

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:

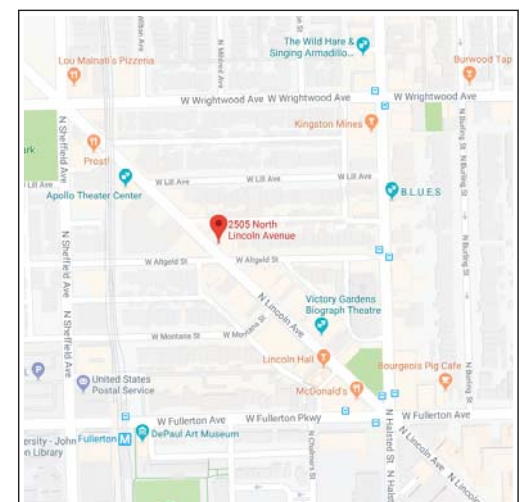
Jarrett Fradin

312.575.0480 ext. 15

jarrett@kudangroup.com

Map

Lincoln and Altgeld



LISTING INFO

| | |
|----------------------|---|
| Agent | Jarrett Fradin 312.575.0480 ext. 15 jarrett@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 |
| | |