

LAKEVIEW RETAIL SPACE FOR LEASE

3169 N. Lincoln Avenue

CHICAGO, IL 60657



FOR MORE INFORMATION CONTACT:

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3169

N. LINCOLN AVENUE

Property Overview



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Property Highlights

- » ±4,033 SF retail space available for lease
- » Unmatched location at the six corner intersection of Lincoln, Belmont & Ashland
- » Excellent location with amazing visibility with multiple entrances
- » Incredible frontage along Lincoln & Belmont
- » Adjacent to top performing Whole Foods
- » Recently completed streetscape provides extended sidewalks, bike lanes and aesthetics
- » Close proximity to CTA 'L' Brown Line Paulina stop

Demographics – 1 mile radius

76,744

TOTAL POPULATION

59,240

DAYTIME POPULATION

35,047

TOTAL HOUSEHOLDS

\$218,036

AVERAGE HOUSEHOLD INCOME

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Building Photos



INTERACTIVE WALK-THRU
bit.ly/3U9YoX1



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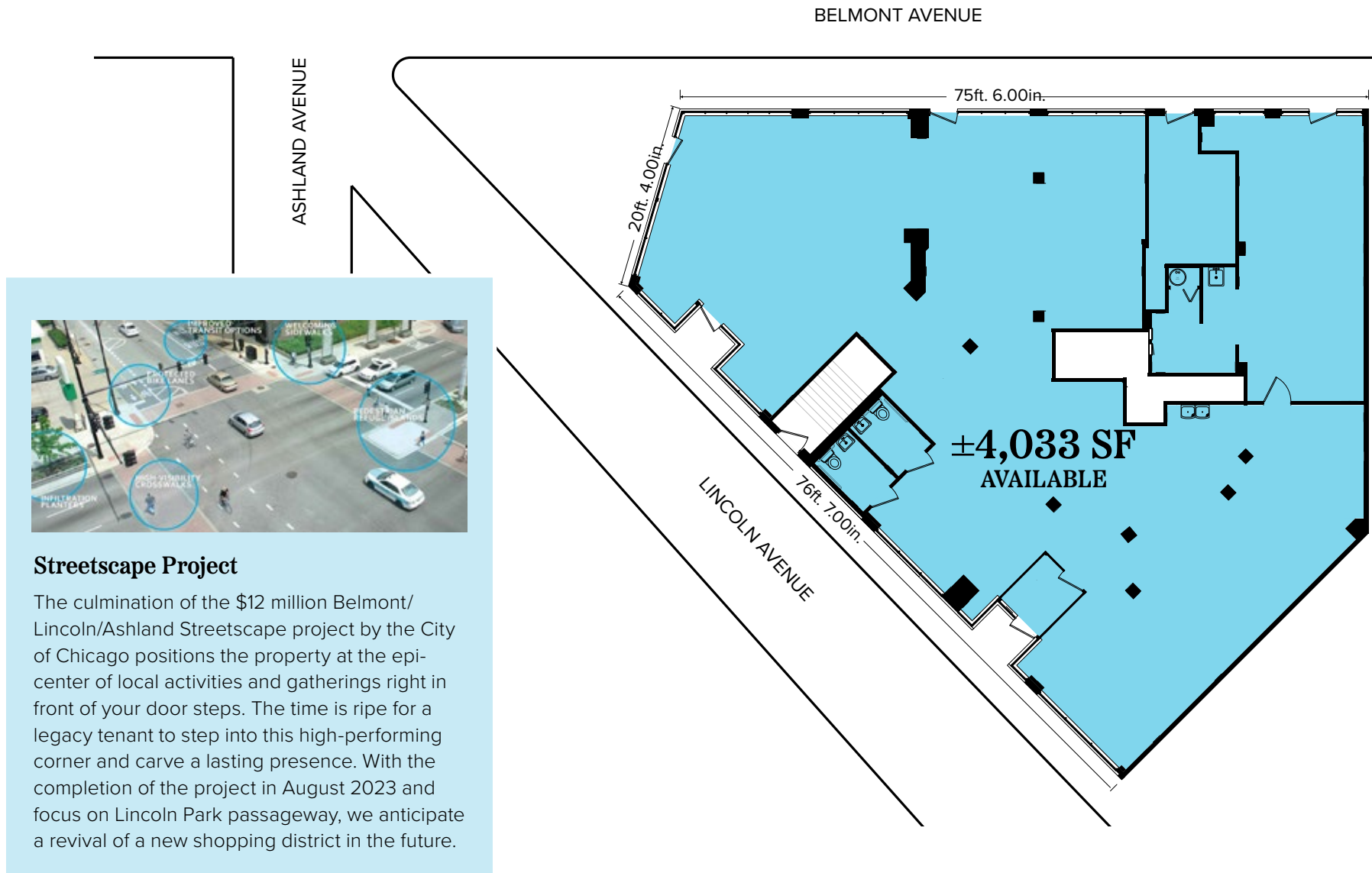
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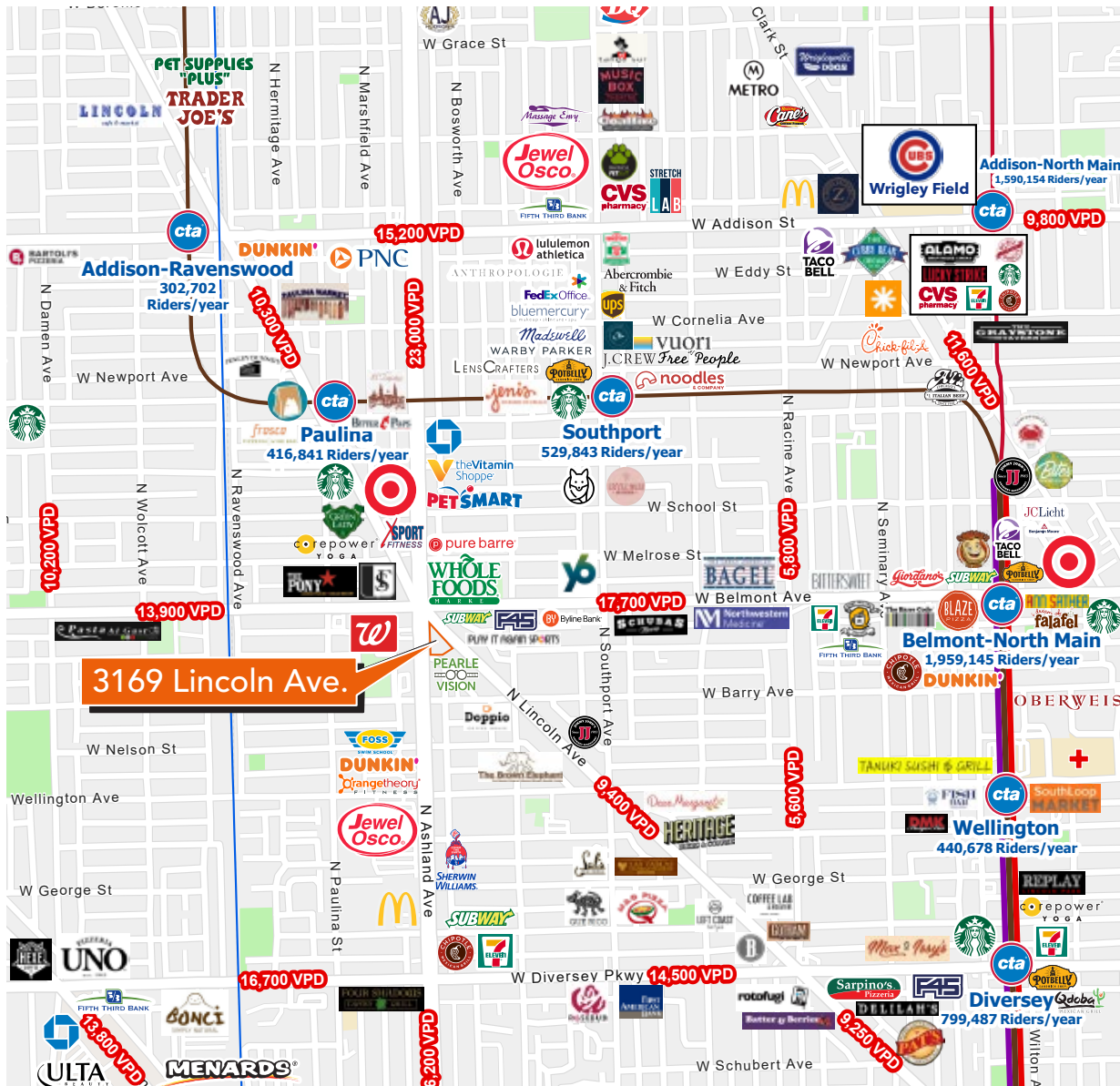
Streetscape Project

The culmination of the \$12 million Belmont/ Lincoln/Ashland Streetscape project by the City of Chicago positions the property at the epicenter of local activities and gatherings right in front of your door steps. The time is ripe for a legacy tenant to step into this high-performing corner and carve a lasting presence. With the completion of the project in August 2023 and focus on Lincoln Park passageway, we anticipate a revival of a new shopping district in the future.

3169

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Location Overview



WALK SCORE

97

WALKER'S PARADISE



BIKE SCORE

90

BIKER'S PARADISE



TRANSIT SCORE

70

EXCELLENT TRANSIT

NEARBY
CTA 'L' LINES

3

NEARBY
CTA BUS LINES

4

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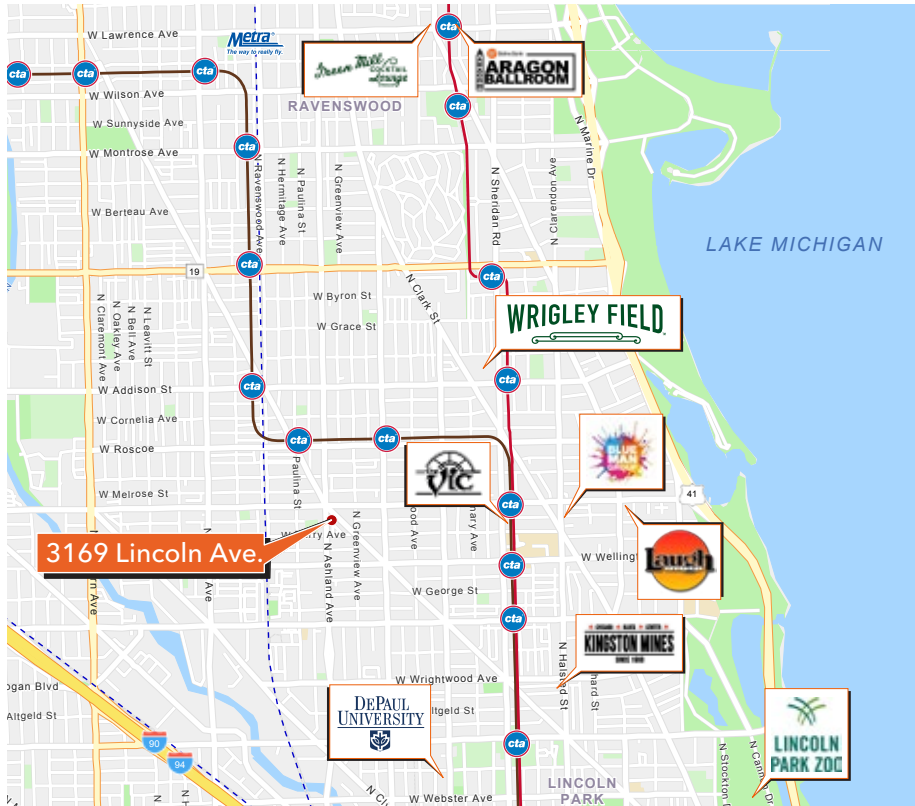
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Location Overview



Lakeview

Located on the north side of Chicago along the shores of Lake Michigan, Lakeview is a popular and diverse neighborhood celebrated for its outdoor recreational opportunities, diverse dining options, trendy boutiques, and thriving nightlife.

Comprised of several distinct areas, the neighborhood caters to a broad demographic, welcoming families, young professionals, and artists alike. Popular districts include East Lakeview, Belmont Harbor, Northalsted, West Lakeview, the Southport Corridor, the Belmont Theater District, and Wrigleyville, renowned for its namesake Wrigley Field, home of the Chicago Cubs.

With a mix of cultural events, street festivals, and an active LGBTQ+ community, Lakeview stands out as a dynamic and inclusive destination within the heart of Chicago, offering something for everyone.

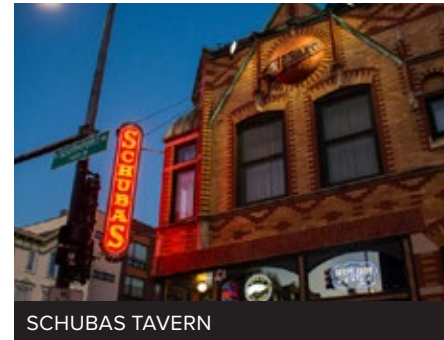
3169 N. Lincoln Avenue is located close to all the action. Adjacent to Whole Foods and just minutes from two CTA stations, the Southport Corridor legendary music venue Schubas Tavern. The site is also a swift 5 minute drive or 8 minute bike ride to Wrigley Field and the surrounding entertainment district.



BELMONT HARBOR



WRIGLEY FIELD



SCHUBAS TAVERN



SOUTHPORT CORRIDOR

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