

2036  
W. Montrose Ave.

Corner Retail Space  
*For Lease*



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# Leasing Overview

Asking Rent	<b>\$32/SF Gross</b>
Space Available	<b>802 SF</b>
Zoning	<b>B1-1</b>
Date Available	<b>Now</b>
Condition	<b>Vanilla Box</b>
Sub-Market	<b>Lincoln Square</b>
Aldermanic Ward	<b>Martin/47th</b>

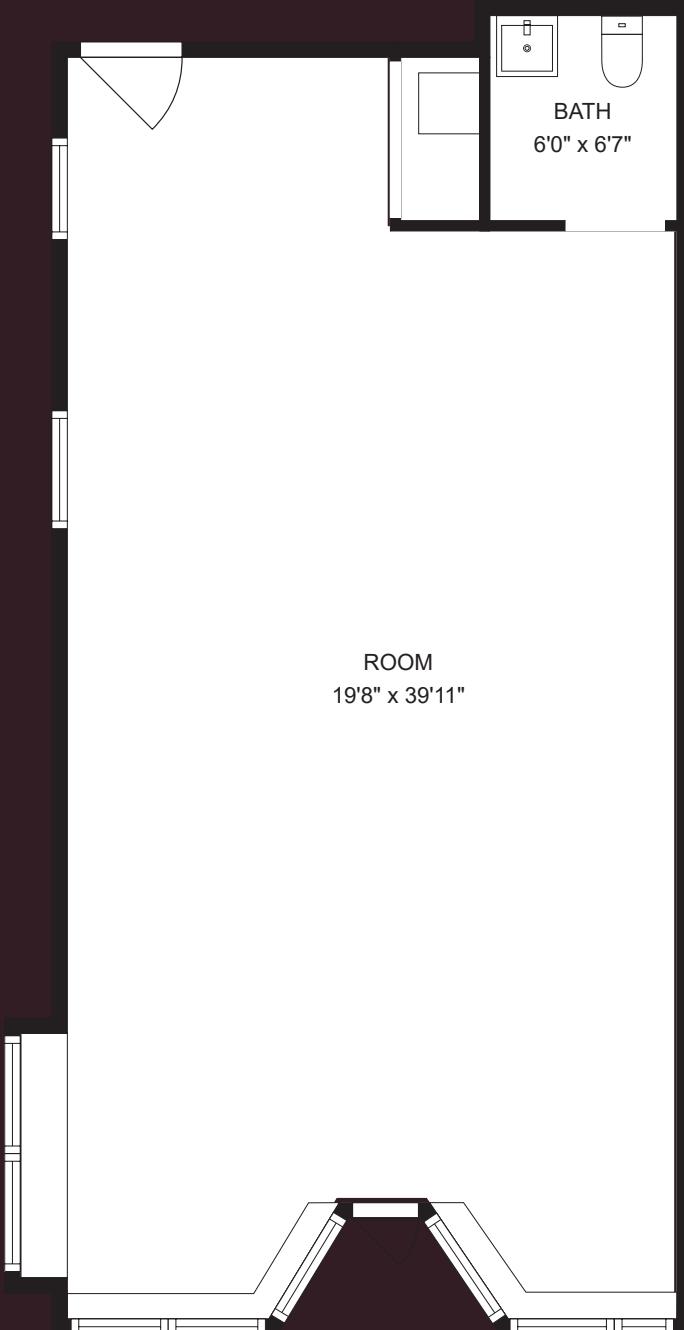
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# Leasing Overview

- ◆ High-visibility ground floor corner retail space.
- ◆ Approximately 800 SF open layout delivered in Vanilla Box condition.
- ◆ South facing storefront allows great natural light.
- ◆ Surrounded by established neighborhood draws including Small Cheval, L&M Fine Foods, Culver's, and Margie's Candies.
- ◆ Strong foot traffic with easy access to public transit and surrounding residential.
- ◆ B1-1 zoning suited for a variety of retail uses.



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802 SF AVAILABLE

## *Floor Plan*

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*Additional Photos*

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## ABOUT LINCOLN SQUARE

This Lincoln Square location offers a compelling opportunity to capitalize on one of Chicago's most engaged neighborhood retail markets. A dense concentration of boutique shops, destination dining, and cultural institutions fuels consistent foot traffic throughout the day and evening.

Seasonal festivals, farmers markets, and community-driven events further enhance visibility and consumer draw, creating a setting where retailers benefit from both daily activity and marquee moments. The result is a high-performing neighborhood retail environment designed for sustained demand and long-term success.

## Sub-Market Overview



AREA DEMOGRAPHICS	0.25 Miles	0.5 Miles	1 Mile
Total Population	4,071	15,309	62,737
Average Age	34.7	35.1	35.1
Total Households	2,069	7,572	30,694
People Per Household	2.0	2.0	2.0
Average Household Income	\$163,105	\$173,089	\$180,462
Average Home Value	\$537,954	\$557,4617	\$525,586

*Demographic Source: Applied Geographic Solutions via Sites USA.*

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