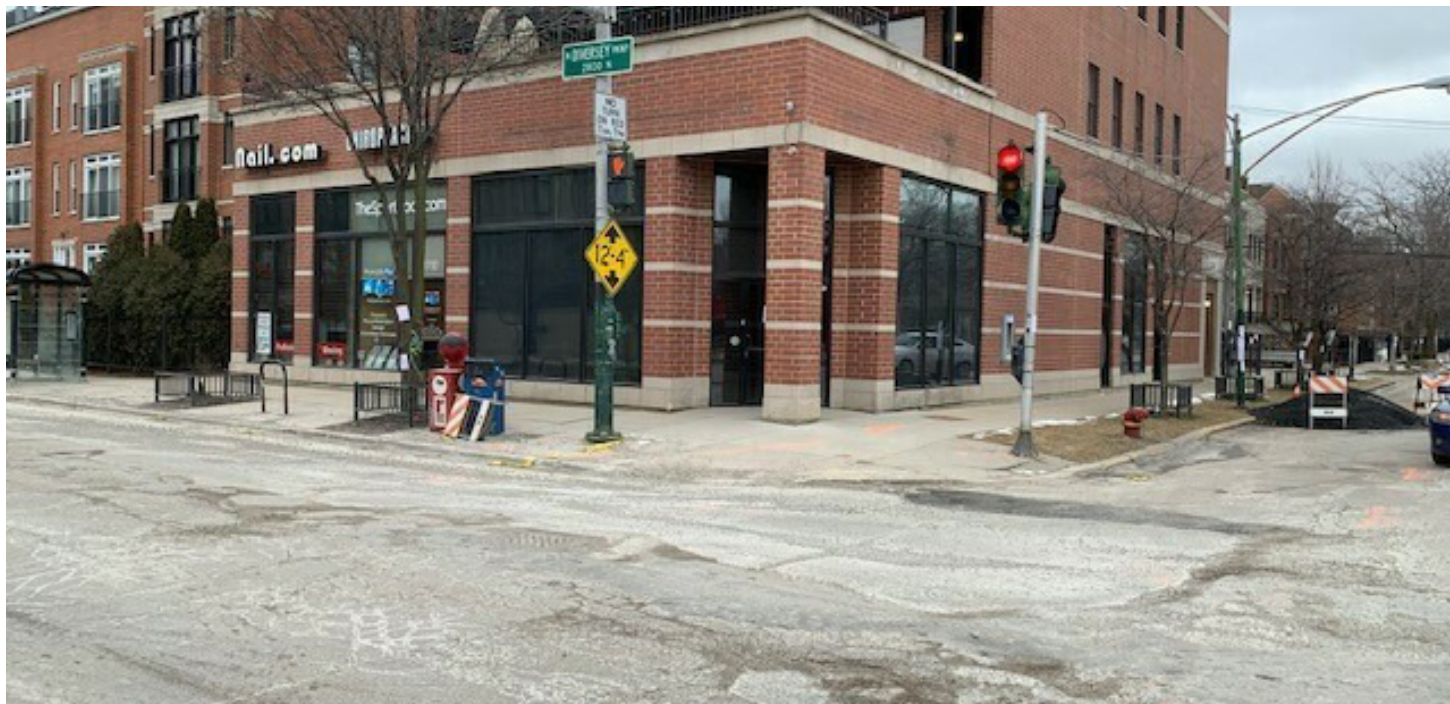


LEASE

1700 WEST DIVERSEY PARKWAY

1700 W Diversey Pkwy Ste 1 A Chicago, IL 60614



PROPERTY DESCRIPTION

Asking \$14.00/sf NET

Taxes - \$15.73/SF (2024 Taxes paid in 2025)

CAM - \$3.00/SF

PROPERTY HIGHLIGHTS

- Available for immediate occupancy is this 1,745sf retail space for lease. The ground floor unit is located at the northwest corner of Diversey Avenue and Paulina Street. For over 15 years, this space was occupied by Starbucks. The infrastructure is still in place. This is an ideal location for a coffee tenant, donut shop or any other food user that needs great visibility in Chicago's west Lincoln Park neighborhood. The location is easily accessible by the Diversey and Ashland bus lines. Diversey Avenue is a major east-west street connecting the Kennedy Expressway to the west and Lake Shore Drive to the east.

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Number of Units:	3
Available SF:	1,745 SF
Lot Size:	9,300 SF
Building Size:	1,745 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,618	6,267	27,286
Total Population	3,966	14,913	61,445
Average HH Income	\$278,087	\$258,338	\$224,822

Edward Pohn

O: (312) 475-3240 | C: (312) 566-7646

epohn@cbcncrt.com

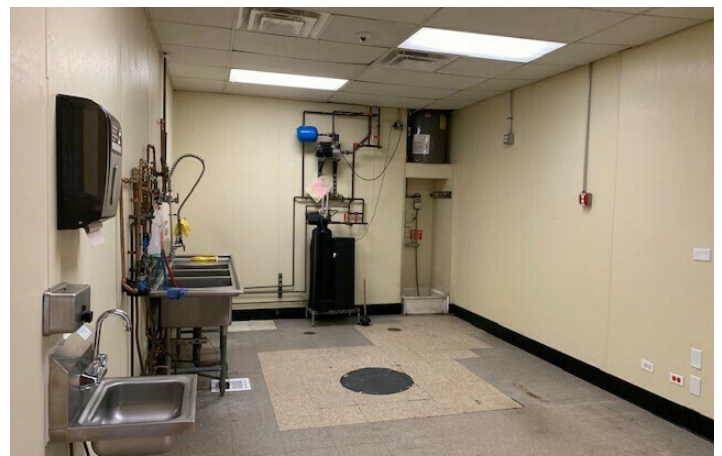
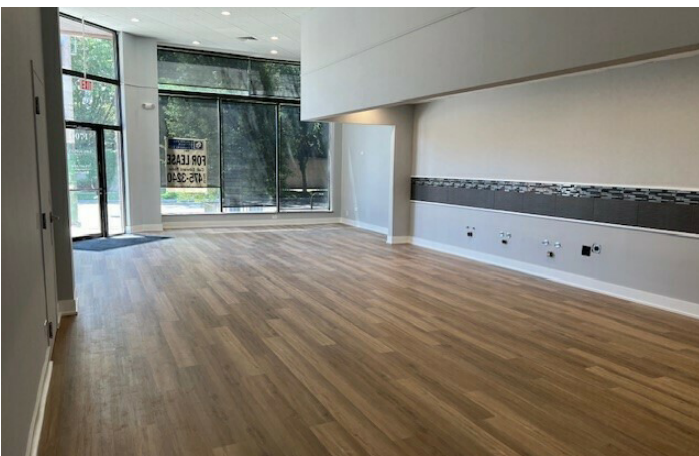
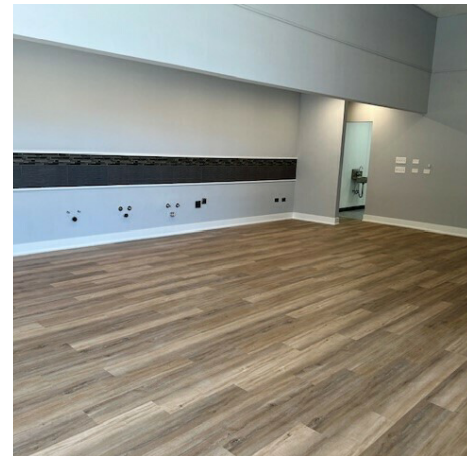
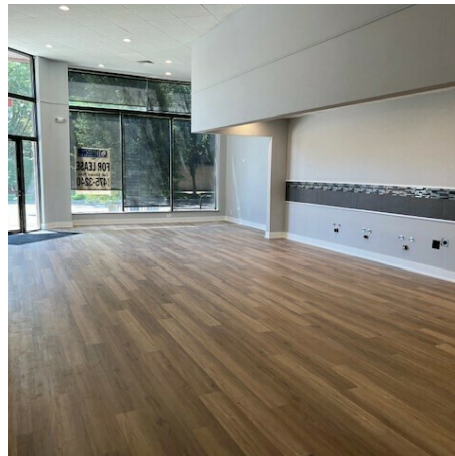


COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

1700 WEST DIVERSEY PARKWAY

1700 W Diversey Pkwy Ste 1 A Chicago, IL 60614



Edward Pohn
O: (312) 475-3240 | C: (312) 566-7646
epohn@cbscr.com

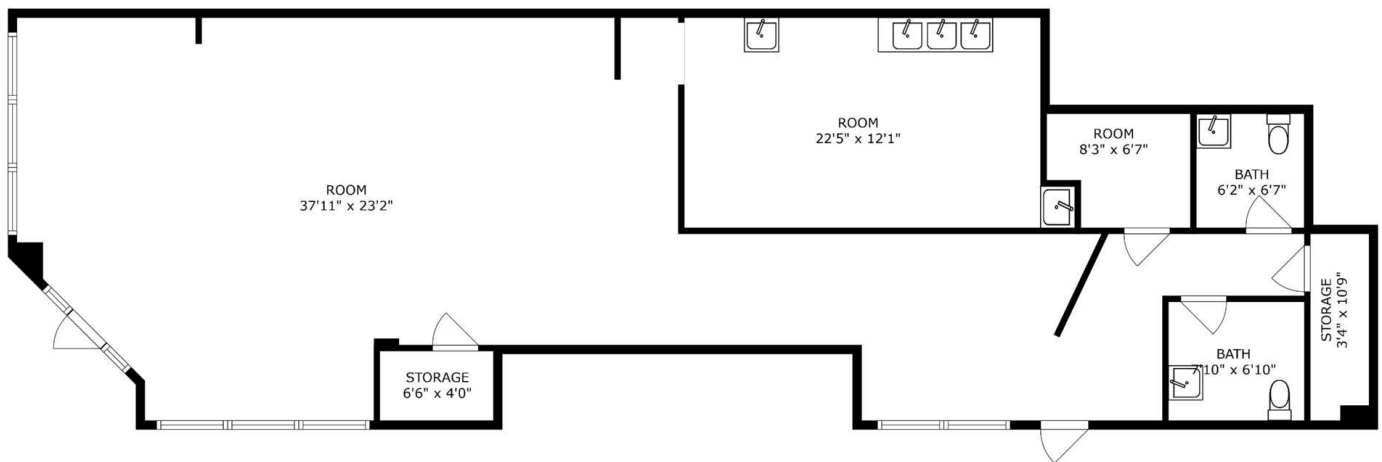


LEASE

1700 WEST DIVERSEY PARKWAY

1700 W Diversey Pkwy Ste 1 A Chicago, IL 60614

1700 W Diversey Pkwy, Chicago, IL



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Edward Pohn

O: (312) 475-3240 | C: (312) 566-7646

epohn@cbcnrt.com



**COLDWELL BANKER
COMMERCIAL
REALTY**

LEASE

1700 WEST DIVERSEY PARKWAY

1700 W Diversey Pkwy Ste 1 A Chicago, IL 60614



Edward Pohn

O: (312) 475-3240 | C: (312) 566-7646

epohn@cbcnrt.com

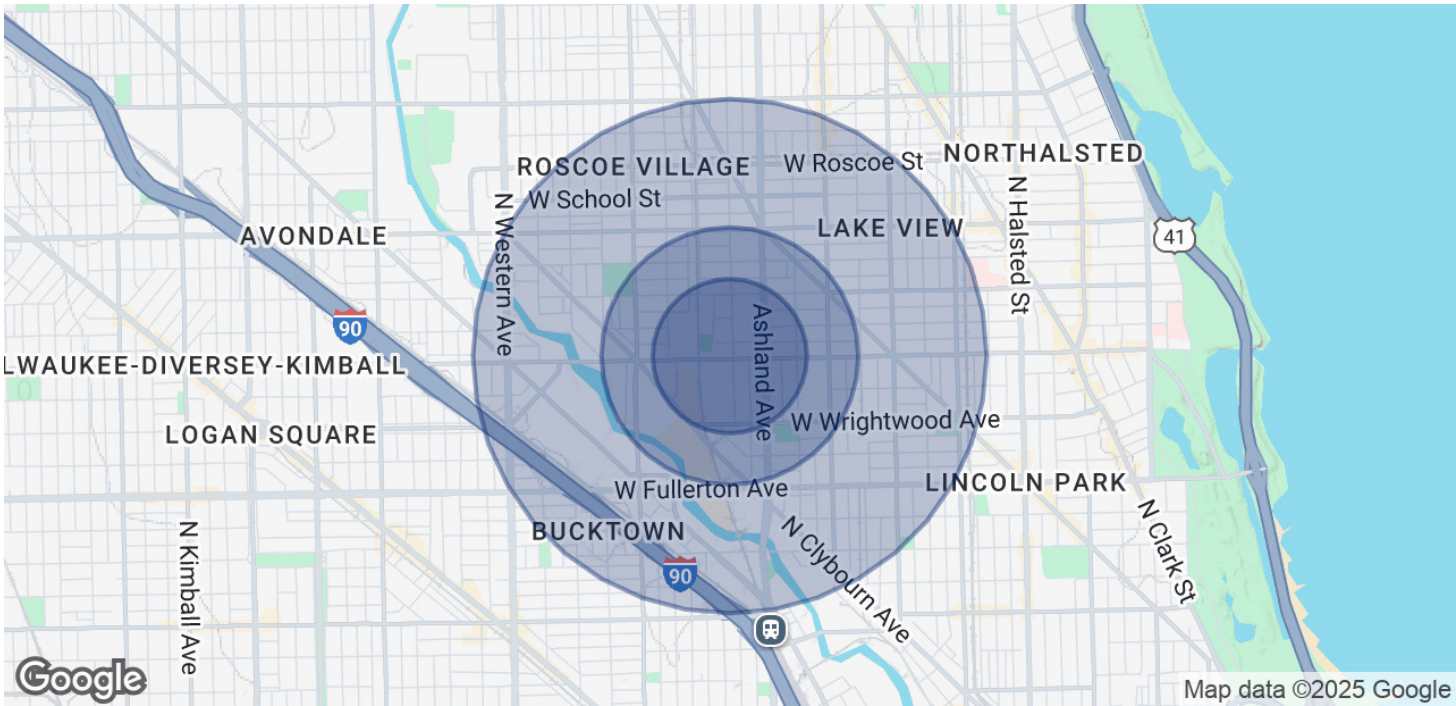


COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

1700 WEST DIVERSEY PARKWAY

1700 W Diversey Pkwy Ste 1 A Chicago, IL 60614



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,966	14,913	61,445
Average Age	34	34	34
Average Age (Male)	34	34	34
Average Age (Female)	34	35	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,618	6,267	27,286
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$278,087	\$258,338	\$224,822
Average House Value	\$978,315	\$953,774	\$923,810

Demographics data derived from AlphaMap

Edward Pohn
O: (312) 475-3240 | C: (312) 566-7646
epohn@cbcnrt.com



COLDWELL BANKER
COMMERCIAL
REALTY