

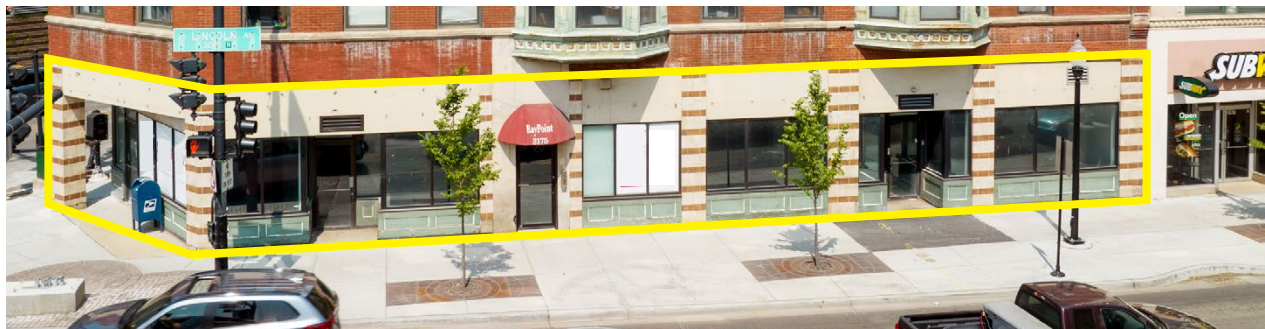


PROPERTY DESCRIPTION

This highly visible **4,033 SF (divisible)** corner retail space is located at the bustling intersection of Lincoln Avenue, Belmont Avenue, and Ashland Avenue in Chicago's vibrant Lakeview neighborhood. Adjacent to Illinois' top-performing Whole Foods, minutes from two CTA stations and Wrigley Field, the property benefits from exceptional foot traffic and exposure. Additionally, a city parking lot conveniently located behind the building ensures accessibility for customers and employees.

With signage opportunities on all three major streets, this space offers tremendous branding potential for businesses looking to establish a strong presence in a high-traffic area. The property can be divided to accommodate a wide variety of uses, including retail, restaurant, or office tenants, making it a versatile and attractive option for diverse business needs.

The combination of prime location, branding opportunities, and flexibility makes this space ideal for businesses seeking a vibrant and highly trafficked environment to thrive in Chicago's Lakeview neighborhood.



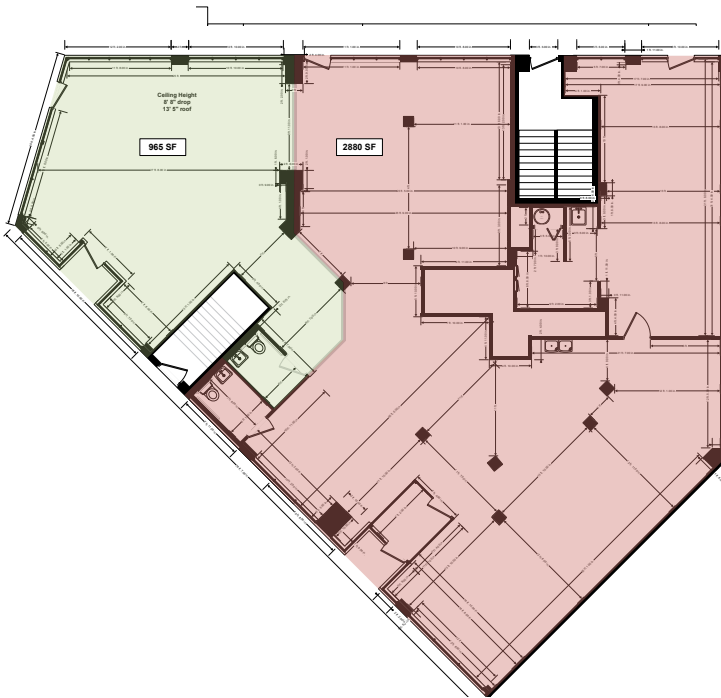
LOCATION AERIAL



DEMOGRAPHICS

	0.5 MILE	1 MILE	2 MILE
■ POPULATION	18,382	74,229	270,943
■ HOUSEHOLDS	8,144	34,509	141,823
■ AVG. HH INCOME	\$246,412	\$227,809	\$172,375
■ TOTAL EMPLOYEES	5,290	22,436	86,181

POTENTIAL FLOOR PLANS



CONTACT INFORMATION

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