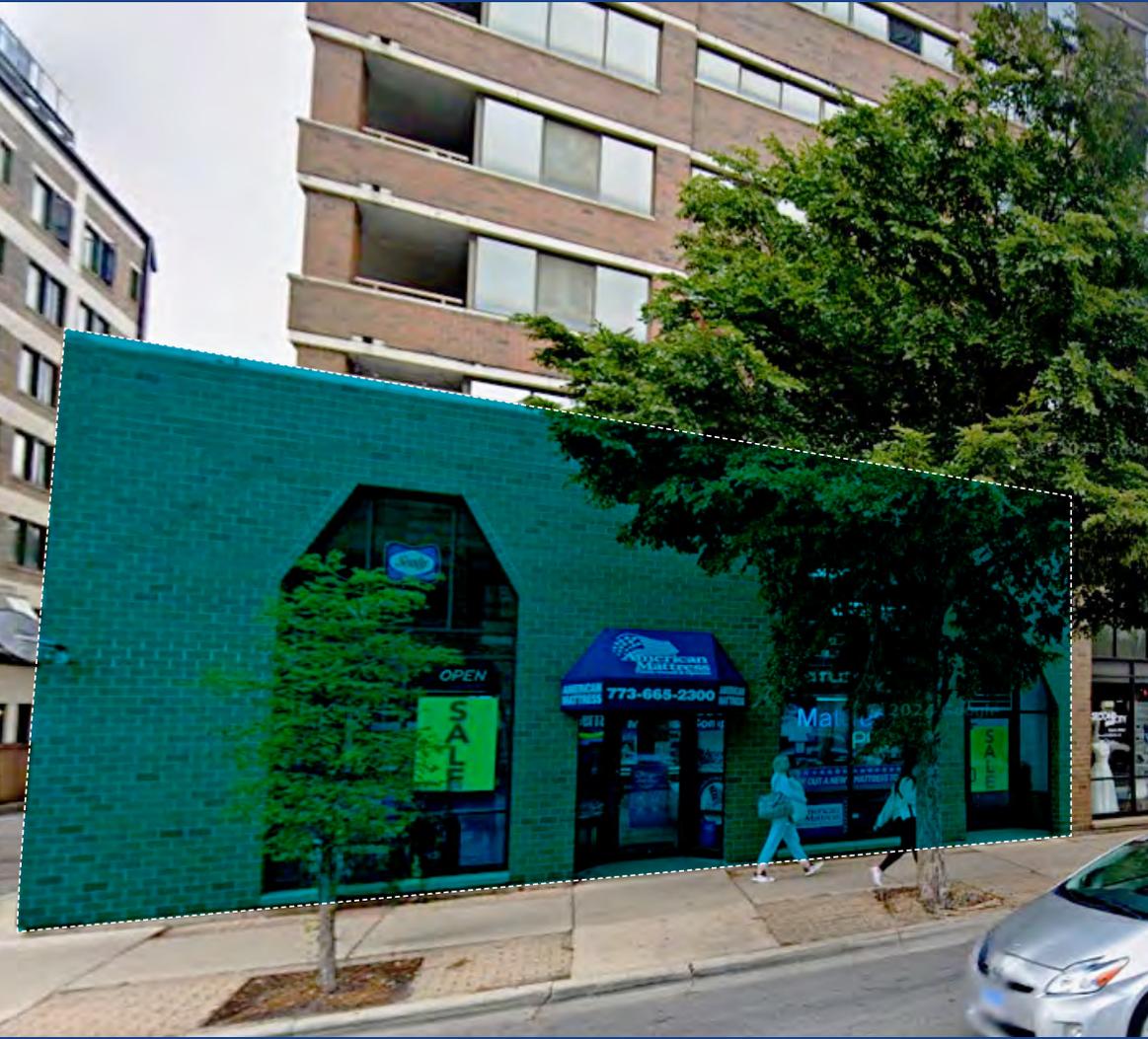


LAKEVIEW / LINCOLN PARK RETAIL SPACE FOR LEASE

# 704 W. Diversey Parkway

CHICAGO, IL 60614



Doug Renner  
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Mark Fredericks  
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312.275.3109



## AVAILABLE SPACE

# 3,308 SF

## PROPERTY HIGHLIGHTS

- + 1,882 SF ground floor and 1,426 SF mezzanine/second floor for a total of 3,308 SF
- + Well-positioned retail space on the border of Chicago's affluent Lincoln Park and Lakeview neighborhoods with excellent demographics and strong purchasing power
- + High daily vehicle and foot traffic along Diversey Parkway and Clark Street
- + ±40 feet of prominent frontage with expansive display windows for maximum visibility
- + Mezzanine level provides flexible space for retail displays, storage, or office use
- + Steps from top national and specialty retailers including Trader Joe's, Barnes & Noble, J.Crew Factory, Banana Republic Factory, Bluemercury, Target, and more



**Doug Renner**

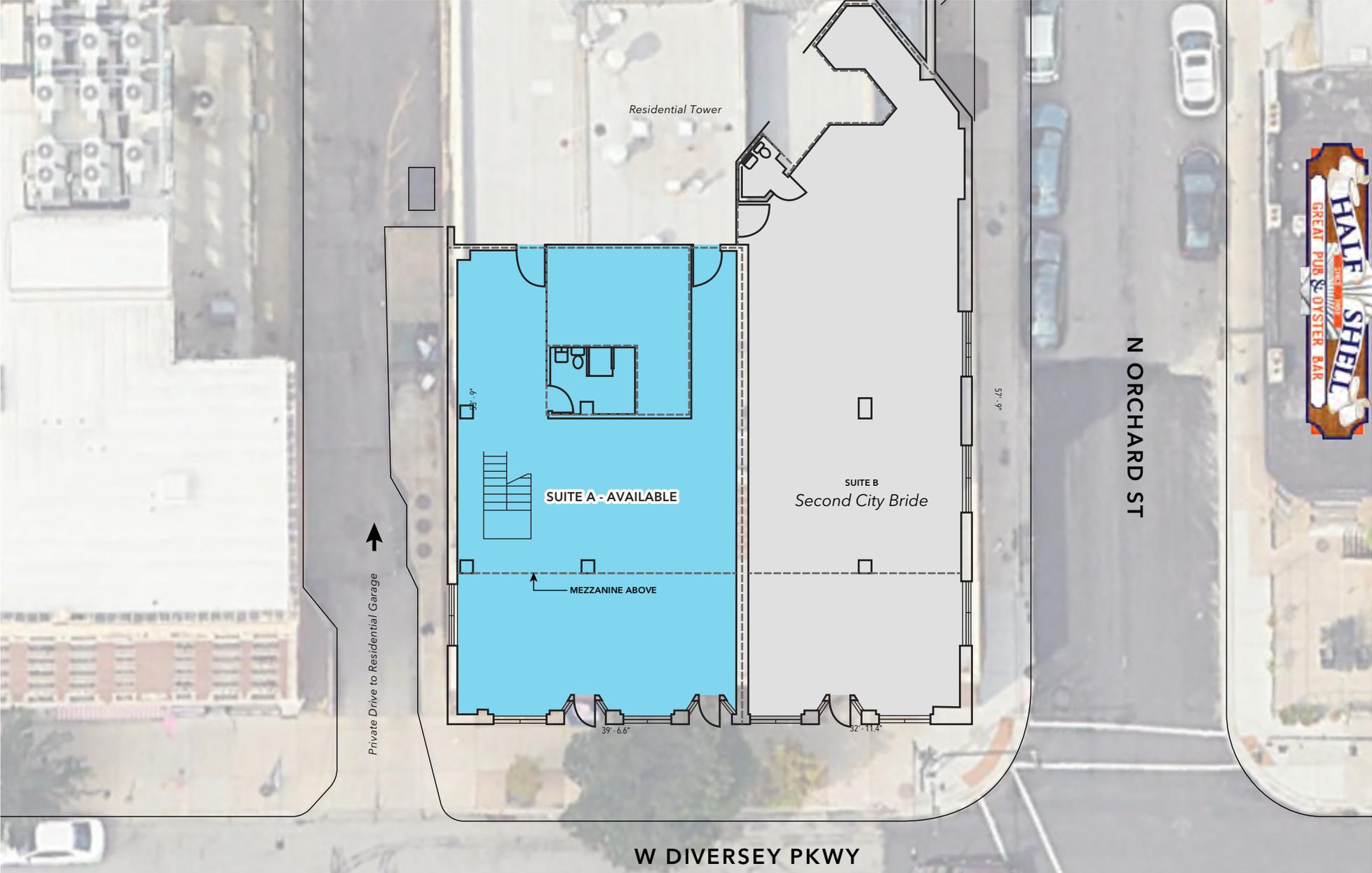
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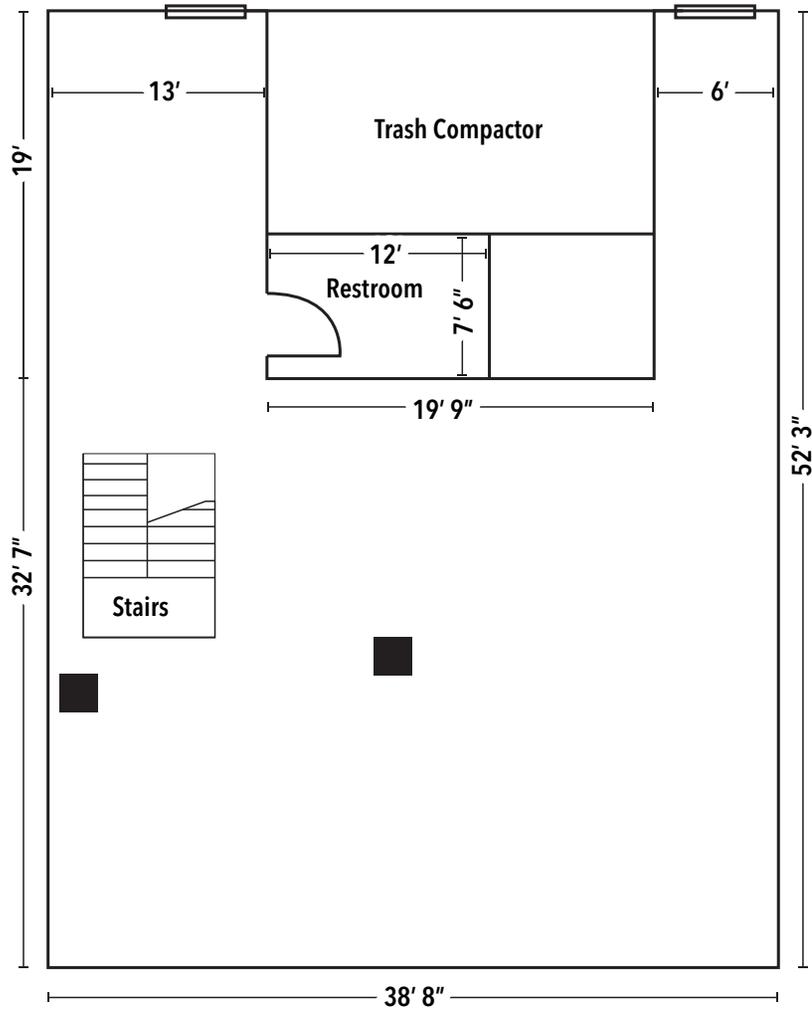
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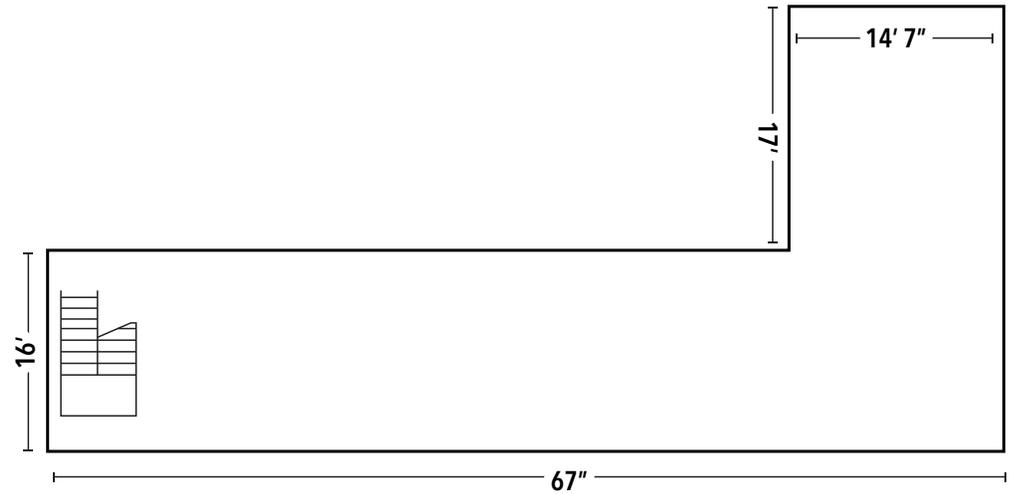
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**GROUND FLOOR**

1,700 SF Usable  
1,882 SF Rentable



**MEZZANINE / SECOND FLOOR**

1,366 SF Usable  
1,426 SF Rentable



704 W. Diversey Pkwy

**DEMOGRAPHIC SUMMARY**  
0.5 MILE RADIUS

**34,827**  
W POPULATION

**22,285**  
HOUSEHOLDS

**\$155,107**  
AVERAGE HOUSEHOLD INCOME

**31,090**  
DAYTIME POPULATION

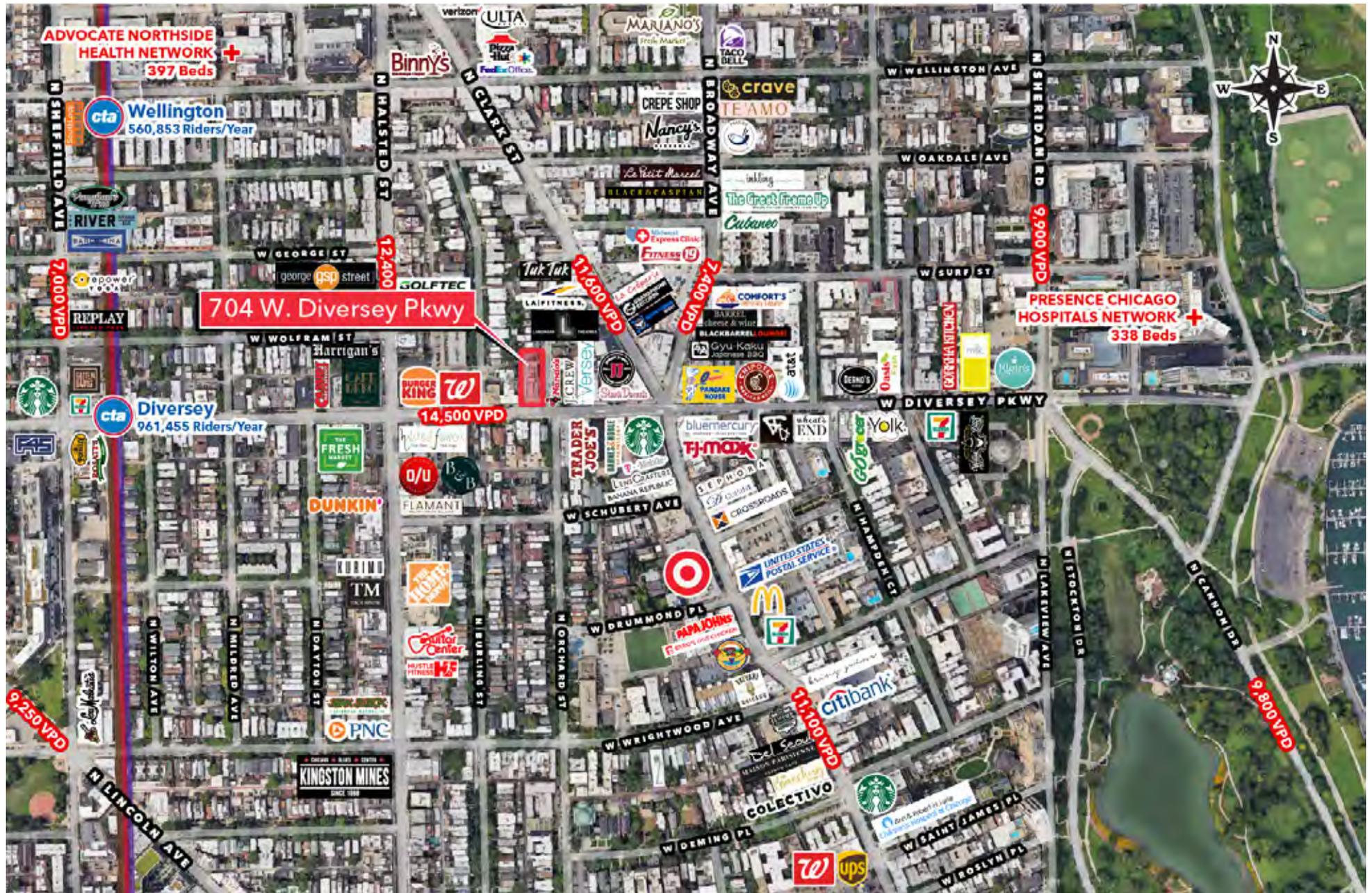
 WALK SCORE  
**98**  
WALKER'S PARADISE

 BIKE SCORE  
**90**  
BIKER'S PARADISE

 TRANSIT SCORE  
**81**  
EXCELLENT TRANSIT

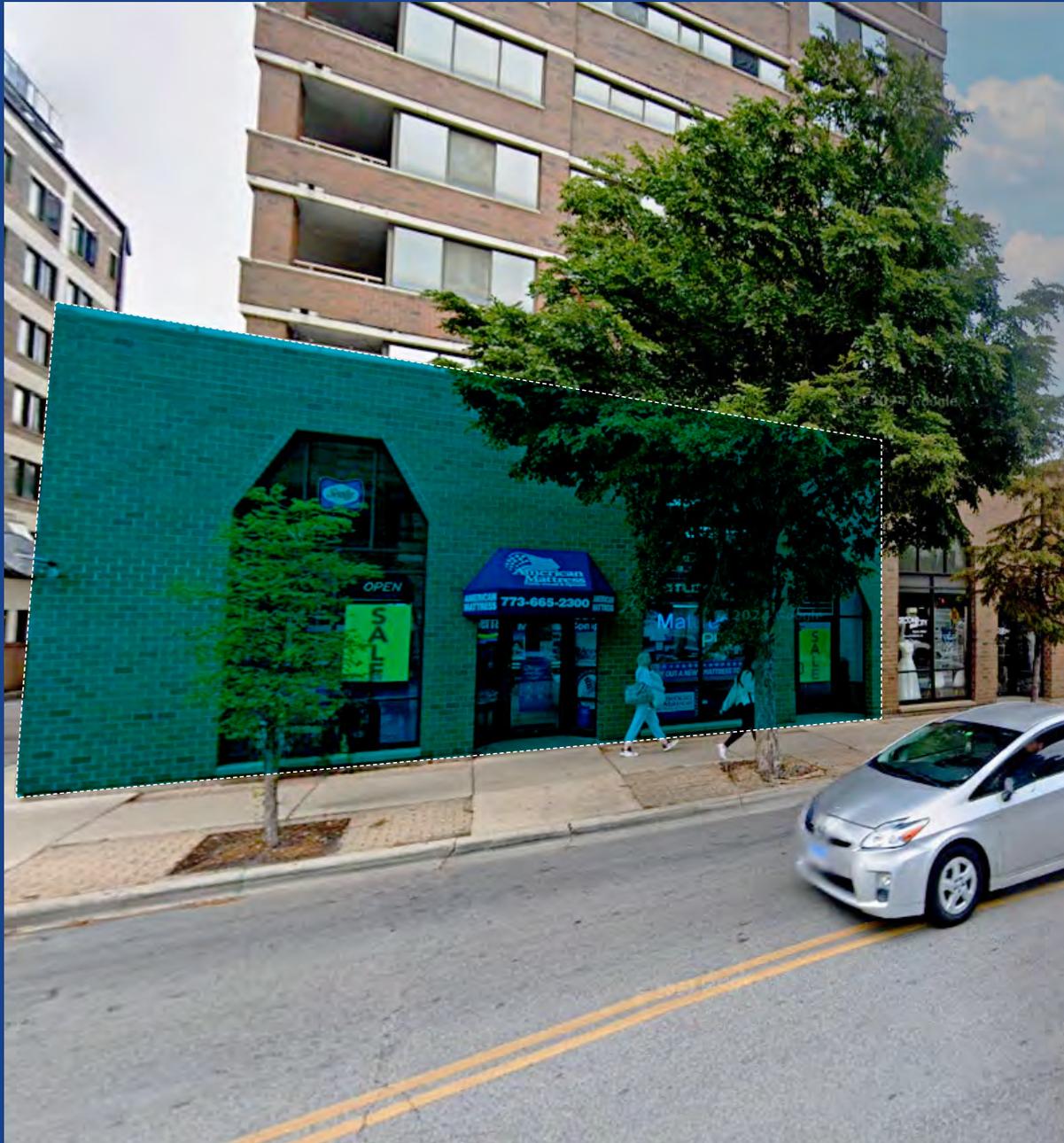
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