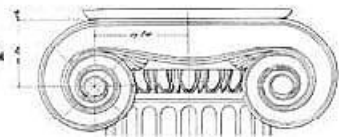


# THE LORD COMPANIES L.L.C.



Brokerage • Development • Investment • Consulting

**FOR LEASE OR FOR SALE**

*LOCATED IN THE HEART OF ROSCOE VILLAGE*

*870 SF - 2,761 SF Retail Available*

2039 W ROSCOE ST, ROSCOE VILLAGE, CHICAGO, IL



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**LOCATION:**

This property is located in the heart of the affluent, densely populated Roscoe Village neighborhood, located on the Northwest side of Chicago. The retailers within Roscoe Village are a reflection of the daily needs and lifestyle of the community. Roscoe Village is the retail epicenter of the larger North Center area.

The immediate co-tenants include Starbucks, Costello's Sandwiches, Jimmy John's, numerous well-known restaurants and posh fashion boutiques. Within a half-mile, regional retail anchors include Jewel Osco, Party City, and Roscoe Square featuring Mariano's Grocery, Walgreens, Petco, Ashley Home, Orange Theory, Chipotle, and more!

Daytime population is comprised of workers from the Bradley Sports Center (500,000 SF of office/tech space, WGN-TV Station, Chicago Police Dept Headquarters, DeVry University and Lane Tech High School (4,200 students).

**AREA TENANTS:**



**ADJACENT CO-TENANTS:**



**DEMOGRAPHICS:**

<b>2015</b>	<b>1 mile</b>	<b>3 mile</b>
Population	47,635	545,735
Households	21,152	247,964
Avg Household Income	\$141,695	\$99,402
Avg Home Value	\$649,631	\$527,992

**SPACE FEATURES:**

- Newer construction building (2010)
- Floor to Ceiling Retail Display Windows
- High Ceilings
- Fully built-out, well-maintained retail spaces
- Open Floor plan, column free, no interior load-bearing walls
- Abundant street parking

**SIZE:**

Total Commercial Condo for Purchase: 2,761 SF

- Space A:
  - Retail Space Available For Lease: Approx 870 SF.
  - Built-out as a cafe.
- Space B:
  - Tenant: The Denim Lounge: Approx 1,891 SF

**ZONING & WARD:**

32<sup>nd</sup> Ward, Alderman Scott Waguespack

Zoned B1-2

**PRICING:**

Please Inquire

**NEIGHBORHOOD MAP:**



**FLOOR PLAN:**

