

For Lease

Retail Space

945 W. Belmont Avenue

Chicago, IL 60657 | Lakeview



CONCEPTUAL

- New mixed-use development opportunity with rare 4,000 SF ground floor (divisible)
7,000 SF second floor with 12' ceilings
1,000 SF outdoor patio opportunity
- Signage opportunity along the western facade visible from train platform
- Located adjacent to the CTA Belmont 'L' stop, which sees 4.4 million riders annually
- Summer 2017 delivery
- Area tenants include Blaze Pizza, Big & Little's, Native Foods Café, Giordano's Pizzeria, HomeRun Inn, The Bar Method and Chipotle Mexican Grill

- Just steps from the Target Express development which includes 90 new apartments

	RADIUS		
	0.25 MILE	0.5 MILE	1 MILE
AVERAGE HHI	\$139,686	\$139,708	\$120,740
DAYTIME POPULATION	8,227	17,192	55,742
RESIDENTIAL POPULATION	5,469	24,215	99,577
TRAFFIC COUNTS			
W. BELMONT AVENUE			18,600 VPD
W. SHEFFIELD AVENUE			9,350 VPD

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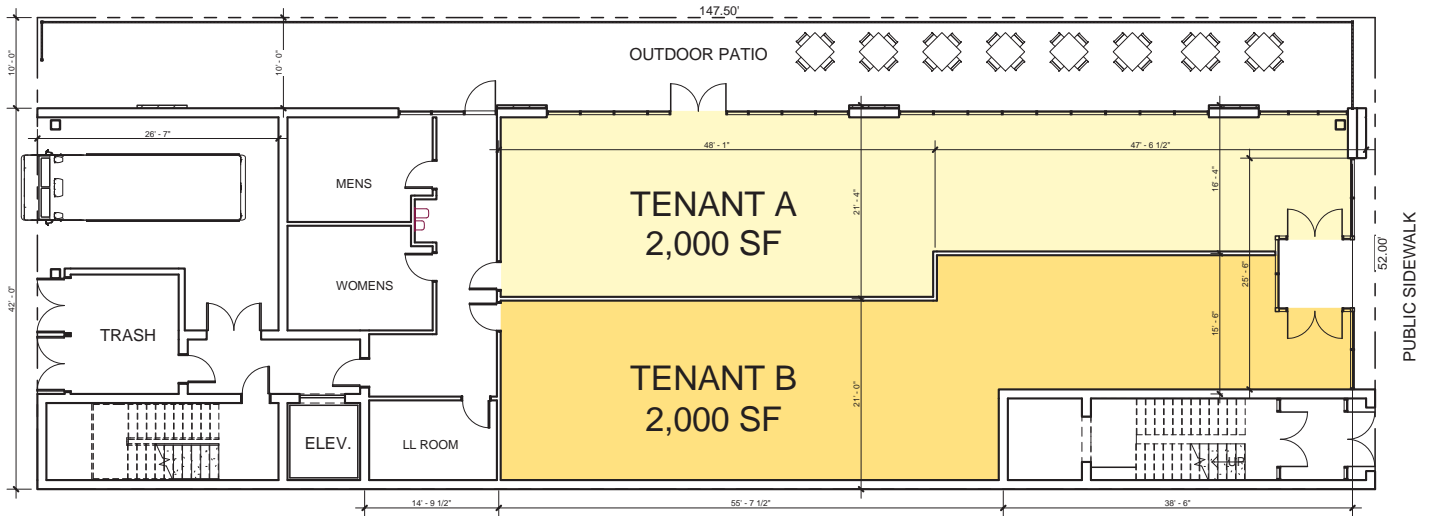


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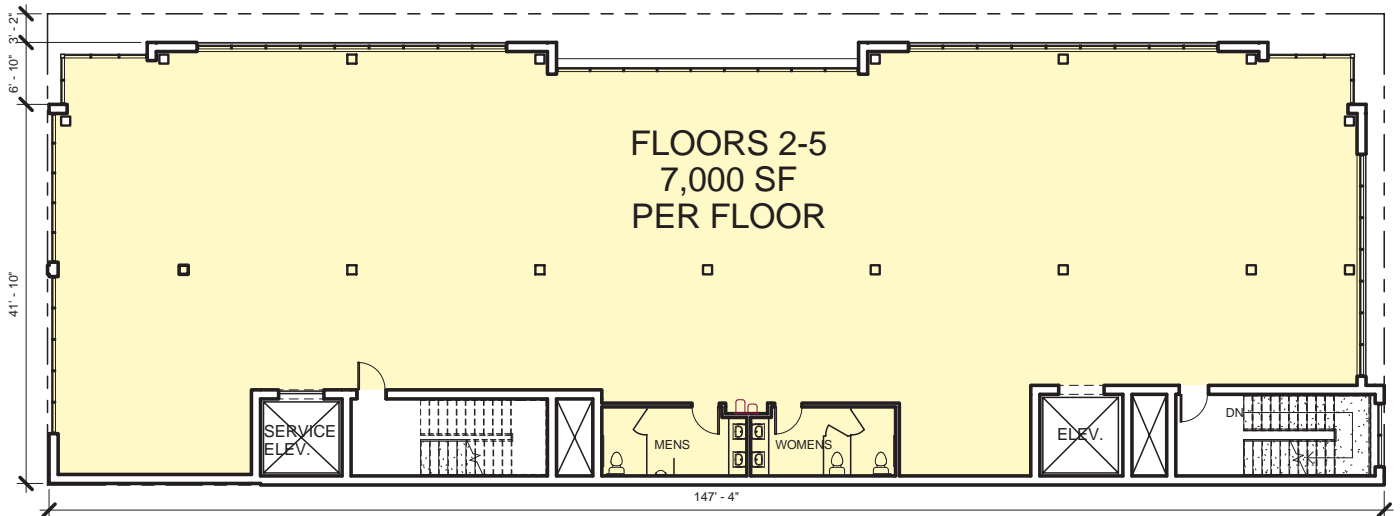
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Proposed First Floor Plan



Proposed Second - Fifth Floor Plan



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