

NEW CONSTRUCTION RETAIL SPACE FOR LEASE AT SIX CORNER BELMONT/LINCOLN/ASHLAND



Space Available:	±1,483 SF
Lease Rate:	\$4,500 Monthly
Lease Type:	Modified Gross
Zoning:	B3-3
Power:	201-600 Amps
Ceiling Height:	11'

- Ground level of new 5-story, 11-unit mixed-use building.
- Good visibility by 6-corner intersection of Lincoln/Belmont/Ashland.
- High traffic count—50K vehicles total per day travel along Lincoln/Belmont/Ashland.
- Across from high-volume Whole Foods.
- Close proximity to Paulina CTA Brown Line.
- High quality construction.



CRAIG WOLF

847-989-9653

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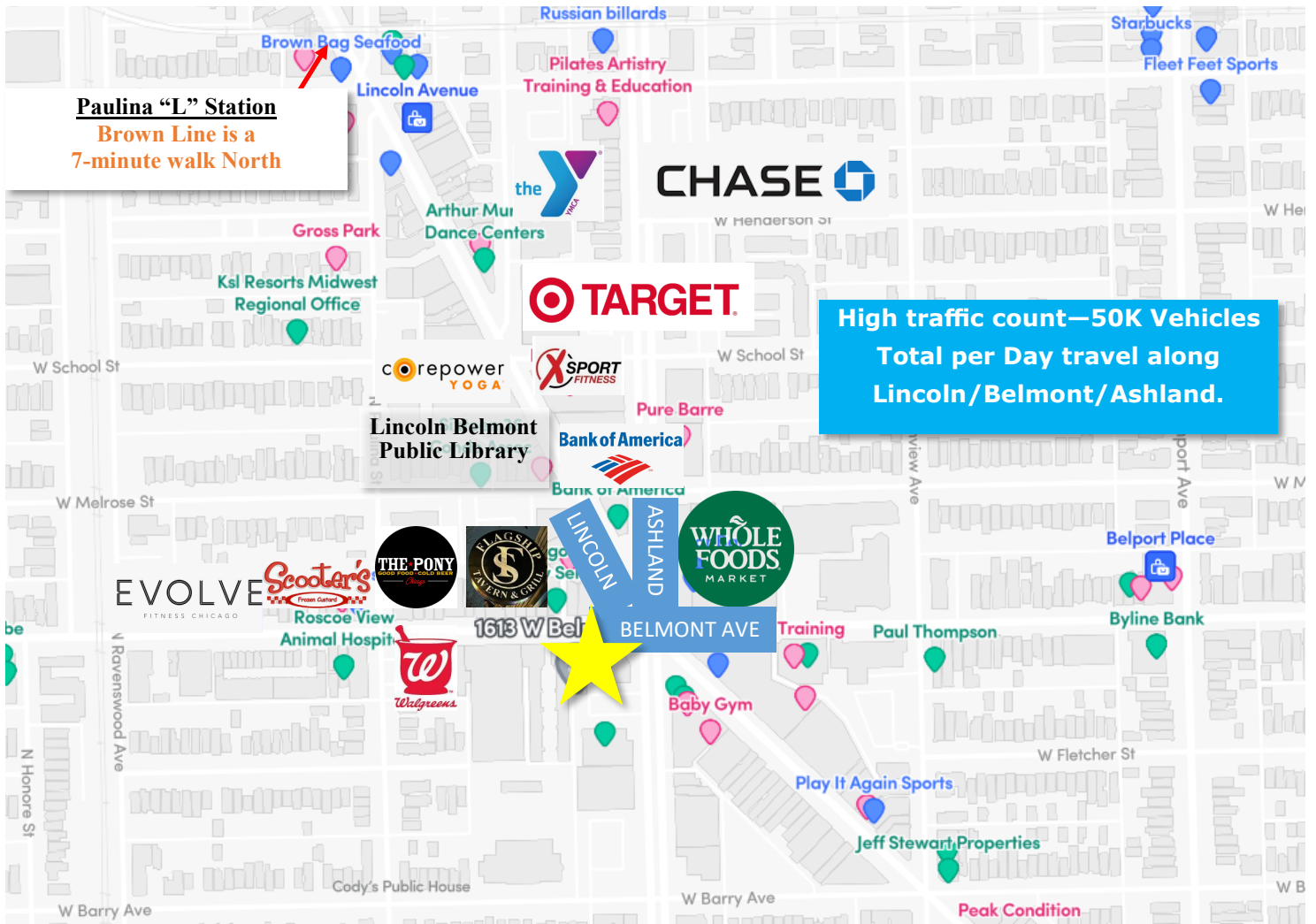
STRAUSS REALTY, LTD.

4220 W. MONTROSE AVE,

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

AREA RETAILERS



DEMOGRAPHICS

	0.5 Miles	1 Miles	2 Miles
Population	19,548	72,679	263,731
Households	8,512	33,268	135,691
Median Age	34	33	35
Median Household Income	\$169,297	\$158,403	\$124,946
Average Household Income	\$231,320	\$214,976	\$170,831



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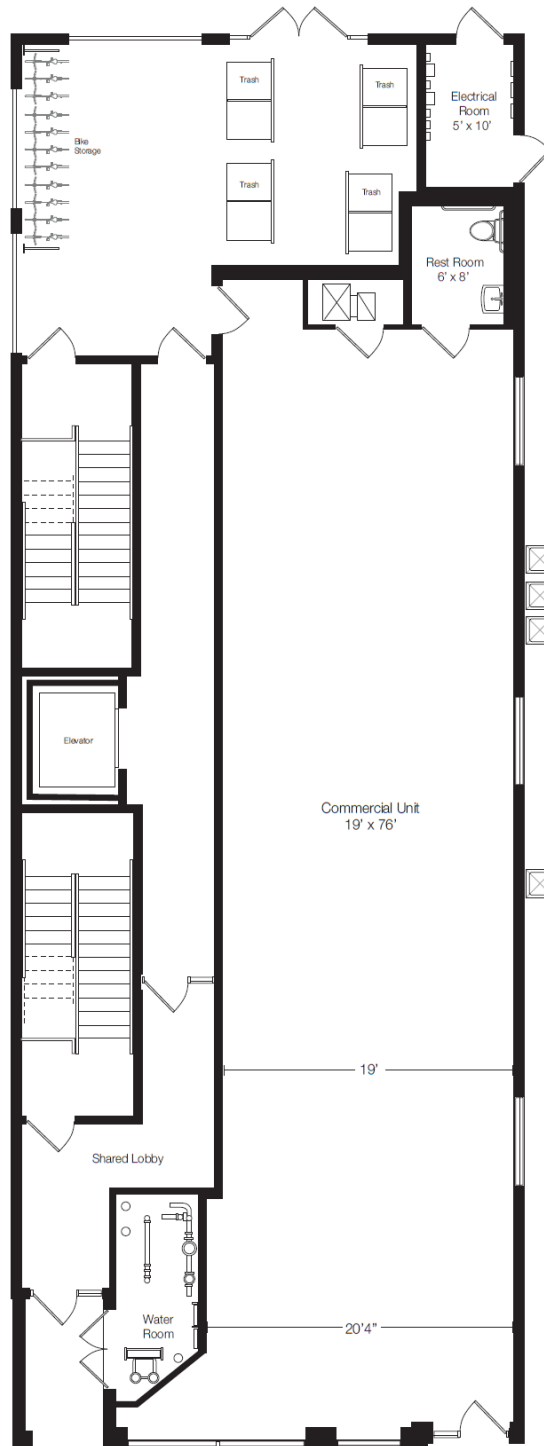
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FLOOR PLAN



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