

FOR LEASE

Second Generation Restaurant Space Along Fullerton Avenue in Lincoln Park For Lease- Parking On-Site

1337 W Fullerton Ave | Chicago, IL 60614

EXECUTIVE SUMMARY



OFFERING SUMMARY

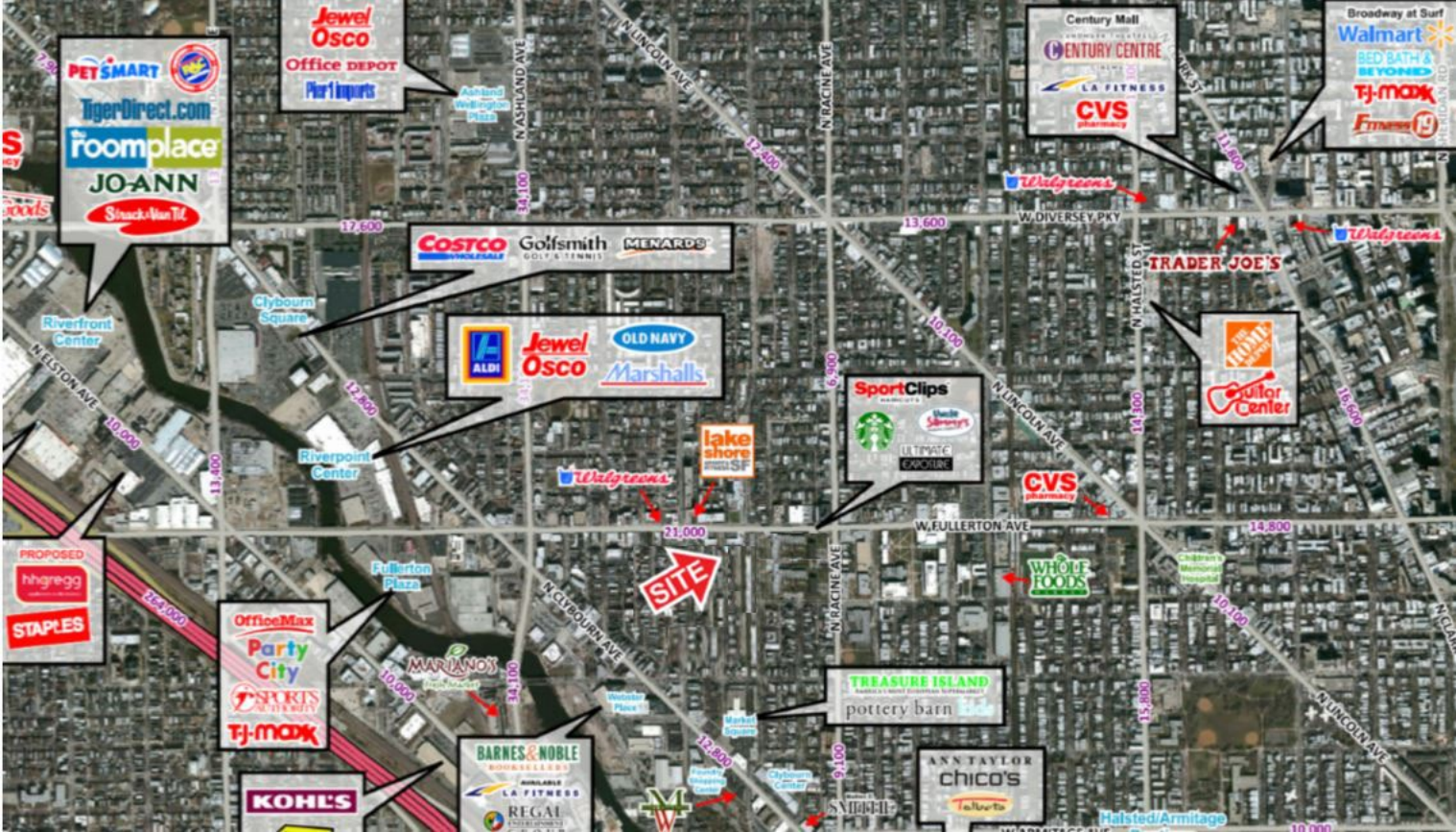
Lease Rate:	Negotiable
NNN's:	\$18.32 PSF
Space Size:	3,100 SF
Building Size:	17,360 SF
Year Built:	1988
Zoning:	B3-2
Market:	Chicago
Submarket:	Lincoln Park
Parking Spaces:	30 spaces
Traffic Count:	13,400 VPD

PROPERTY OVERVIEW

3,100 SF second generation restaurant available for lease along West Fullerton Avenue in Chicago's Lincoln Park neighborhood. The available space is part of an 17,360 SF retail center with co-tenants: Dunkin' Donuts, The UPS Store, 7-Eleven and LA Tan, among others. The property is located in the heart of DePaul's Lincoln Park campus offering visibility and exposure to over 14,000 VPD along Fullerton Ave plus ample foot traffic. Additionally, the property is located in a prominent commercial corridor, filled with a variety of national and local retailers. Excellent accessibility located just west of the Fullerton "L" Station and just one one mile from both Lake Shore Drive and the Kennedy Expressway (I-94/I-90). The center also features 30 surface parking spaces (1.72/1,000 SF) and pylon signage along Fullerton Avenue. Neighboring retailers include Whole Foods, CVS/Pharmacy, Starbucks, Walgreens, Lake Shore Fitness, Lou Malnati's, TCF Bank, Burger King, Sport Clips, among others.

PROPERTY HIGHLIGHTS

- Fully built-out restaurant available for lease in the heart of DePaul's Lincoln Park campus
- The center features 30 surface level parking spaces on-site (1.72/1,000 SF)
- Located adjacent to the DePaul University main campus (15,000+ students)
- Conveniently located steps from the Fullerton "L" Station and is one mile from the Kennedy Expressway and Lake Shore Drive



PET SMART
TigerDirect.com
Roomplace
JO-ANN
Shuck-N-Tell

Jewel Osco
Office DEPOT
Plant Imports

Costco
Golfsmith
MENARDS

ALDI
Jewel Osco
OLD NAVY
Marshalls

SportClips
Starbucks
ULTIMATE EXPOSURE

Century Mall
CENTURY CENTRE
LA FITNESS
CVS pharmacy

Broadway at Sur
Walmart
BED BATH & BEYOND
TJ-maxx
Furniture

TRADER JOE'S
Guitar Center

PROPOSED
hbggregg
STAPLES

OfficeMax
Party City
SPORTS
TJ-maxx

KOHL'S

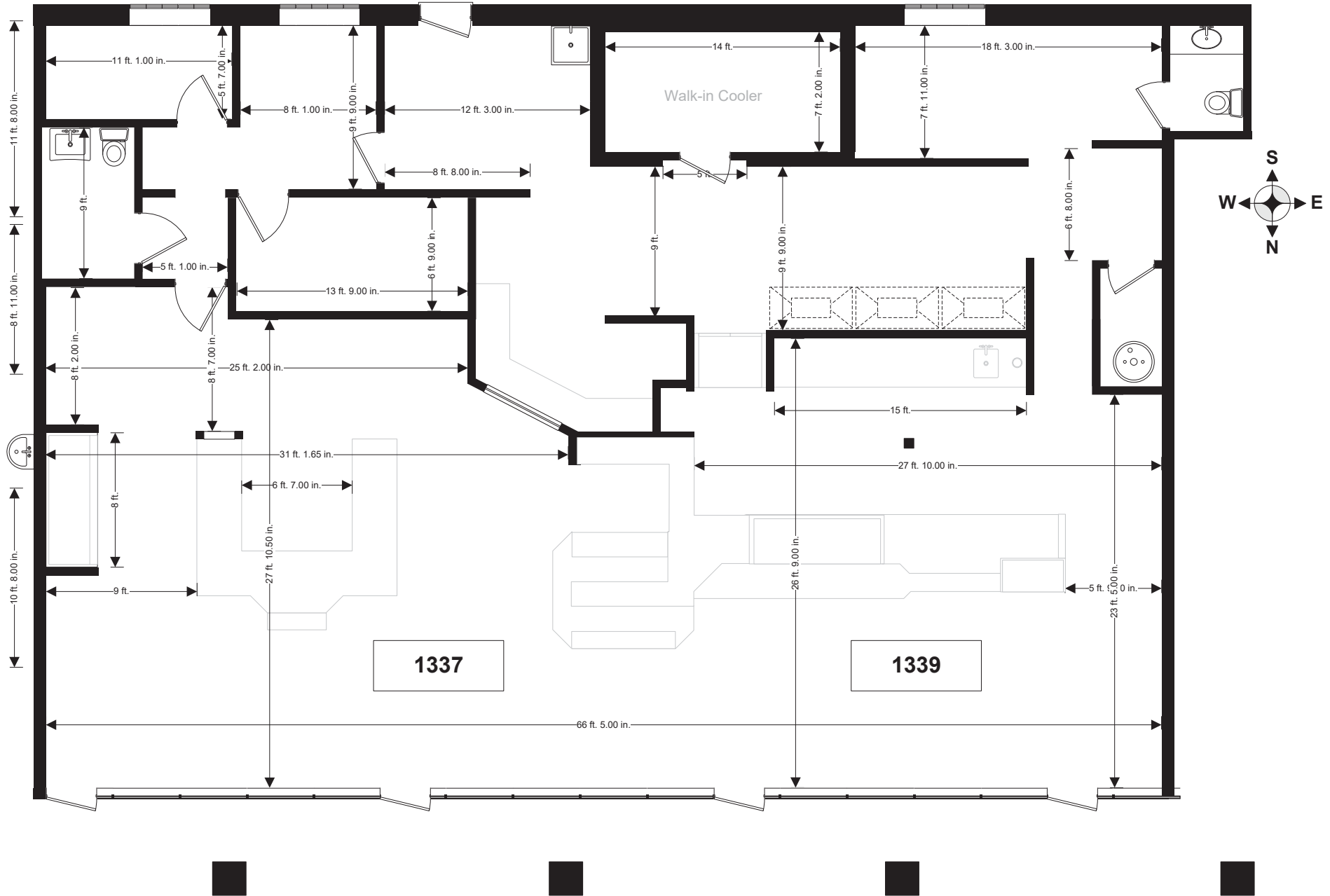
BARNES & NOBLE
LA FITNESS
REGAL

TREASURE ISLAND
pottery barn

ANN TAYLOR
chico's
Toll-free

WHOLE FOODS

SITE



1331- 55 West Fullerton Chicago

DRAWN

JUST Floorplans - Chicago

ISSUED

SIZE

FSCM NO

DWG NO

REV

SCALE

1/8" = 1'-0"

SHEET

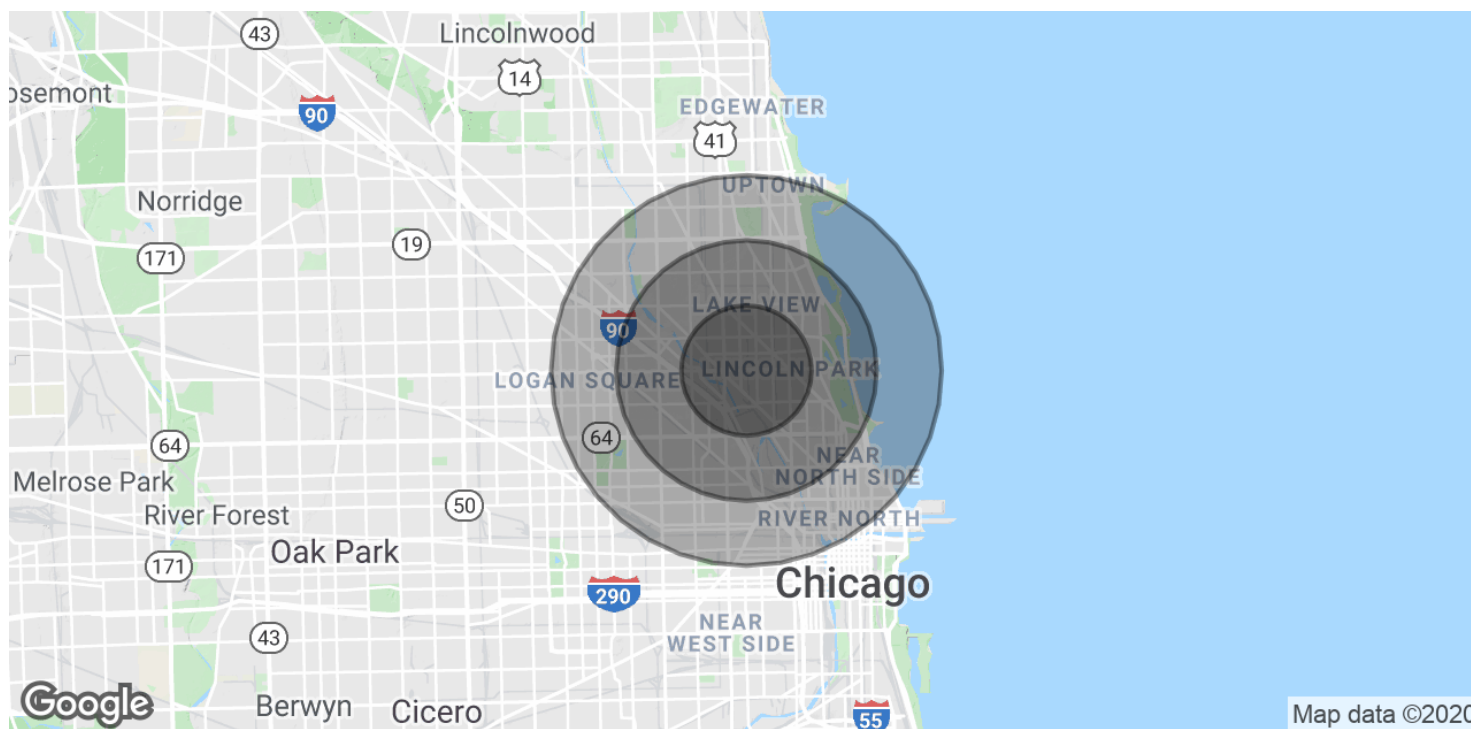
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DEMOGRAPHICS MAP &
REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	59,123	258,832	517,407
Median age	29.3	30.9	32.3
Median age (Male)	29.3	31.5	32.9
Median age (Female)	29.3	30.3	32.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	25,057	127,262	258,561
# of persons per HH	2.4	2.0	2.0
Average HH income	\$150,318	\$117,818	\$104,103
Average house value	\$682,880	\$638,195	\$533,880

* Demographic data derived from 2010 US Census

FrontlineRealEstatePartners

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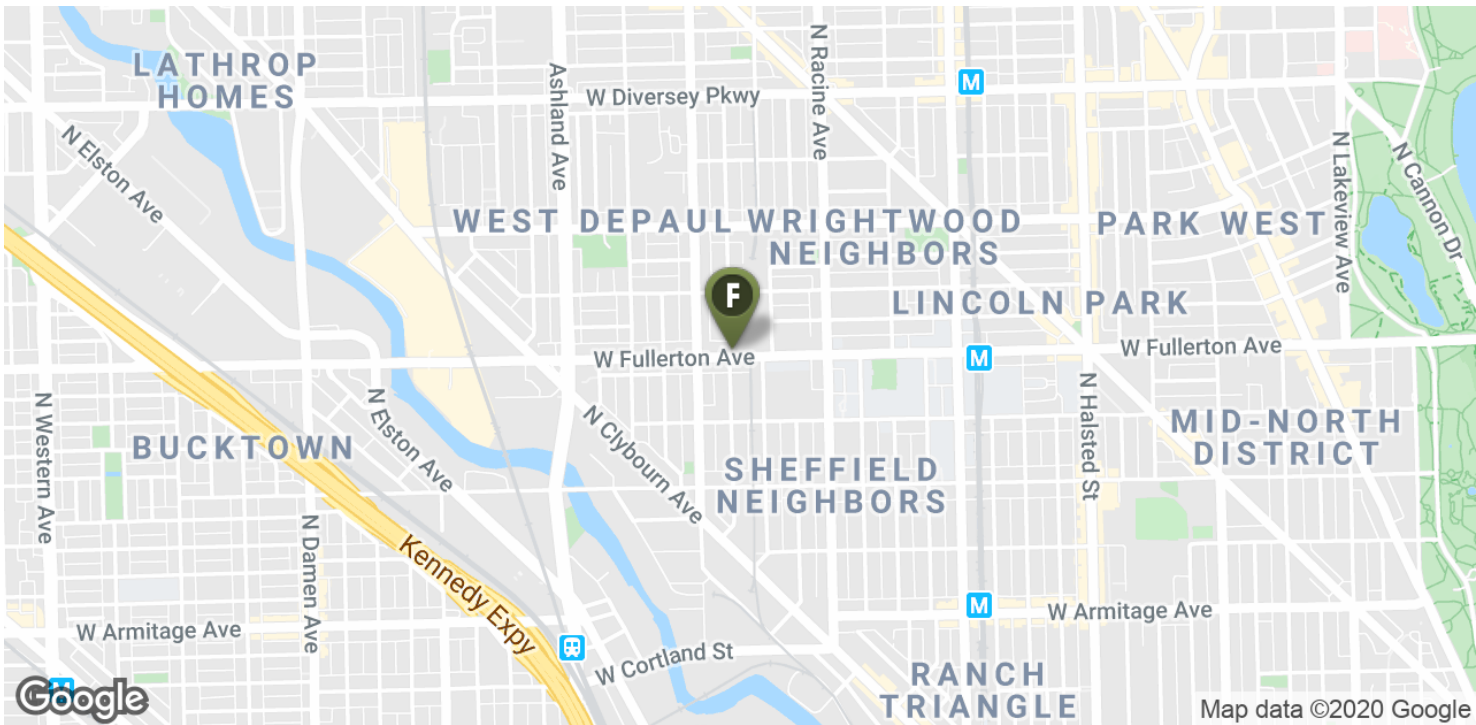
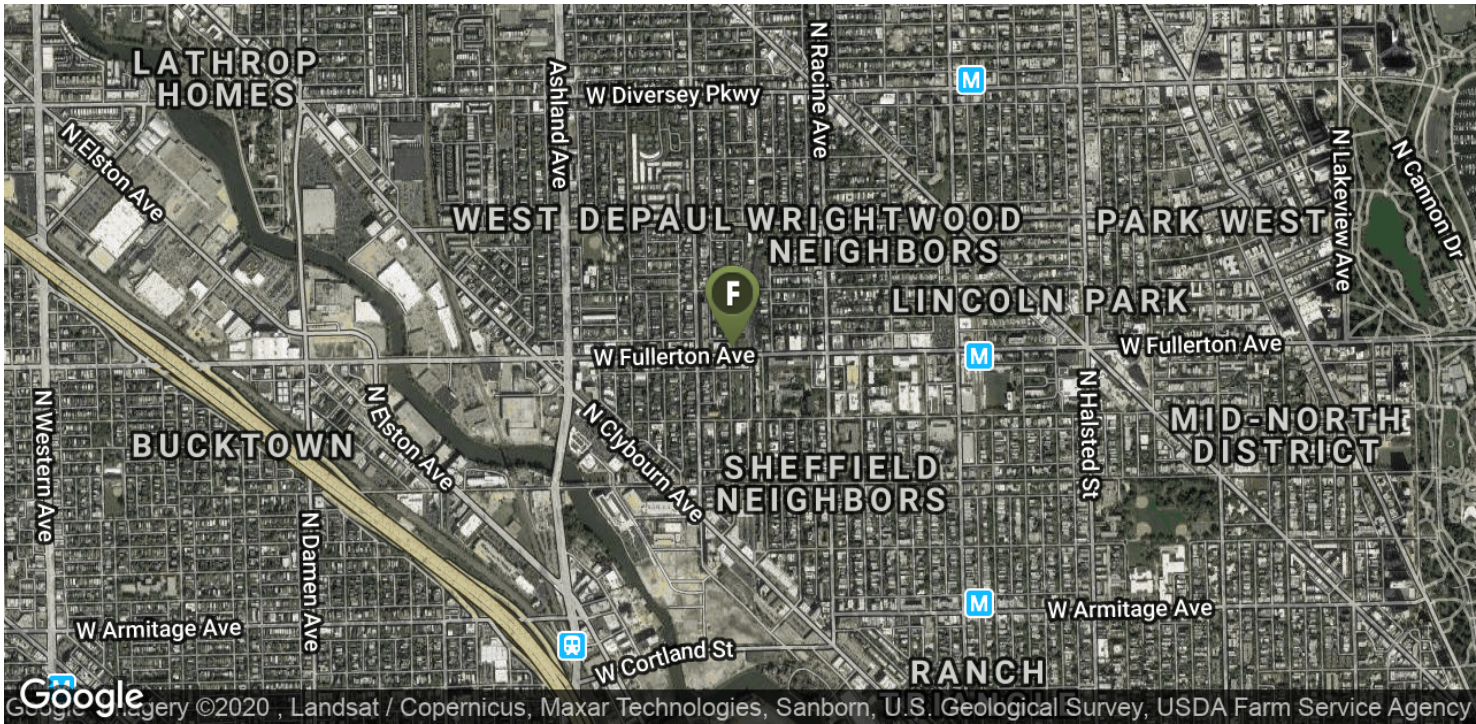
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LOCATION MAPS



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[ADDITIONAL PHOTOS](#)

