30 theaters and live performance venues near the Belmont "L" station. Residents also have a front-row seat to the Chicago Marathon, Chicago Pride Parade, and Bike the Drive.

And we can't forget shopping – shops on the Southport Corridor, independent businesses on Lincoln Avenue, and unique boutiques sprinkled throughout the neighborhood.

Lakeview includes a variety of housing styles and prices. Homes run the gamut from vintage walk-ups, condominiums, new construction three-flats, loft buildings, converted courtyard buildings, and high-rises. There are also a variety of single-family homes from stately mansions near Lincoln Park to contemporary new construction throughout the neighborhood.







## AREA DEMOGRAPHICS

### POPULATION ESTIMATE

1 MILE

75,042

3 MILE

527,544

5 MILE

1,153,313

### ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$224,871

3 MILE

\$168,012

5 MILE

\$160,081