

Offering Summary

Lease Rate:	Negotiable
Available SF:	6,000 SF
Lot Size:	0.18 Acres
Zoning:	B2-2
Submarket:	Lincoln Park
Traffic Count:	~7,200 VPD

Property Overview

Up to 6,000 SF available for lease along the highly sought after Armitage Avenue in Chicago's Lincoln Park neighborhood. Located on Chicago's north side, the property features prospective tenants a unique opportunity to lease 6,000 SF in a prominent commercial corridor, just west of of Sheffield Avenue and Lincoln Park High School. The building features a spacious interior - flexible for various Tenant layouts, elevated ceilings, ADA compliant bathrooms, an elevator, and built-out offices. The property is conveniently accessible, located just steps from the Armitage "L" Station (Brown/Purple line), within one (1) mile of Interstate-94, and two (2) miles of Lake Shore Drive. The space is ideal for an array of retail, office medical office, and other service oriented businesses. Nearby retailers include Trader Joe's, Walgreens, Foxtrot, Go Grocer, 7-Eleven, Starbucks, Butcher and the Burger, The Budlong Chicken, Jeni's Ice Cream, Chipotle, Dee's Chinese, Sai Cafe, Summer House Santa Monica, Stella Barra, Pasta Palooza, and Annette's Ice Cream, among many others.

Property Highlights

- Unique opportunity to lease commercial space along Armitage Avenue in the affluent Lincoln Park neighborhood
- Various unit layouts available providing an opportunity for an array of retail, office, or any service oriented businesses
- Excellent window lines and exposure along highly sought after Armitage Avenue

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Principal

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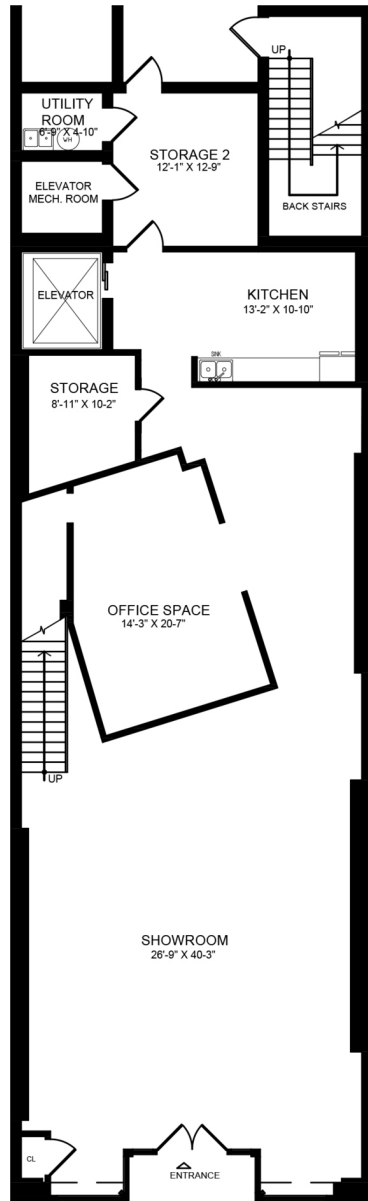
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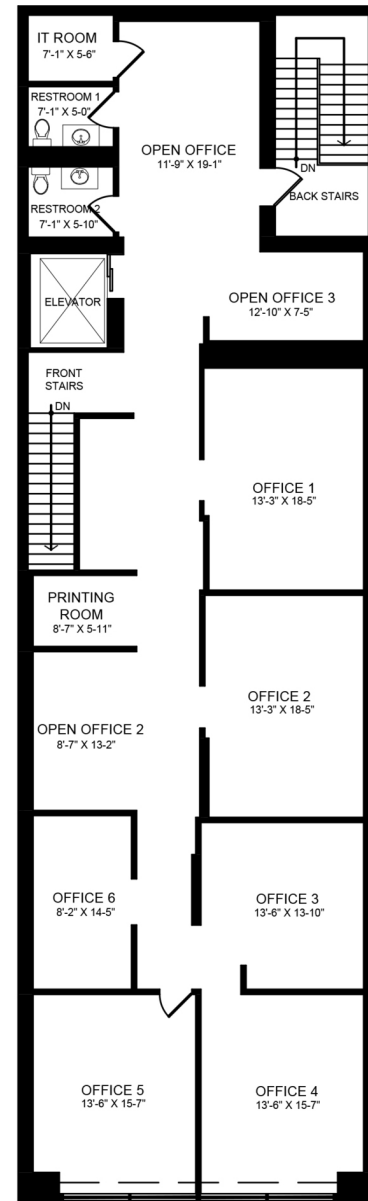
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1131 W. ARMITAGE - 1 ST FL.
2522 SF



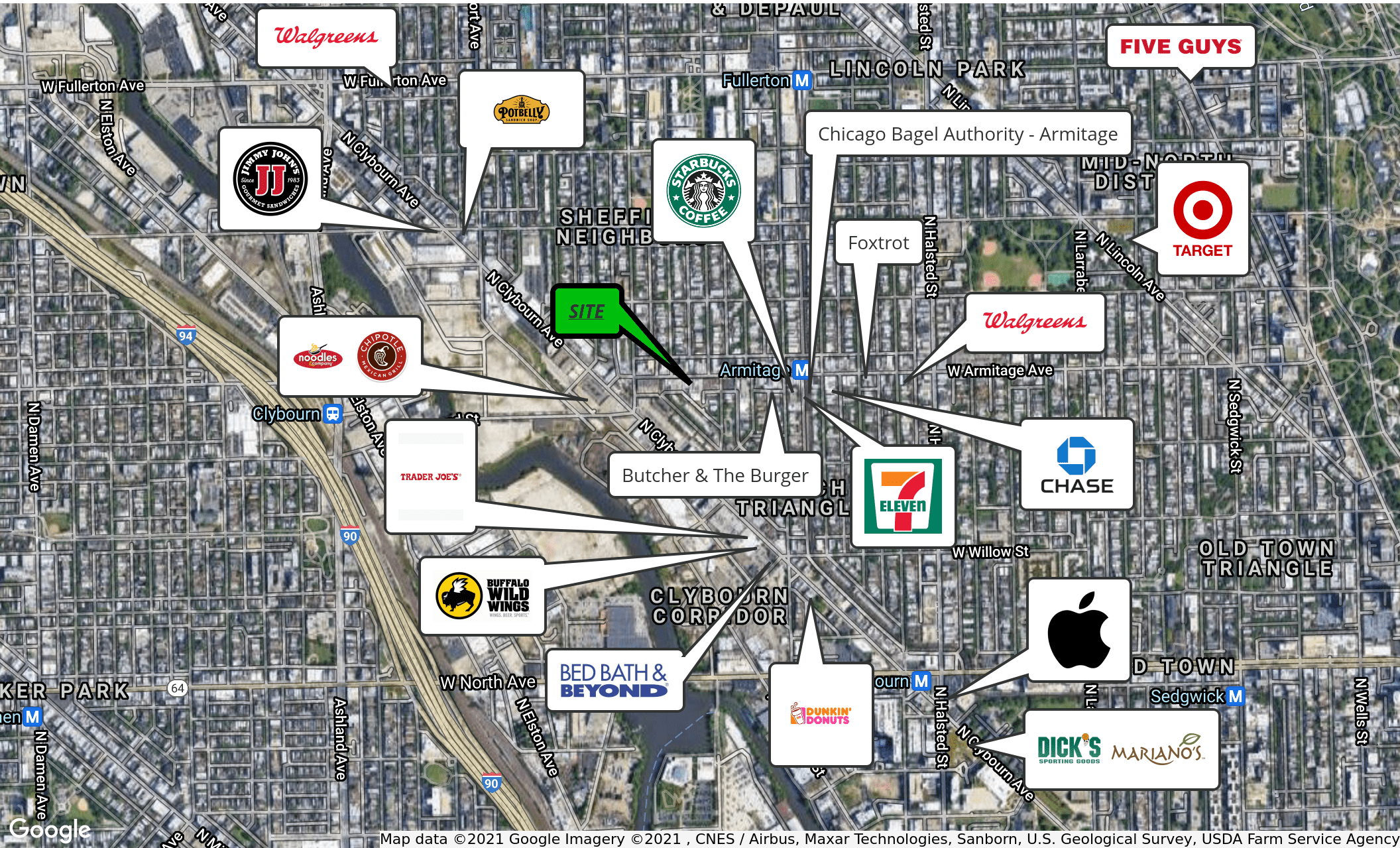
1131 W. ARMITAGE - 2ND FL.
2668 SF

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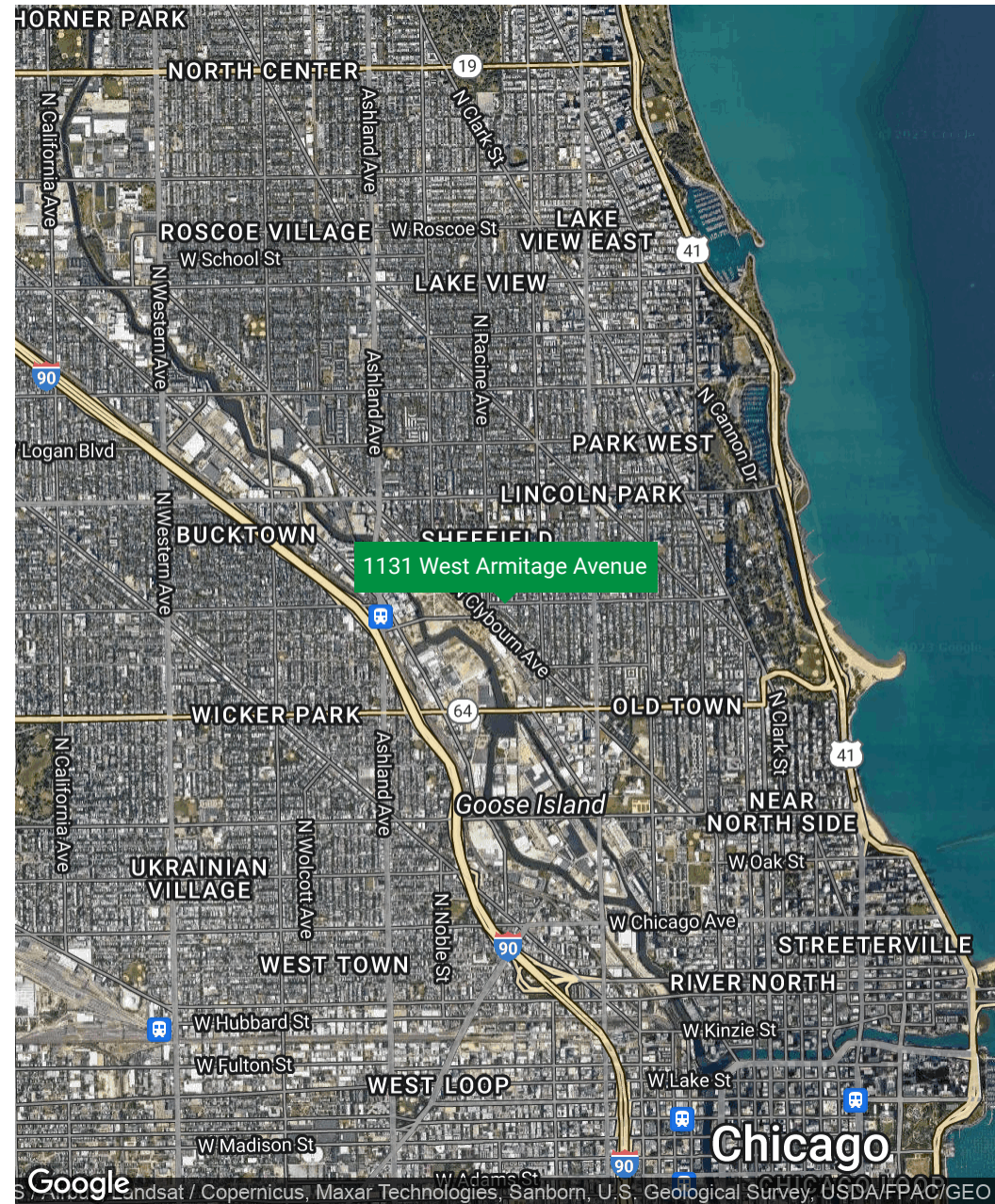
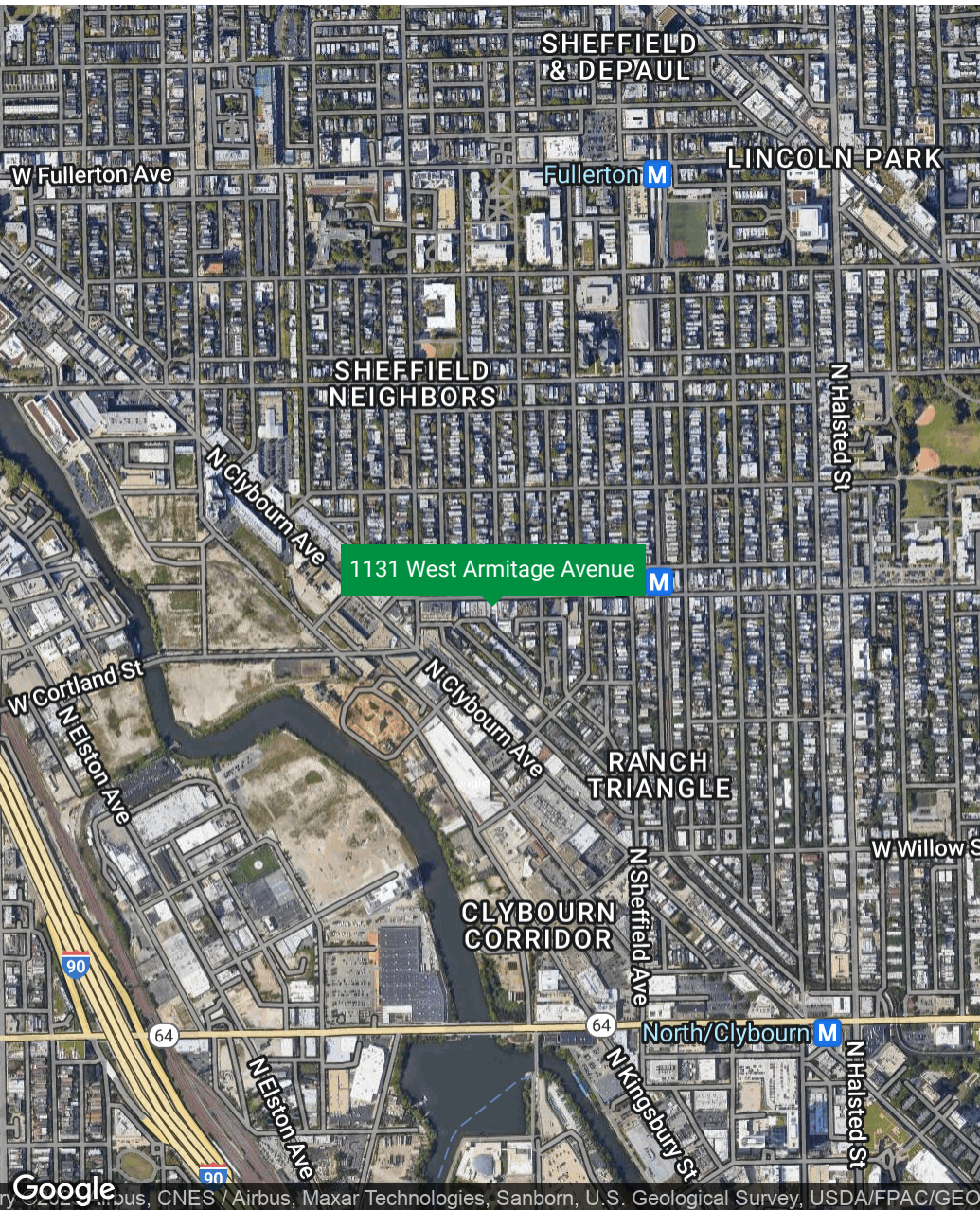
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FOR LEASE | 1131 WEST ARMITAGE AVENUE

LOCATION MAP



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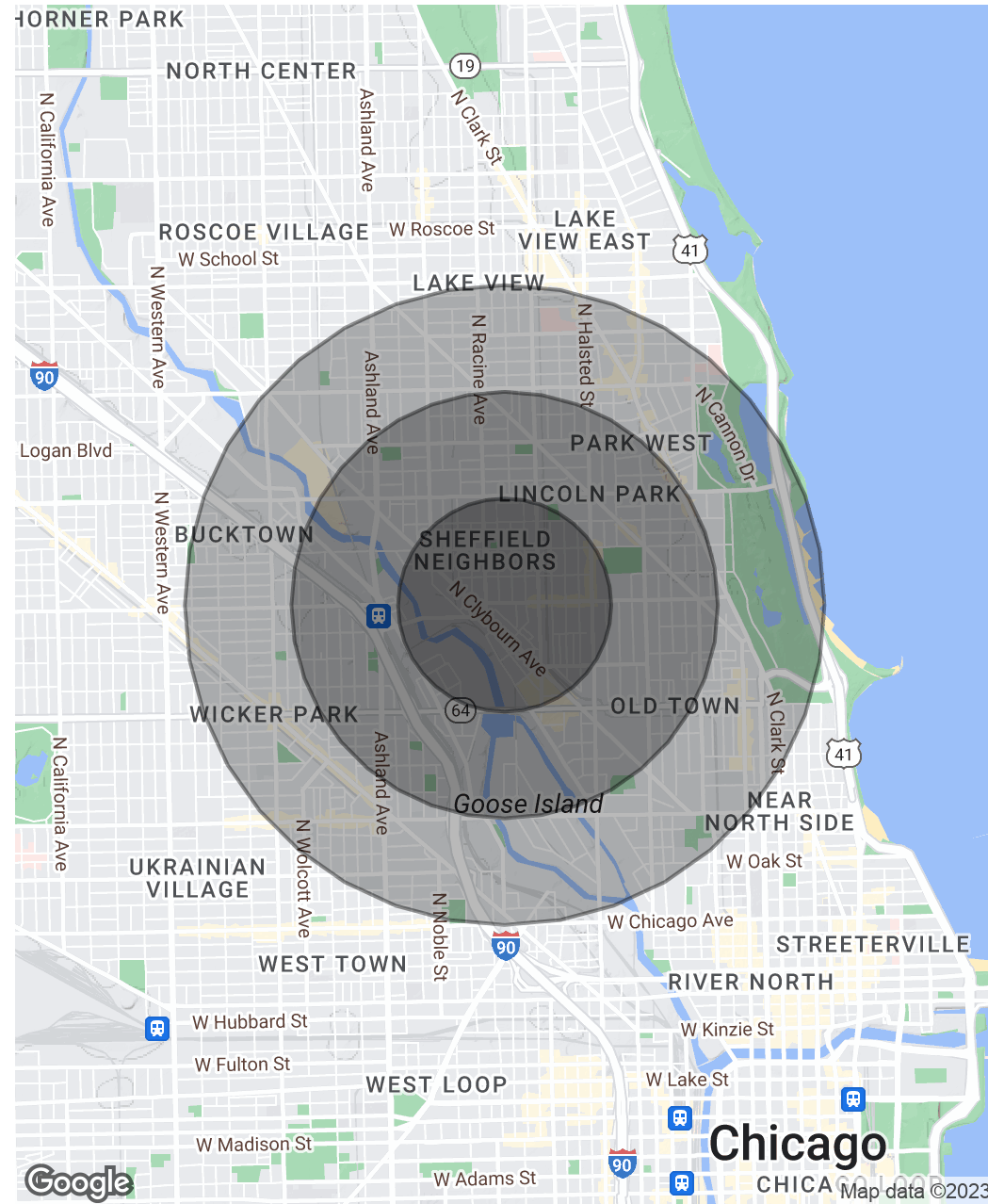
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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	15,158	52,222	132,220
Average Age	26.8	30.0	30.3
Average Age (Male)	26.6	30.3	30.5
Average Age (Female)	26.7	29.7	30.1

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	5,208	22,424	62,874
# of Persons per HH	2.9	2.3	2.1
Average HH Income	\$173,116	\$153,861	\$128,419
Average House Value	\$724,994	\$705,588	\$682,661

Race	0.5 Miles	1 Mile	1.5 Miles
% White	85.8%	84.0%	79.5%
% Black	4.0%	6.4%	9.0%
% Asian	4.6%	5.1%	5.4%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.4%	0.3%	0.3%
% Other	3.3%	2.4%	4.2%

* Demographic data derived from 2020 ACS - US Census



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