

# Lakeview

Adjoining mixed-use investment properties for sale.



1629 North Halsted Street, Floor 1  
Chicago, Illinois 60614  
kudangroup.com

2812 N. Lincoln Ave. and 1210-16 W. Diversey Ave., Chicago, IL



## Demographics

Population	1-Mile	5-Mile
2022 Population	86,715	1,085,502
2027 Population	87,642	1,099,283
Annual Growth 2022-2027	1.07%	1.27%

## Households

2022 Households	43,231	511,784
Annual Growth 2022-2027	0.6%	1.4%

## Income

Avg. Household Income	\$119,896	\$84,411
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Source: Costar

## Nearby Businesses

Vigo Coffee	Always There Dental Care
Capri Salon	Coffee Lab and Roasters
Gotham Bagels	Rotofugi
Herb & Alchemy	Tokidoki
Capri Salon	Delilah's

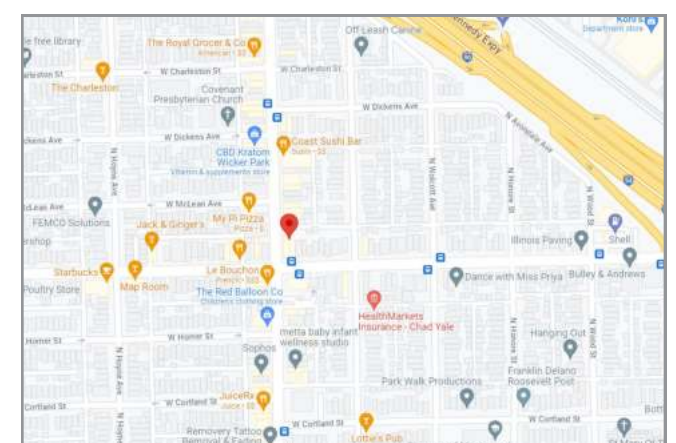
## Location: Lakeview

Anchored by a beautiful stretch of shoreline to the east, Lakeview melds several distinct areas - East Lakeview, Central Lakeview, Boystown, and Wrigleyville. Each spot has its own unique character, but they're all pulled together by Lakeview's casual, welcoming feel. Hit the bustling shopping districts along Broadway in East Lakeview, along Belmont near Boystown, and the bustling Southport Corridor for local boutiques, record shops, and vintage treasure hunting. Or live it up with the locals at the seemingly endless array of bars and pubs, and the dozens of much-loved neighborhood restaurants that lie in between.

—choosechicago.com

## Map

Near the six corners of North Lincoln Ave., West Diversey Pkwy. and North Racine Ave.



## Business Description

Two interconnected mixed-use investment properties with separate PINs for sale. The unique adjoining commercial spaces have two separate addresses which could conceivably be licensed separately or under a single license, as the tenant is currently operating. The tenant occupies the lower level and extends the entire length of the ground floor from Diversey thru to Lincoln. In addition, the properties consist of two 3 bdrm/1 bth apartments on the Diversey Pkwy. property and a one 3 brmn/1 bth apartment on the Lincoln Ave. property. Do not disturb the operating business, its employees or management.

**Purchase Price:** \$1,600,000 (Real Estate)

**Zone:** B3-3

**Size (Approx.):** 6,228 SF (Bldg.), 2,540 SF (Lot)

**Property Taxes:** \$28,691.04 (2021)

**For additional information or to schedule a showing, contact:**

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