

# Lincoln Square - Chicago

## RETAIL/OFFICE AVAILABLE FOR LEASE

5507 N. Lincoln Ave. Chicago, IL 60641



### Lincoln Square

Lincoln Square is accessible through the Brown Line of the 'L'. Lincoln Square is an eclectic enclave that boasts an array of hip restaurants, bars and boutiques. Music, arts and crafts are a focus here and for dining, there is international flair. You can dig into authentic Mexican, feast on French fare or grab a slice of Neapolitan-goodness at a local pizzeria. Neighborhood gems dot the streets along the commercial heart of Lincoln Square at the intersections of Lawrence, Western and Lincoln Avenues, as well as the Ravenswood corridor — a unique cross-section of industry and creative businesses.

**5507 N. Lincoln Ave. Chicago, IL 60641**

Size	1,050 SF
Rental Rate	\$1,200 per month
Rental Type	Gross
Zoning	B3-2

For additional information or to schedule a showing contact:

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### Demographics

	1-mi.	3-mi.	5-mi.
<b>Population</b>			
2015 Male Population	24,226	235,863	485,844
2015 Female Population	24,300	232,526	489,269
2015 Total Population	48,526	468,389	975,113
2015 Total Households	18,271	196,044	403,374
<b>Housing</b>			
2015 Total Housing Units	19,837	216,866	442,287
<b>Income</b>			
2015 Median Household Income	\$53,738	\$52,544	\$55,831
2015 Per Capita Income	\$29,414	\$33,755	\$35,386
2015 Average Household Income	\$77,314	\$78,286	\$83,586

### Nearby Businesses

Shawarma Inn	Friedman Place
Tony's Finer Foods	Chicago Police Dept.
Lincoln Karaoke	Second City Scooters
Hub's	Chase Bank

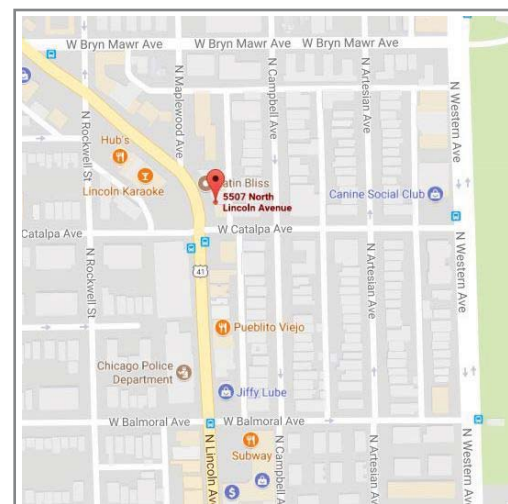
### Description

Commercial space consisting of 1,050 square feet. Great foot traffic in location surrounded by several bus stops and other retail components. Ideal for any retail, 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. 628 1-14-2013

### Map

Lincoln & Catalpa



**LISTING INFO**

Agents	Georg Simos georg@kudangroup.com Jarrett Fradin jarrett@kudangroup.com
Transaction Type	Retail for Lease
Real Estate included in price?	No
<b>Property Data</b>	
Address	5507 N. Lincoln
City, Zip Code	Chicago, IL 60625
Area	Lincoln Square
County	Cook
Rental Rate	\$1,200 per Month
Rental Type	Gross Lease
Yearly Adjustment	3%
Security Deposit	Two month's rent due at signing
Stories	First Floor Retail of a 3-story building
Size	+/-1,050 Square feet
Parking	Street
Ac/Heat	Adequate
Zoning	B3-2- Commercial
Ward	40
Alderman – Name and Phone Number	Patrick O'Connor 773-769-1140
Nearby Businesses	Shawarma Inn, Tony's Finer Foods, Lincoln Karaoke, Hub's, Friedman Place, Chicago Police Department, Second City Scooters, Chase Bank.
Property Description	Commercial space consisting of approximately 1,050 square feet. Great foot traffic in location surrounded by several bus stops and other retail components. Ideal for any retail, office use.
Location Description	Lincoln Square is an eclectic enclave that boasts an array of hip restaurants, bars and boutiques. Music, arts and crafts are a focus here and for dining, there is international flair. You can dig into authentic Mexican, feast on French fare or grab a slice of Neapolitan-goodness at a local pizzeria.  Neighborhood gems dot the streets along the commercial heart of Lincoln Square at the intersections of Lawrence, Western and Lincoln Avenues, as well as the Ravenswood corridor — a unique cross-section of industry and creative businesses.
Cross Streets	Lincoln and Catalpa