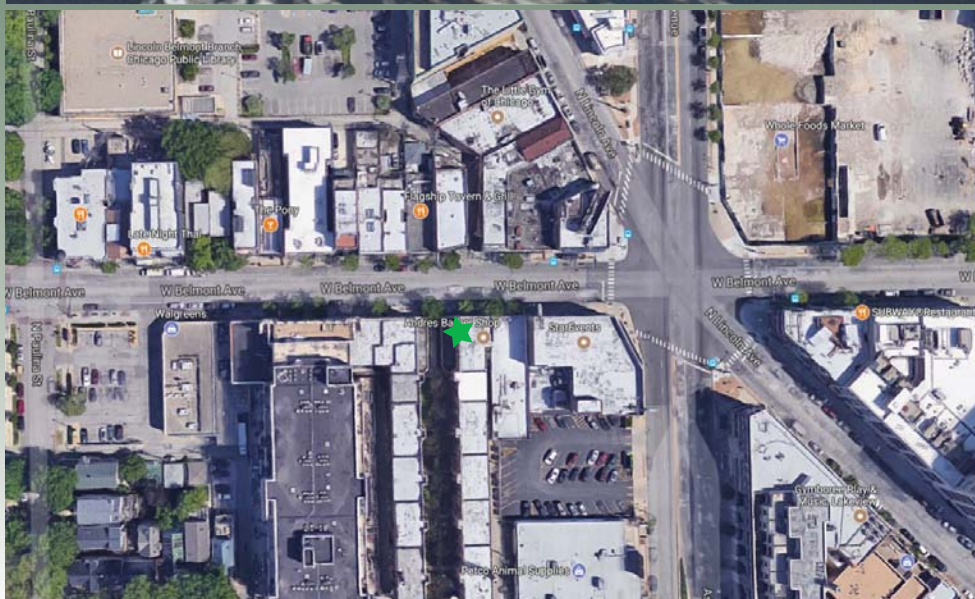


Lakeview- Chicago

RETAIL/OFFICE AVAILABLE FOR LEASE

1621 W. Belmont Ave. Chicago, IL



Lakeview

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. Lakeview is unofficially divided into smaller neighborhood enclaves: Lakeview East, West Lakeview and Wrigleyville.

1621 W. Belmont Ave. Chicago, IL 60657

Size	935 SF
Rental Rate	\$1,345 per month
Rental Type	Gross
Zoning	B1-3

For additional information or to schedule a showing contact:

Anthony Citriglia Jarrett Fradin
 312.575.0480 Ext. 10 312.575.0480 Ext. 15
 anthony@kudangroup.com jarrett@kudangroup.com



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

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	29,158	279,811	571,327
2015 Female Population	28,734	278,624	577,357
2015 Total Population	57,892	558,435	1,148,684
2015 Total Households	26,017	254,487	497,703
Housing			
2015 Total Housing Units	27,518	280,658	528,084
Income			
2015 Median Household Income	\$94,753	\$60,715	\$56,932
2015 Per Capita Income	\$59,387	\$42,736	\$38,480
2015 Average Household Income	\$131,907	\$91,951	\$86,862

Nearby Businesses

Walgreens	The Little Gym of Chicago
Whole Foods	Andres Barber Shop
The Pony	Flagship Tavern & Grill
Western Union	Midwest Pro Sound and Lighting

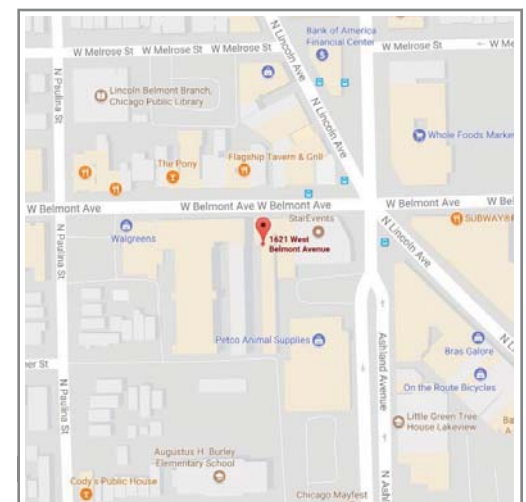
Property Description

Retail/storefront/office space available for lease in Lakeview. Open floor space with three floor to ceiling windows. In line with a Walgreens and many other varying concepts. Great exposure near the 3-corner intersection of Belmont, Ashland and Lincoln. Ideal for a variety of uses.

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. 628 1-14-2013

Map

Near Belmont/Ashland/Lincoln



LISTING INFO

Agent	Anthony Citriglia Anthony @kudangroup.com Jarrett Fradin Jarrett@kudangroup.com
Transaction Type	Commercial Lease
Type of Property	Retail Space (Office, Storefront, Retail)
Property Data	
Property Name	1621 W. Belmont Ave.
City, Zip Code	Chicago, IL 60657
Area	Lakeview
County	Cook
Rental Rate	\$1,345.00 per Month
Lease Type	Gross
Lease Term	Negotiable
Yearly Adjustment	3%
CAM	INCLUDED
Security Deposit	2 Months at Lease Execution
Taxes	INCLUDED
Insurance	INCLUDED
Size	935 S.F. (Approx.)
Parking	Street
Zoning	B1-3
A/C & Heat	Central Heat and Window A/C Unit
Electric (amps)	200 AMP
Ceiling Height	11Ft. (Approx.)
Stories	Single Story
Ward	32nd
Alderman –	Scott Waguespack
Nearby Businesses	Walgreens, Whole Foods, The Pony , Midwest Pro Sound and Lighting, The Little Gym of Chicago
Property Description	Retail/storefront/office space available for lease in Lakeview. Open floor space with three floor to ceiling windows. In line with a Walgreens and many other varying concepts. Great exposure near the 3-corner intersection of Belmont, Ashland and Lincoln. Ideal for a variety of uses.
Cross Streets	Belmont/Ashland/Lincoln