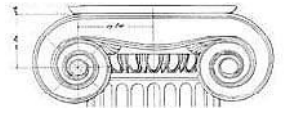


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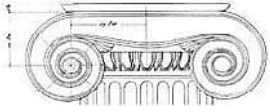
Prime FOR SALE

RETAIL, PROFESSIONAL / MEDICAL OFFICE SPACE 2704-06 N HALSTED LINCOLN PARK, CHICAGO, IL 60614



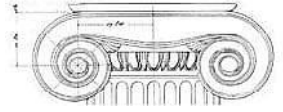
Commercial High-profile retail, salon and/or professional/medical office space on the **Space:** ground floor of newer 5-story 54-unit condo building.

- 7,600 SF with 130' of frontage, divided into 4 separate spaces
- 3 leased storefronts (~\$158,000 NOI)
 - 1,500 SF leased to Dental Masters since 2004
 - 2,000 SF on recent 10-year lease with large Dunkin' Donuts franchisee
 - 1,400 SF leased to Cosmetic Surgery of Chicago
- 1 remaining storefront space available for lease
 - ~2,700 SF with 37' frontage (massage area of former high-end day spa)
- 12' ceiling height to concrete deck with dropped ceilings at 10'.
- These spaces are separate from the residential condos above and are **NOT** part of the condo association.



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Parking: 6 spaces are available in attached heated garage for use only by owners or employees (external guests not allowed).

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

Usage: Bars, nightclubs, massage parlors and retail packaged liquor stores are not

Restrictions: 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 Dom's Kitchen & 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: (2022)	1.0-mi.	2.0-mi.
Population	96,270	225,133
Households	52,810	120,643
Average Household Income	\$134,383	\$137,801
Median Household Income	\$101,961	\$106,947
Median Home Value	\$488,231	\$471,948
Daytime Employment	35,574	85,584
Total Specified Consumer Spending (\$000)	\$1,770,041	\$4,144,855

Additional Expenses: 2022 real estate taxes were \$49,658 (\$6.53/SF) and shared condo expenses were \$5,300 (\$0.70/SF).

Sales Price: \$2,950,000 (\$388/SF); 5.4% in-place CAP rate, 8.0% CAP rate at full occupancy

For further information, please contact:

Scott Fithian

(773) 404-4314 (direct)

scott@lordcompanies.com

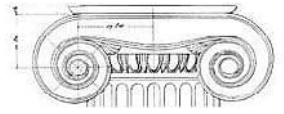
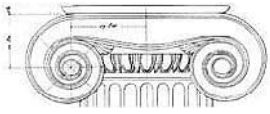
**Broker is using information provided by the property owner and does not certify as to its accuracy. This information is subject to possible errors, omissions, changes of price and withdrawal without notice.*



Retail Brokers Network affiliate for Chicago.

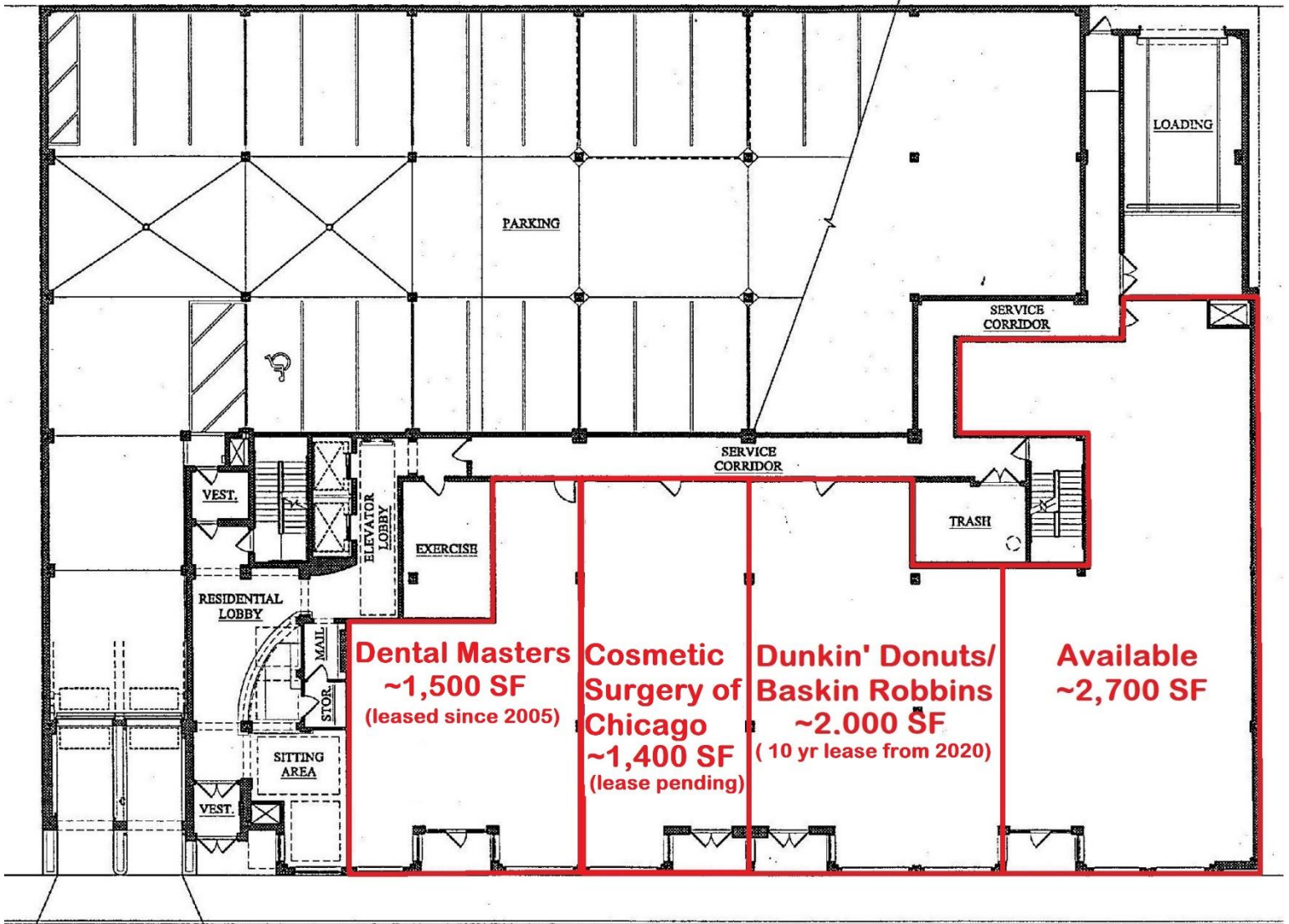
The Retail Brokers Network has over 700 qualified retail specialists in over 65 offices in North America providing their local expertise to retailers, developers and investors throughout North America. www.retailbrokersnetwork.com



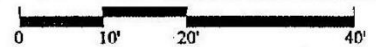


2700 - 2706 N Halsted 1st floor site plan

16'-0" ALLEY

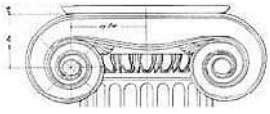


NORTH HALSTED



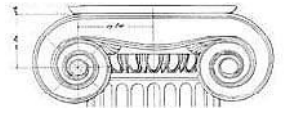
FLOOR PLAN -
FIRST LEVEL





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Area Businesses

