

3461 N. Lincoln Avenue

CHICAGO, IL 60657 | ROSCOE VILLAGE

For Lease

RETAIL SPACE



Broker Owned Building

- ▶ ±1,630 SF available on the corner of Lincoln Avenue & Cornelia Avenue
- ▶ Large signage ability along Lincoln Avenue
- ▶ One block from the Paulina CTA Brown Line 'L' Station
- ▶ The area is home to a variety of unique shops including the iconic Chicago Music Exchange and Paulina Market
- ▶ Walking distance to Trader Joe's and Whole Foods
- ▶ Other nearby retail includes Corepower Yoga, Starbucks, Brown Bag Seafood, Verizon, Waterhouse Tavern and Grill, and Fernando's Tequila Bar & Grill

LEASE RATE:

\$3,000 / Month

DEMOGRAPHIC SUMMARY

	.25 Mi	.50 Mi	1 Mi
Estimated Population	4,210	18,728	69,583
Adj. Daytime Demographics	2,976	13,640	51,544
Estimated Households	2,120	8,455	30,792
Estimated Average Household Income	\$216,039	\$228,800	\$217,400

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