

West Lakeview - Chicago FORMER LIQUOR STORE WITH HIGH VISIBILITY AVAILABLE IN HIGH TRAFFIC AREA



566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
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3444 Lincoln Ave.



Lakeview, is one of the 77 community areas of Chicago located in the city's North Side. It's bordered by West Diversey Parkway, On the south, West Irving Park Road on the north, North Ravenswood Avenue on the west, and the shore of Lake Michigan on the east. The Uptown community area is to Lake View's north, Lincoln Square to its northwest, North Center to its west and Lincoln Park to its south. Lake View is unofficially divided into smaller neighborhood enclaves: Lakeview East, West Lakeview and Wrigleyville.

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	45,907	213,047	483,068
2015 Female Population	48,672	217,011	486,827
2015 Total Population	94,579	430,058	969,895
2015 Total Households	52,129	222,901	441,508

Income

2015 Median Household Income	\$69,428	\$68,976	\$59,408
2015 Per Capita Income	\$60,704	\$54,948	\$42,515
2015 Average Household Income	\$105,640	\$103,410	\$90,726

Nearby Businesses

Fernando's
Finley Dunnes
Paulina Meat Market
Cross Town Fitness

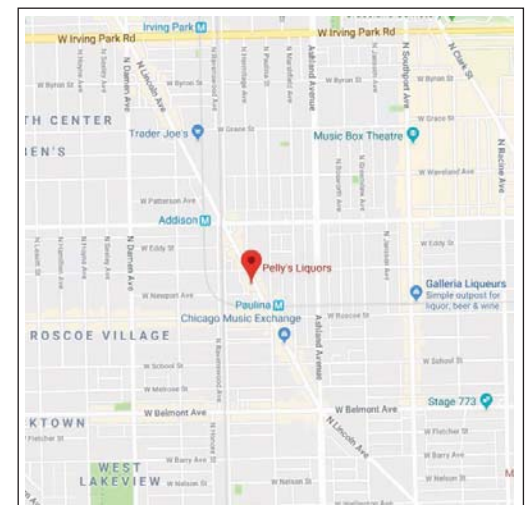
Description

Former liquor store with high visibility available in a high traffic area. This property includes 3 dedicated parking spaces. It is also conveniently located just steps from the Paulina Brown Line station with an annual ridership of 850,000+ commuters.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 386 02-02-16

Map

Lincoln Ave. and Cornelia Ave.



3444 N. Lincoln Ave. Chicago, IL 60657

Size (Approx.) 2,671 SF

Parking 3 Dedicated Spaces

Rental Rate \$40/SF NNN

For additional information or to schedule a showing contact:

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3444 N. Lincoln Ave., Chicago

Contact	Juan Carlos Gomez 312.575.0480 ext. 19 JuanCarlos@kudangroup.com
Transaction Type	Lease
Type of Property	Retail
Property Data	
Address	3444 N. Lincoln Ave.
City, Zip Code	Chicago, IL 60657
Area	West Lakeview
County	Cook
Lease Rate	\$40/SF
Lease Type	NNN
Security Deposit	Based on financial review.
Stories	Single
Basement	N/A
Size	2,671 +/- SF
Roof	Flat
Building Type	Commercial
Parking	Three Dedicated Spaces and Street Parking
Zoning	B3-2
Nearby Businesses	Fernando's, Finley Dunnes, Paulina Meat Market, Cross Town Fitness, Brown Bag Seafood Co., Starbucks, Frasca Pizzeria Wine Bar, Warehouse, Verizon, Bare Burger, Sola Salon Studios, Reverb (Under Construction), Bitter Pops
Property Description	Retail Space
Business Description	Former liquor store with high visibility available on high traffic, dense West Lakeview neighborhood. This space features dedicated parking and is conveniently located steps from the Paulina Brown Line station with an annual ridership of over 850,000+ commuters.
Location Description	West Lakeview West Lakeview is located along the border of the Roscoe Village community area. West Lakeview Neighbors, a residential organization, defines West Lakeview as the area bounded by West Addison St. on the north, West Belmont Ave. on the south, North Southport Ave. on the east and North Ravenswood Ave. on the west. Lakeview's diverse dining, shopping and entertainment options offer a broad appeal to visitors and residents of all ages. This sprawling North Side community, one of Chicago's largest, is characterized by a vast culinary landscape of cuisines and cultures, and equally plentiful shops and boutiques.
Cross Streets	Lincoln Avenue and Cornelia Avenue