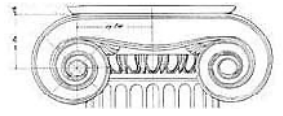


THE LORD COMPANIES L.L.C.

Brokerage • Development • Investment • Consulting



For Lease 1,016 SF
7000 N. Glenwood, Chicago, IL 60626



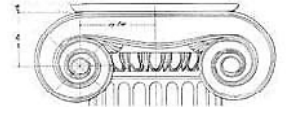
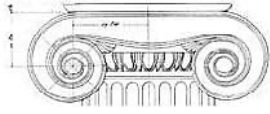
PROPERTY OVERVIEW:

1,016 SF prime corner location in a brand-new mixed-use construction building in the heart of the Rogers Park Glenwood Arts District. This new property has four floors of 30 residential units above first-floor commercial space. The space features 14-foot ceilings, black iron shafting, 400 amp electric, 10 tons HVAC system, and two ADA bathrooms.

LOCATION AND NEARBY TENANTS:

Adjacent to the Morse Avenue CTA Red Line station, the site is located on Glenwood Avenue at Lunt along Rogers Park's booming Glenwood Arts District corridor. It is surrounded by restaurants, cafes, art galleries, theaters and the The Loyola University Chicago Lake Shore Campus. Area tenants include: Rhapsody Theater, Le Piano, Lifeline Theater, The Glenwood, Rogers Park Social, JB Alberto's, Target, Hampton Inn and more.

The space is blocks from Loyola Park Beach, with fantastic access to the Morse Avenue Red Line Station, the 96/155/147 Buses, The Metra North Line, and Sheridan Road. Rogers Park has been labeled by the *Chicago Tribune* as one of Chicago's "hottest up-and-coming neighborhoods", experienced some of the fastest residential rent growth in Chicago.



DEMOGRAPHICS (2020)

	<u>1 MILE</u>	<u>3 MILES</u>
Population	73,677	299,782
Households	38,305	154,258
Employees	14,582	43,746
Median Household Income	\$44,508	\$52,197

PROPERTY DETAILS

AVAILABLE SPACE: Approx. 1,016 SF

FEATURES: 14 ft. ceilings; black iron shafting; 400-amp electric; 10-ton HVAC; access to two ADA bathrooms

ZONING: B3-3 Zoning

RENT: \$28 - \$35 PSF NNN

CAM/TAXES: CAM \$2.42 PSF Taxes \$7.00 PSF

AVAILABILITY: December 1, 2023

**DELIVERY
CONDITION:** Base shell with mechanicals stubbed to the space

For Additional Information please contact:

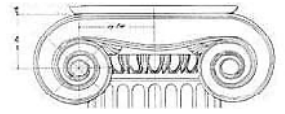
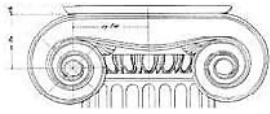


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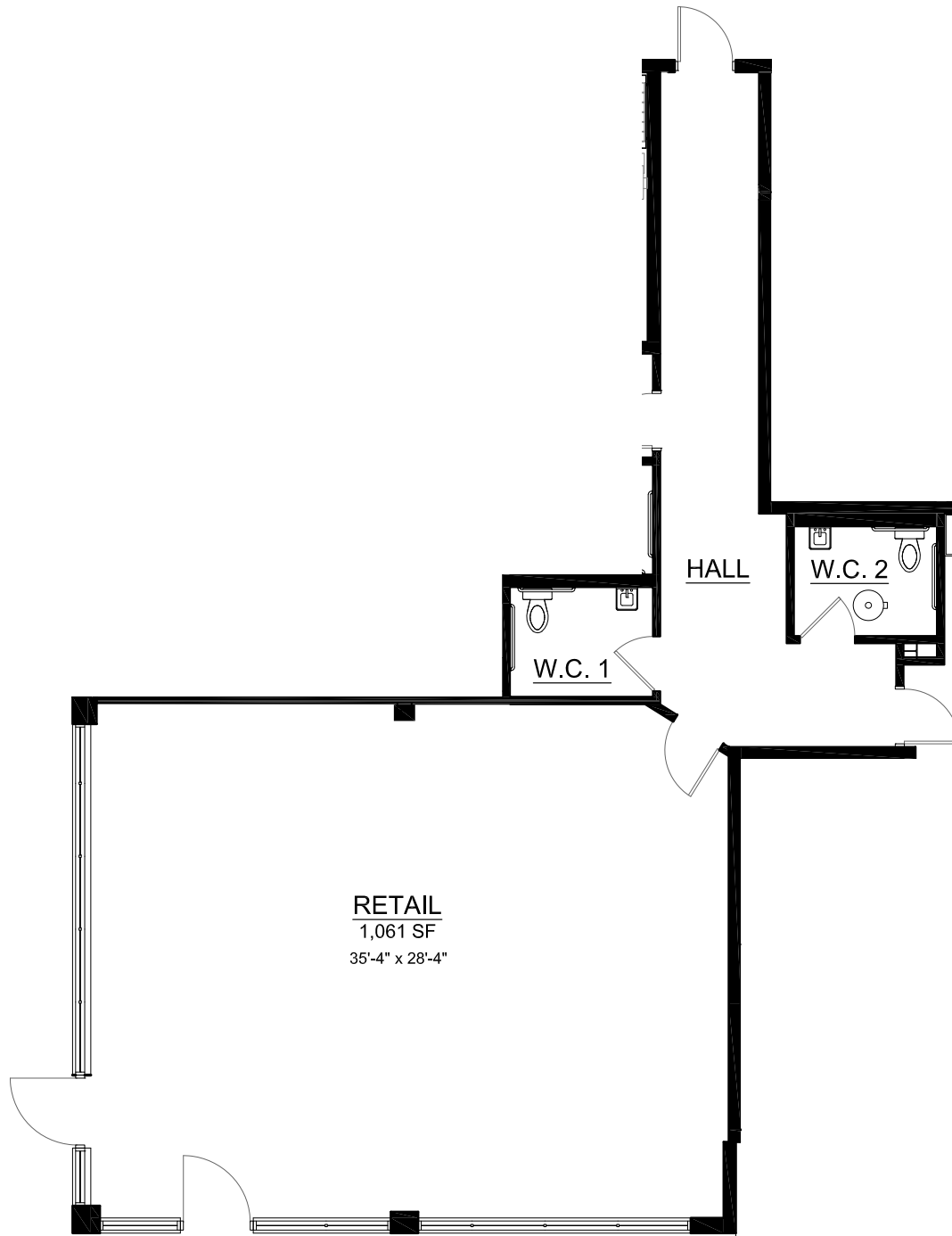
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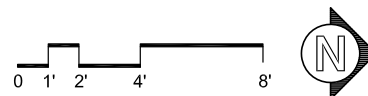
**Broker is using information provided by the property owner and does not certify as to its accuracy. This information is subject to possible errors, omissions, changes of price and withdrawal without notice.*

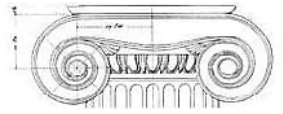
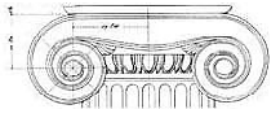


Floor Plan



1 **RETAIL**
SCALE: 1/8" = 1'-0"





Area Restaurants and Businesses

