

Lincoln Park - Chicago COMMERCIAL CONDO WITH CLEAR SPAN LAYOUT AVAILABLE FOR LEASE

2505 N. Lincoln Ave. Chicago, IL



566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	39,857	201,388	470,067
2015 Female Population	43,127	205,490	474,593
2015 Total Population	82,984	406,878	944,660
2015 Total Households	47,219	214,736	435,292
Housing			
2015 Total Housing Units	52,648	228,594	447,329
Income			
2015 Median Household Income	\$66,122	\$70,598	\$59,952
2015 Per Capita Income	\$60,044	\$57,322	\$43,465
2015 Average Household Income	\$101,196	\$105,876	\$91,611

Nearby Businesses

Ringo Sushi
Nail Envy
5/3rd Bank
deQuay Restaurant

Description

Commercial condo (22' frontage x 55') with clear span layout and 14 ft ceilings. Separate bathroom and central air included. Ideal for any retail or office use.

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. 1026 8-23-2013

Lincoln Park

Lincoln Park is bordered on the north by Diversey Pkwy., on the west by the Chicago River, on the south by North Ave., and on the east by Lake Michigan. One of the city's most historically significant neighborhoods is also one of its most popular. Magnificent mansions, swank boutiques and renowned restaurants complete the rich tapestry that is Lincoln Park.

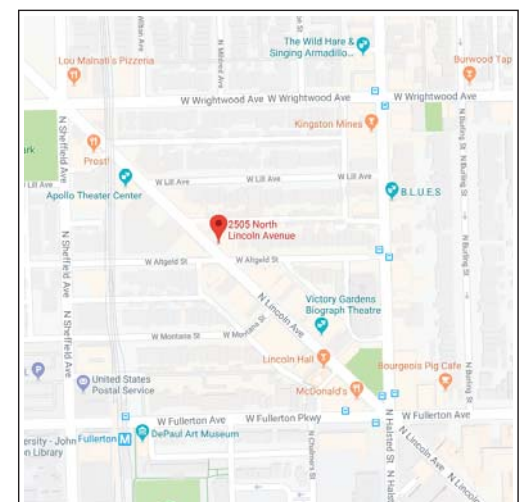
2505 N. Lincoln Ave. Chicago, IL 60614

Size (Approx.)	1,210 SF
Zoning	B3-5
Frontage	22' Frontage x 55'
Rental Rate	\$2,900 per Month (Gross) / \$28.76 PSF

For additional information or to schedule a showing contact:

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Map Lincoln and Altgeld



LISTING INFO

Agent	Jarrett Fradin 312.575.0480 ext. 15 jarrett@kudangroup.com Georg Simos 312.575.0480 ext. 21 georg@kudangroup.com
Transaction Type	Retail/Office for Lease
Property Data	
Address	2505 N Lincoln Ave
City, Zip Code	Chicago, IL 60614
Area	Lincoln Park
County	Cook
Rental Rate	\$2,900 per Month (Gross Lease) (\$28.76 PSF Gross)
Yearly Adjustment	TBD
Security Deposit	Two month's rent due at lease execution
Stories	Mixed-use, three-story building
Size	+/- 1,210 Square Feet
Parking	Street
Ac/Heat	Central Air
Zoning	B3-5
Alderman – Ward	43 rd Michelle Smith
Nearby Businesses	Ringo Sushi, Nail Envy, Pella san Salon, deQuay Restaurant, 5/3 rd Bank
Property Description	Commercial condo (22' Frontage X 55') with clear span layout and 14 ft ceilings. Separate bathroom and Central Air included. Ideal for any retail or office use.
Location Description	Lincoln Park- Commercial Space for lease.
Cross Streets	Lincoln and Altgeld