

855 W. BELMONT AVENUE

RETAIL SPACE AVAILABLE FOR LEASE

GREAT
OPPORTUNITY
FOR A MEDICAL
USER

DOUG RENNER

312.275.3137

doug.renner@baumrealty.com

MARK FREDERICKS

mark@baumrealty.com

312.275.3109

KIRA FORD

kira@baumrealty.com

312.275.3128





855 W. Belmont Ave

Chicago, IL 60657 – Lakeview East

PROPERTY HIGHLIGHTS

- » ±3,800 RSF available in Lakeview East with additional ±2,000 RSF basement space
- » Black iron possible
- » Great opportunity for a medical user
- » Area retail includes Target, Michaels, Marshalls, DSW, Fifth Third Bank and Amazon Fresh coming soon
- » Former Barstool Chicago
- » Surrounded by many beloved local eateries, along with national chains
- » Steps from the Belmont CTA Brown / Red / Purple Line 'L' Station

DEMOGRAPHIC SUMMARY

| | 0.25 MI | 0.5 MI | 1 MI |
|--------------------------|-----------|-----------|-----------|
| Total Population | 6,184 | 29,674 | 109,095 |
| Daytime Population | 10,589 | 23,862 | 74,839 |
| Total Households | 3,521 | 16,653 | 63,126 |
| Average Household Income | \$162,753 | \$157,044 | \$156,427 |

DOUG RENNER

312.275.3137

doug.renner@baumrealty.com

MARK FREDERICKS

mark@baumrealty.com

312.275.3109

KIRA FORD

kira@baumrealty.com

312.275.3128





WALK SCORE

97

WALKER'S PARADISE



BIKE SCORE

89

VERY BIKEABLE



TRANSIT SCORE

84

EXCELLENT TRANSIT

NEARBY
CTA BUS LINES

5

NEARBY
CTA 'L' LINES

3



DOUG RENNER

312.275.3137

doug.renner@baumrealty.com

MARK FREDERICKS

mark@baumrealty.com

312.275.3109

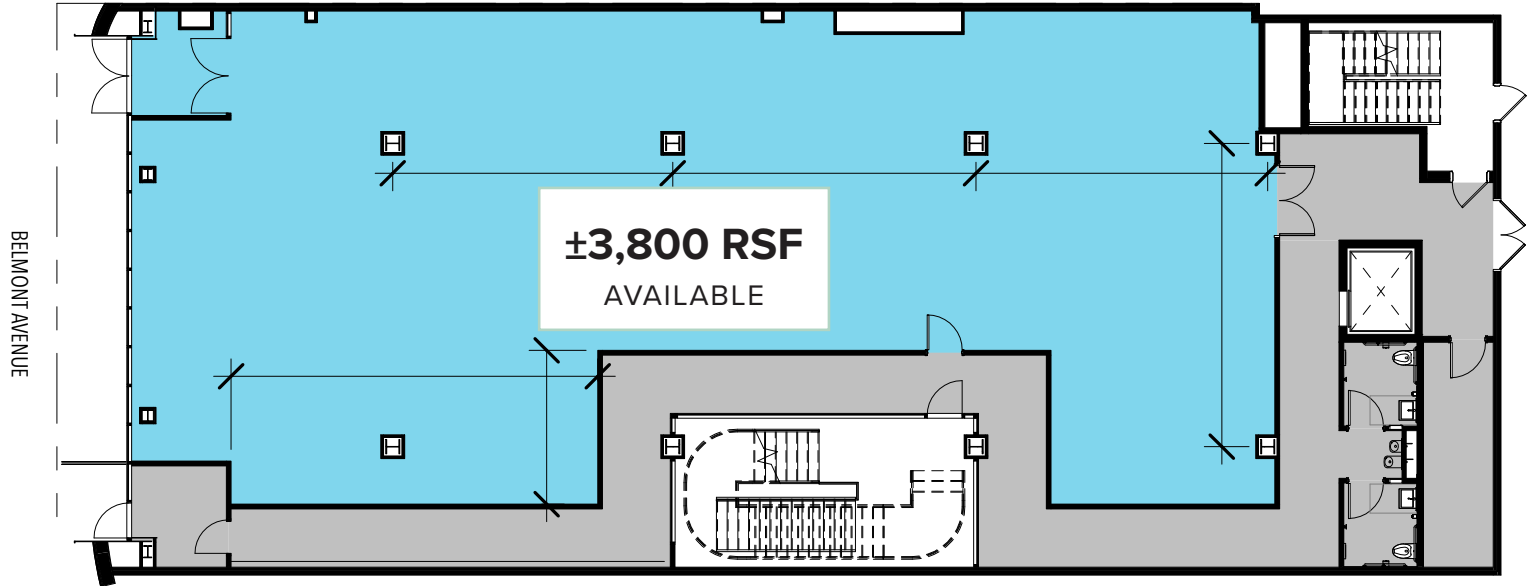
KIRA FORD

kira@baumrealty.com

312.275.3128



FIRST FLOOR



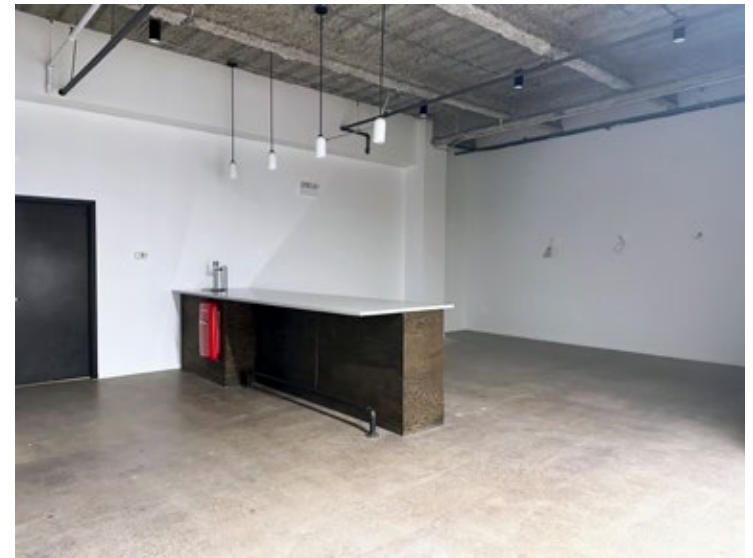
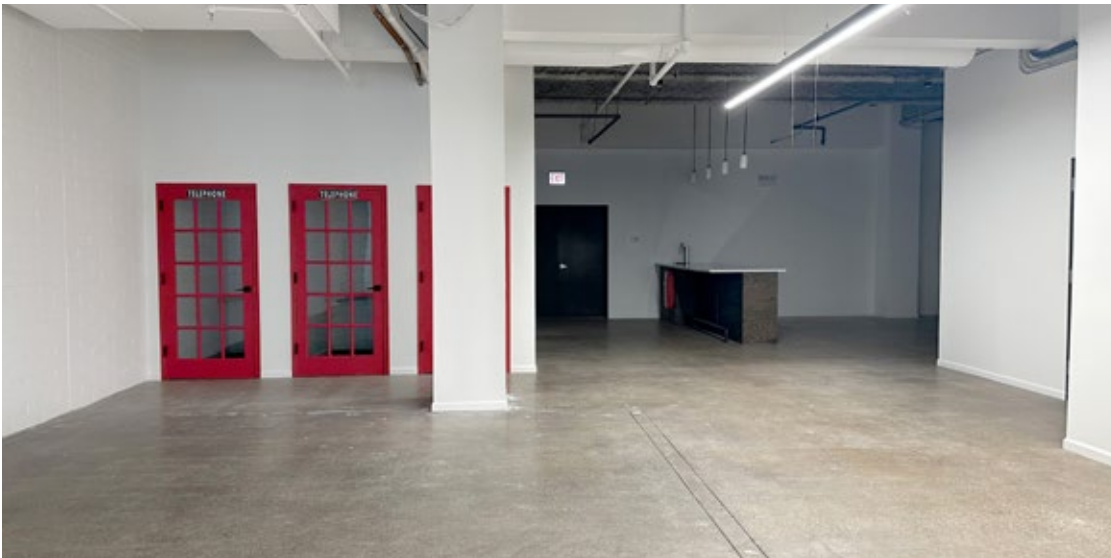
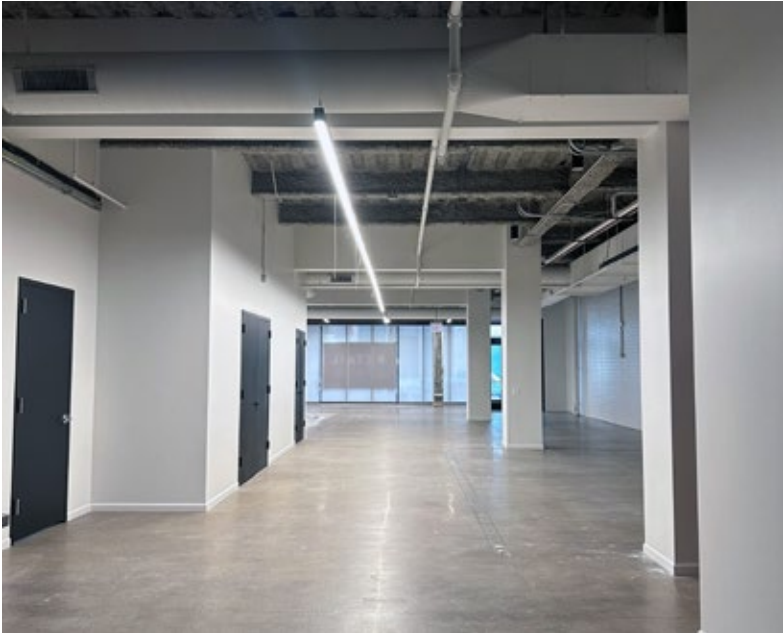
BASEMENT



DOUG RENNER
312.275.3137
doug.renner@baumrealty.com

MARK FREDERICKS
mark@baumrealty.com
312.275.3109

KIRA FORD
kira@baumrealty.com
312.275.3128



DOUG RENNER
312.275.3137
doug.renner@baumrealty.com

MARK FREDERICKS
mark@baumrealty.com
312.275.3109

KIRA FORD
kira@baumrealty.com
312.275.3128





NEIGHBORHOOD CO-TENANTS

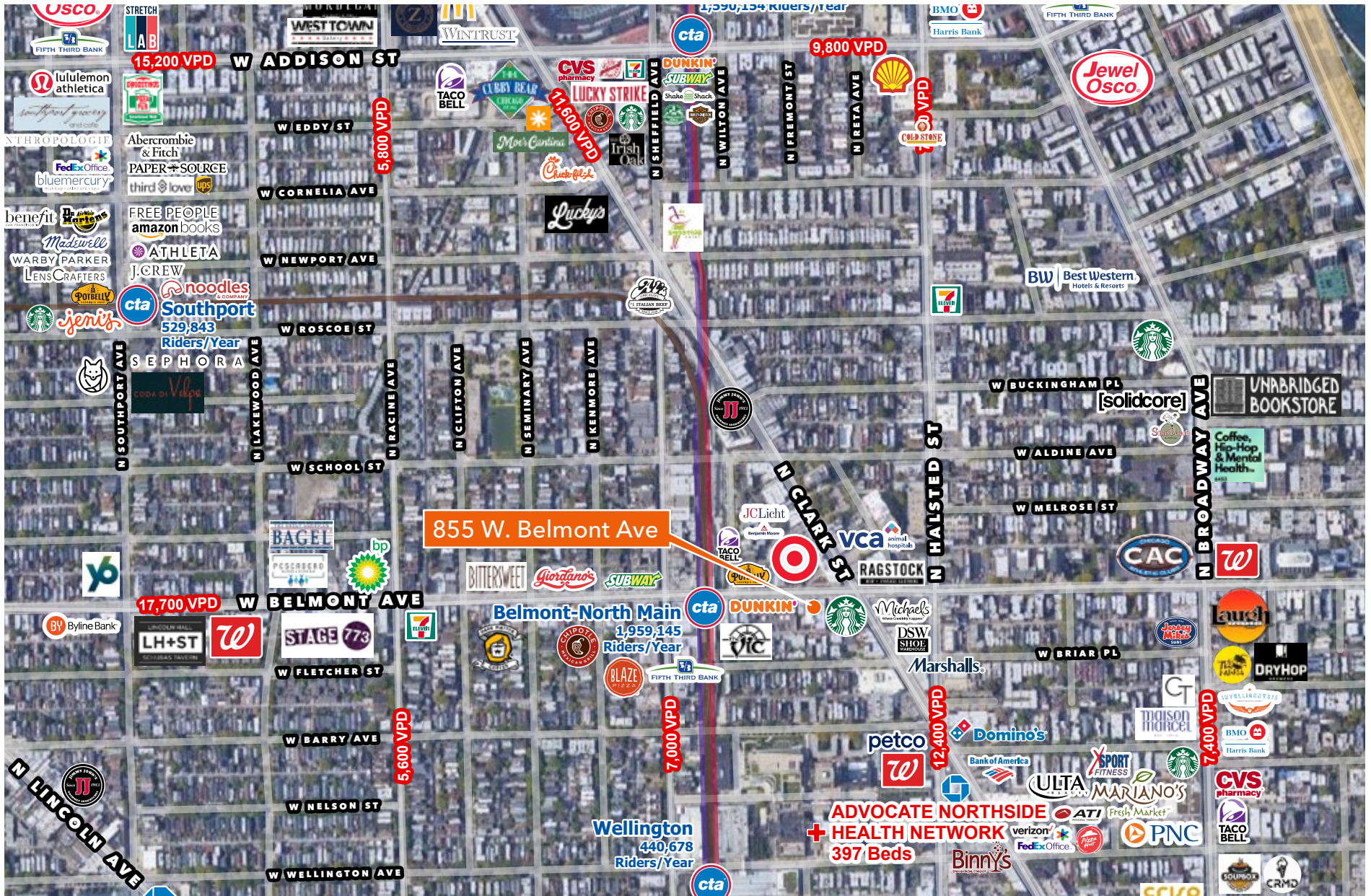


DOUG RENNER
 312.275.3137
 doug.renner@baumrealty.com

MARK FREDERICKS
 mark@baumrealty.com
 312.275.3109

KIRA FORD
 kira@baumrealty.com
 312.275.3128





DOUG RENNER
312.275.3137
doug.renner@baumrealty.com

MARK FREDERICKS
mark@baumrealty.com
312.275.3109

KIRA FORD
kira@baumrealty.com
312.275.3128





For leasing information contact:

DOUG RENNER

312.275.3137

doug.renner@baumrealty.com

MARK FREDERICKS

mark@baumrealty.com

312.275.3109

KIRA FORD

kira@baumrealty.com

312.275.3128



© 2024 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. This information may include estimates and projections with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While we believe these assumptions are reasonable, there can be no assurance that any of these estimates and projections will prove to have been correct. Therefore, actual results may vary materially from these forward-thinking estimates and projections. Any square footage dimensions set forth are approximate.