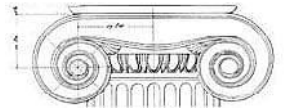


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Prime

FOR SALE

HIGH PROFILE

COMMERCIAL PROPERTY

2706 N HALSTED

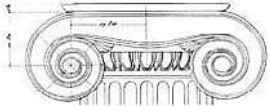
LINCOLN PARK, CHICAGO, IL 60614



Commercial Fully-leased high-profile professional/medical office, retail, and salon

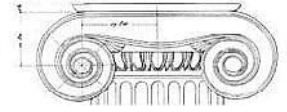
Spaces: storefronts on the ground floor of 5-story 54-unit condo building.

- ~7,700 SF with 130' of frontage, divided into 4 premium storefronts
 - 1,500 SF on 10-year lease to Dental Masters (there since 2004)
 - 2,000 SF on 10-year lease to large Dunkin' Donuts franchisee since 2020
 - 2,700 SF on 5-year lease to Beyond Ventures salon since 2023
 - 1,500 SF on pending 10-year lease to GameDay Men's Health
- ~\$200 K pro forma NOI (6.8% CAP rate)
- This property is separate from the residential condos above and is **NOT** part of the condo association.



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Parking: Includes fee-free lease for up to 6 spaces in attached heated garage for use only by owners or employees of the tenants.

Zoning: B3-2 (Community Shopping District), 43rd Ward (Ald. Timmy Knudsen)

Usage Restrictions: Bars, nightclubs, massage parlors and retail packaged liquor stores are not allowed, but restaurants, including those serving alcoholic beverages are allowed. There are no restrictions on hours of operation.

Location: Located in the heart of the Lincoln Park/East Lakeview commercial district with over 100,000 affluent residents within 1 mile. 1 block south of Diversey Pkwy, 2 blocks west of the Clark/Broadway/Diversey intersection and 0.3 mi to the Diversey CTA station. Nearby businesses include Fresh Market, Home Depot, Guitar Center, Walgreens, Trader Joe's, and numerous local restaurants and neighborhood businesses.

Traffic Counts: 18,700 vehicles per day (VPD) on Halsted St, 16,800 VPD on Diversey Pkwy

Demographics: (2024)	1.0-mi.	2.0-mi.
Population	103,395	239,951
Households	55,077	125,373
Average Household Income	\$138,453	\$142,128
Median Household Income	\$101,578	\$108,235
Median Home Value	\$603,074	\$561,072
Daytime Employment	39,244	95,572
Median Age	32.7	33.8

Additional Expenses: Real estate taxes were \$70,190 (\$9/SF) in 2024 and are estimated at ~\$86,000 (\$11/SF) in 2025.

Shared condo expenses for water and shared building insurance are paid by tenants. These expenses are <\$1/SF.

Sales Price: \$2,950,000, 6.8% current CAP rate with annual 2.5-3.0% rent escalations.

For further information, please contact:

Scott Fithian

(773) 404-4314 (direct)

scott@lordcompanies.com

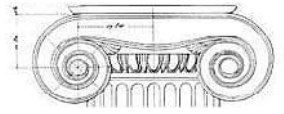
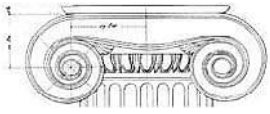
**Broker is using information provided by the property owner and does not certify as to its accuracy. This information is subject to possible errors, omissions, changes of price and withdrawal without notice.*



Retail Brokers Network affiliate for Chicago.

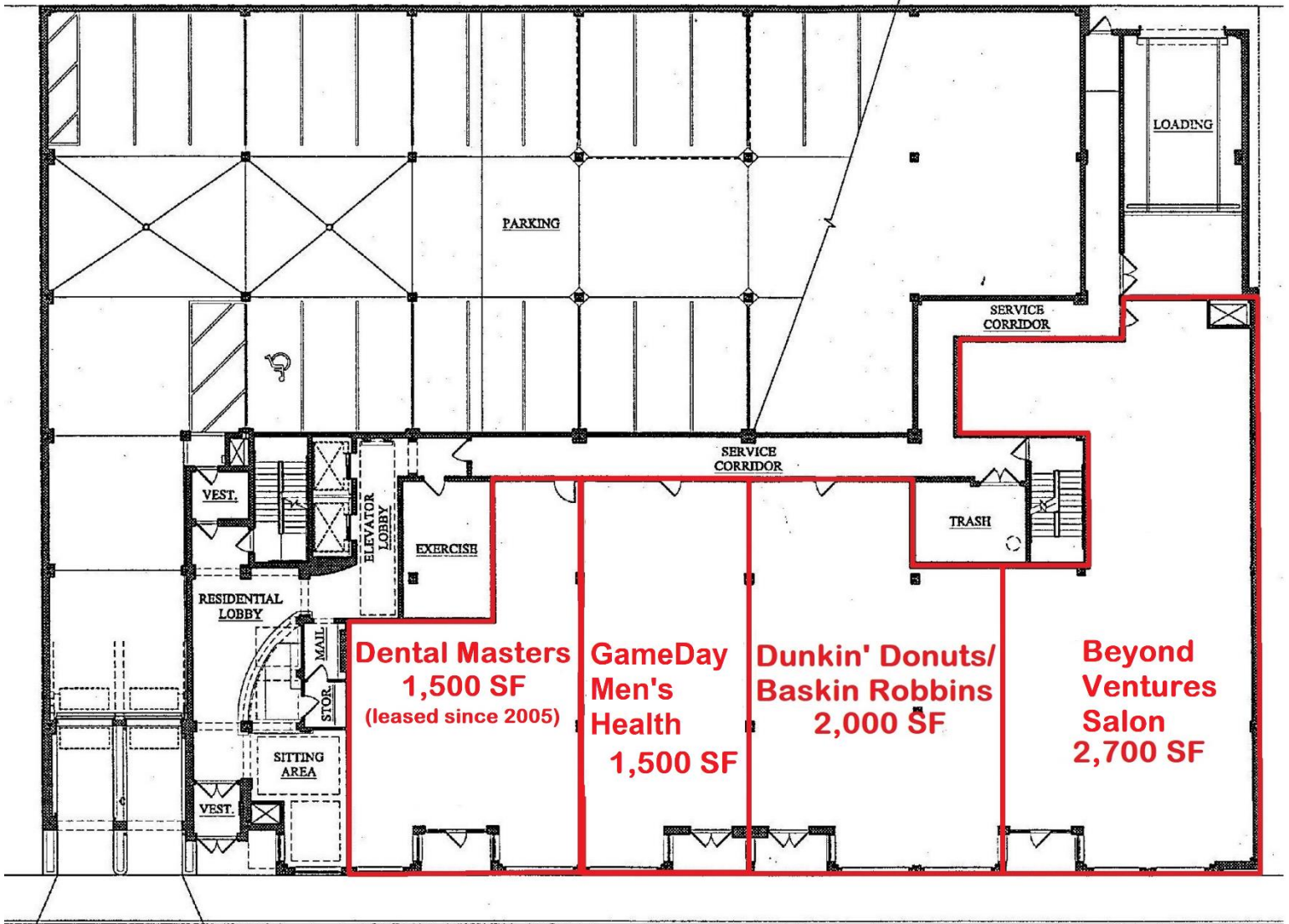
The Retail Brokers Network has over 700 qualified commercial real estate specialists in over 65 offices America providing their local expertise to retailers, developers and investors throughout North America. www.retailbrokersnetwork.com



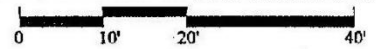


2700 - 2706 N Halsted 1st floor site plan

16'-0" ALLEY

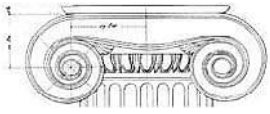


NORTH HALSTED



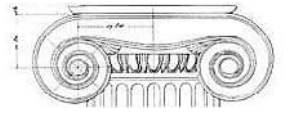
FLOOR PLAN -
FIRST LEVEL





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Neighborhood Aerial Map

