

claire's

For Lease

Southport Corridor

3530 Southport, Unit C2, Chicago, IL 60657

Negotiable

Retail space on Southport Corridor of Chicago next to Anthropologie. Space is located on the strongest retail corridor in the Northside of Chicago. The area is not only a shopping corridor but also an entertainment and restaurant destination location with high household incomes and 7 Day-a-Week pedestrian traffic.

Contact us:

Chris Irwin

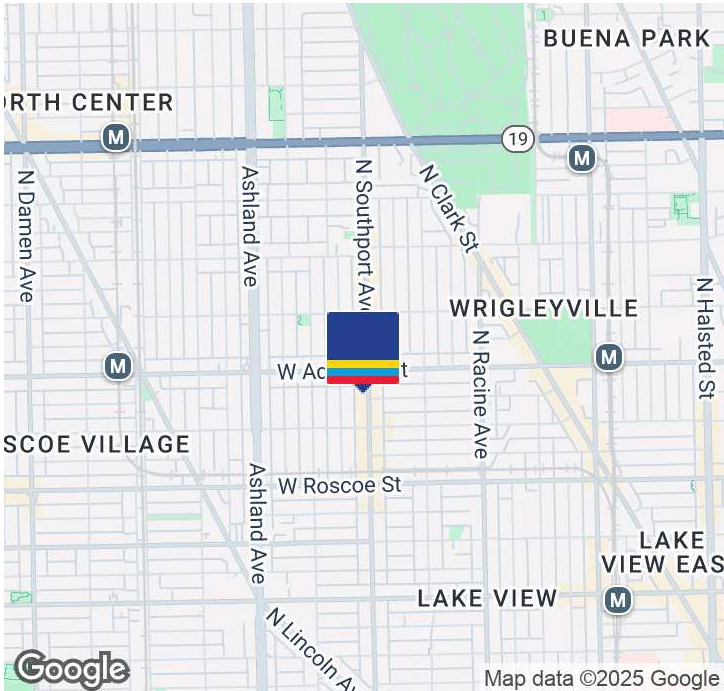
Senior Vice President
847 698 8193
Chris.Irwin@Colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved.

Colliers

www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team

Summary



Lease Rate	Negotiable
Offering Summary	
Size:	1,475 SF
Taxes:	\$12.77 SF
Expenses:	\$1.69 SF
Zoning:	B3-2
Market:	Chicago
Submarket:	Lakeview
Walk Score®	Walker's Paradise (96)
Transit Score®	Excellent Transit (79)

Property Overview

Retail space on Southport Corridor of Chicago next to Anthropologie. Space is located on the strongest retail corridor in the Northside of Chicago. The area is not only a shopping corridor but also an entertainment and restaurant destination location with high household incomes and 7 Day-a-Week pedestrian traffic.

Property & Area Highlights

- Vanilla Box Condition
- Strong Shopping Corridor
- 7 Day-a-Week Pedestrian Traffic
- Southport CTA Station (Brown Line) 5-minute walk
- 1.3M Riders Annually on Southport Station
- Walkers Score 96 - Walker's Paradise

Chris Irwin
Senior Vice President
847 698 8193
Chris.Irwin@Colliers.com



For Lease 3530 Southport, Unit C2, Chicago, IL 60657

[View Online](#)

[Take A Tour](#)

Interior Photos

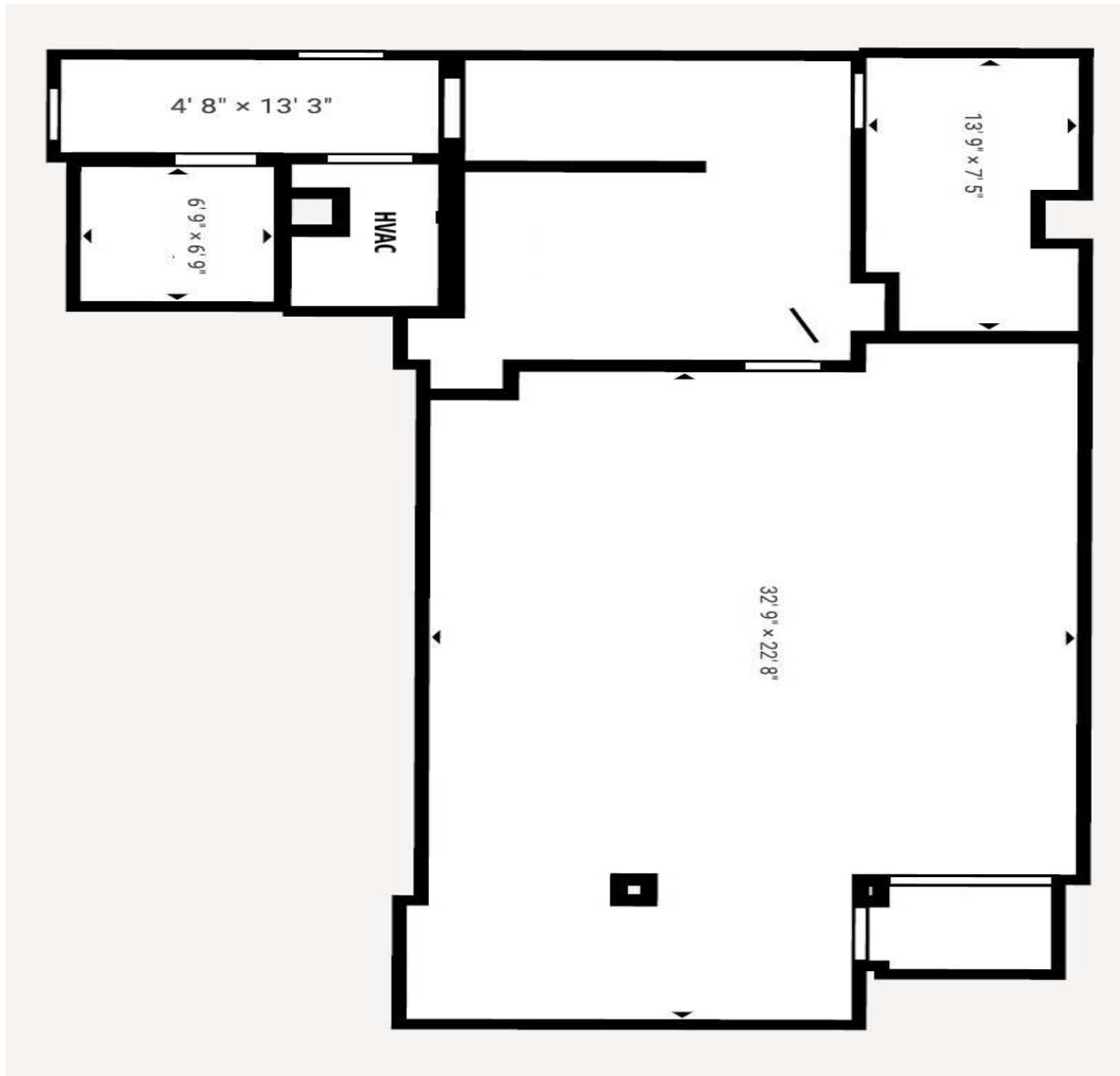


Chris Irwin
Senior Vice President
847 698 8193
Chris.Irwin@Colliers.com

www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team

Colliers

Floor Plan - As Built



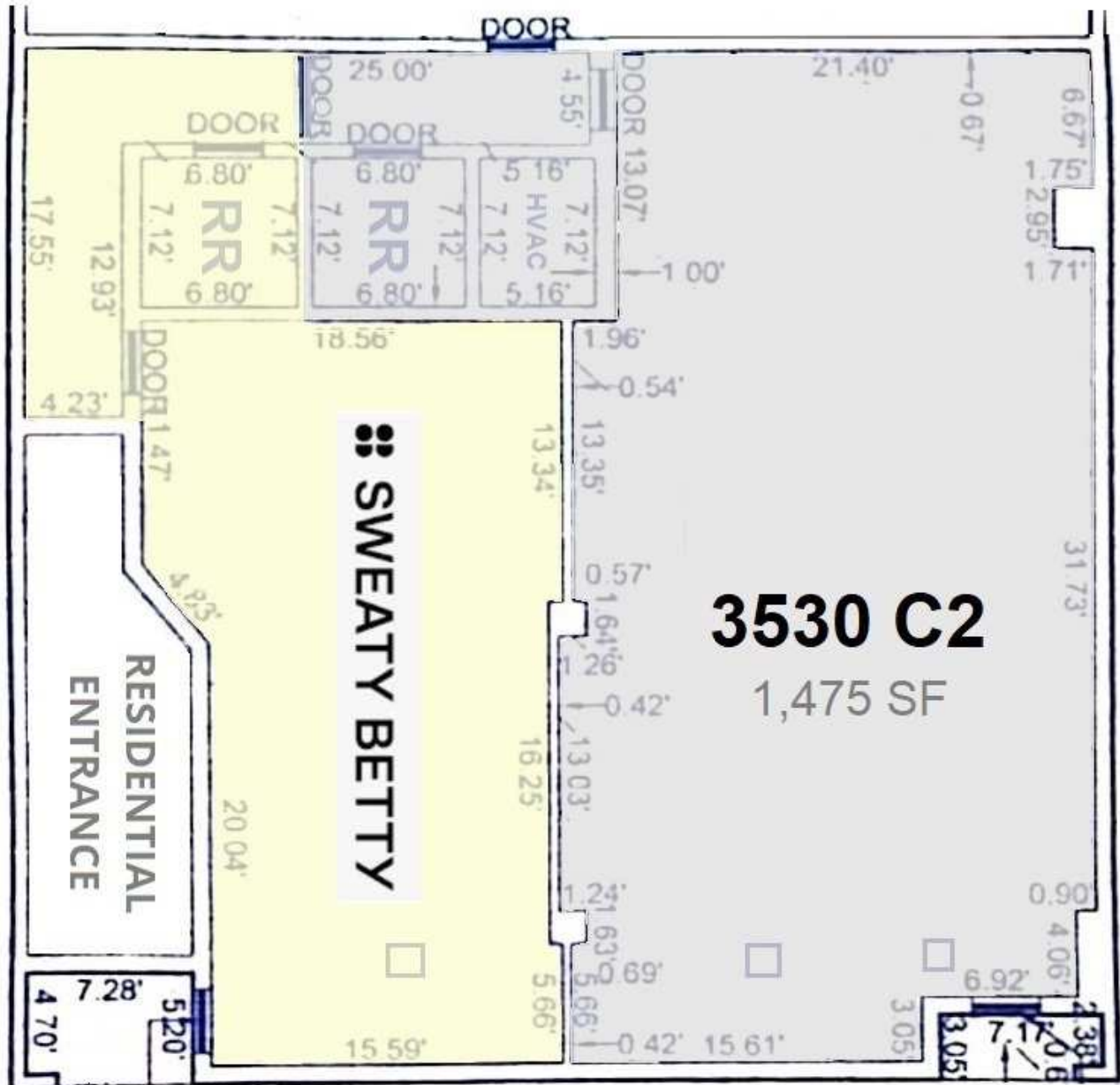
Chris Irwin

Senior Vice President

847 698 8193

Chris.Irwin@Colliers.com

Floor Plan



Chris Irwin
Senior Vice President
847 698 8193
Chris.Irwin@Colliers.com

Area Details



CTA - 5 min. Walk
Transportation



3M+ Visitors/yr
Wrigley Field



\$202K+
Household Income



1.3M YR
CTA Ridership



79K+
Population (1 mile)



Paradise (96)
Walk Score®



\$1M+
AVG Home \$ (.25 mile)



Location Overview

One of the most sought-after areas of the city, the Chicago neighborhood of Lakeview is the most populated area in the Midwest largely due to its great dining, shopping, and nightlife. Its four-mile proximity to the Loop makes it a prime real estate destination. It is also home to the Chicago Cubs' Wrigley Field, and a part of the neighborhood is named for it.

Lakeview is the 2nd largest of the Chicago community areas by population. In 2013 Money Magazine named Lakeview as number 3 of its Top 10 Big-city neighborhoods for its selection of Best Places to Live.

Area Tenants

- | | | |
|----------------------|------------------|------------------|
| • Anthropologie | • J. Crew | • Johnny Was |
| • Sweaty Betty | • GAP & GAP Kids | • Bonobos |
| • Evereve | • Free People | • Warby Parker |
| • Abecrombie & Fitch | • Madewell | • Kendra Scott |
| • Sephora | • Starbucks | • Athleta |
| • Sweetgreen | • Lululemon | • Framebridge |
| • LUSH | • Stretch | • Hotel Chocolat |

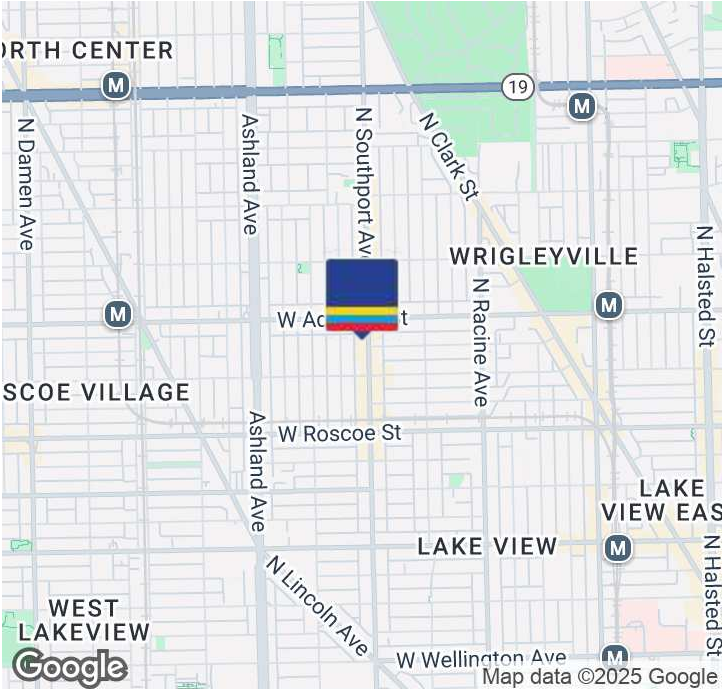
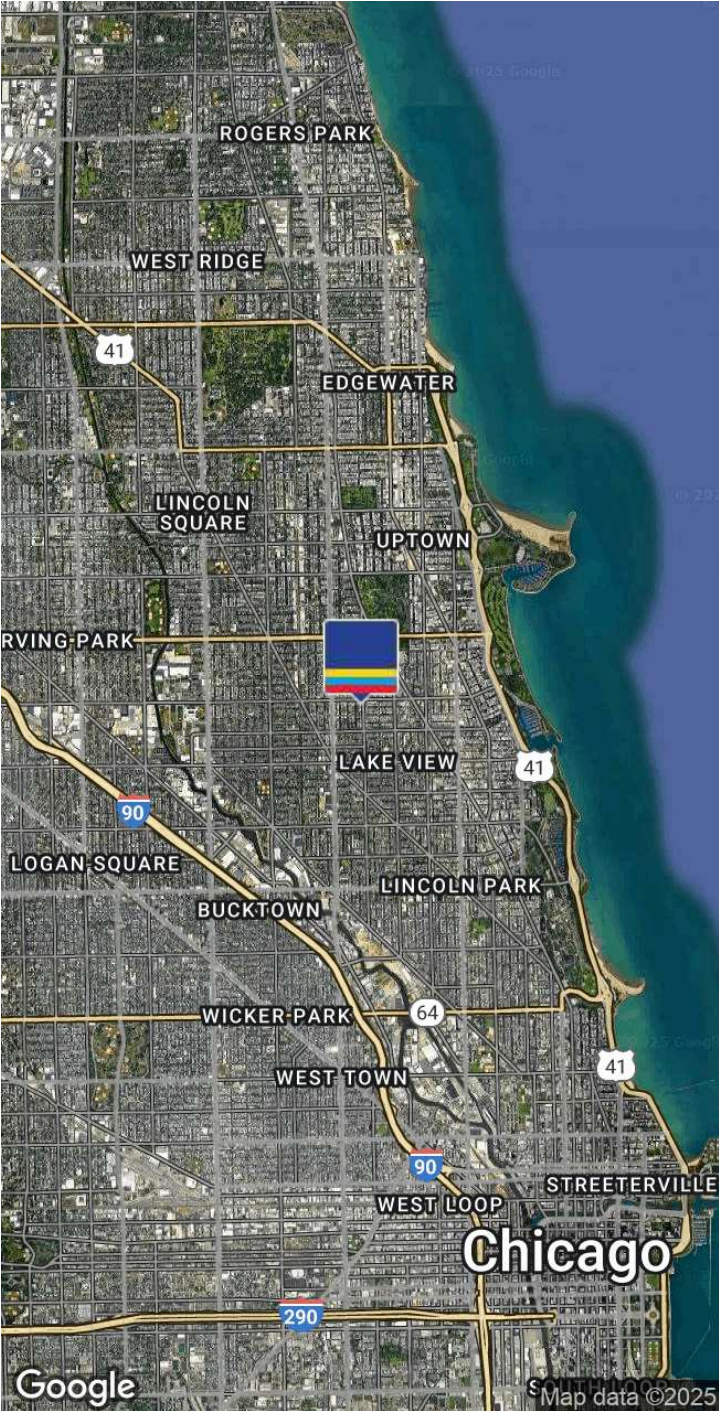
Chris Irwin
Senior Vice President
847 698 8193
Chris.Irwin@Colliers.com

Area Tenants



Chris Irwin
Senior Vice President
847 698 8193
Chris.Irwin@Colliers.com

Location Map



Demographics	0.3 Miles	0.5 Miles	1 Mile
Total population	4,791	21,045	79,372
Median age	33	34	34
Median age (Male)	33	34	35
Median age (Female)	33	33	34
Total households	2,210	9,698	39,162
Total persons per HH	2.2	2.2	2
Average HH income	\$202,834	\$203,250	\$185,959
Average house value	\$1,008,699	\$916,169	\$817,966

Chris Irwin
Senior Vice President
847 698 8193
Chris.Irwin@Colliers.com

