

953 W. Belmont

Best corner in Lakeview



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 **BAUM**
REALTY GROUP

STEPS FROM BELMONT CTA 'L' STATION

3.8 M
Annual Riders

DENSE RESIDENTIAL POPULATION

24K+
Within ½ mile

STRONG TRAFFIC COUNTS

16K
Along Belmont Avenue



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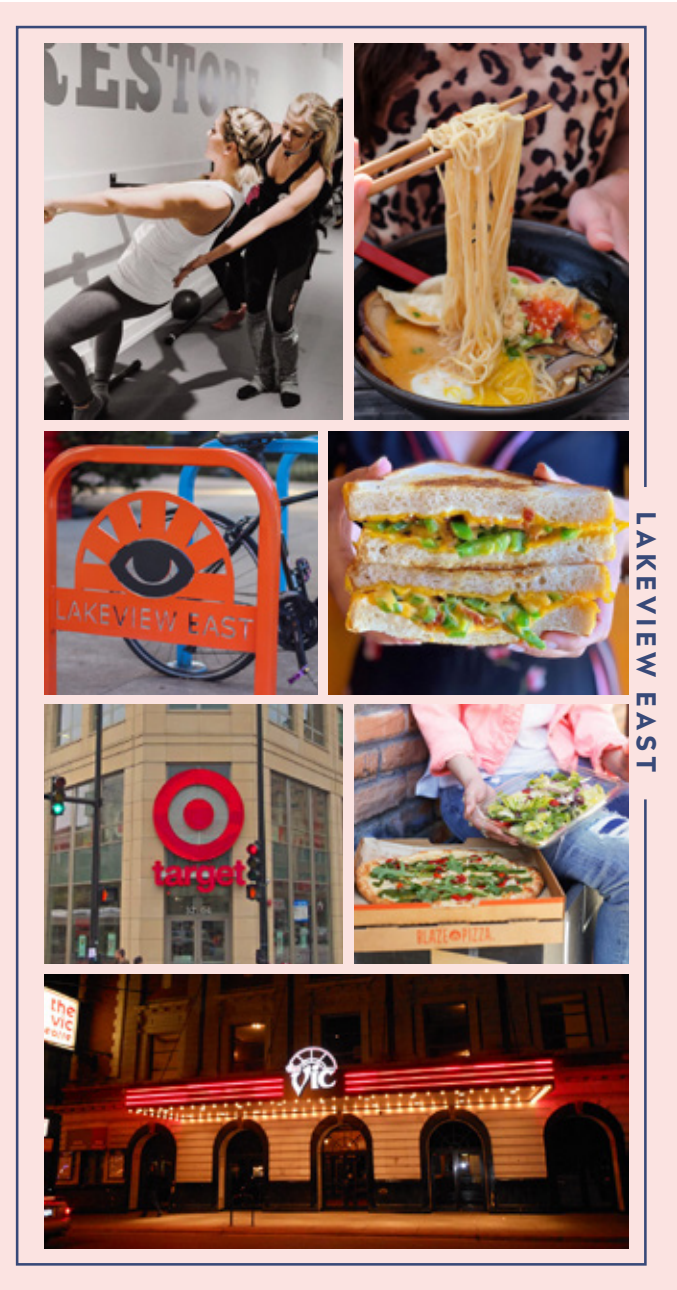
953 W. Belmont • Chicago, IL 60657

- **±2,405 SF** opportunity at the **corner of Belmont & Sheffield**
- **97' of frontage**
- Steps from the CTA Belmont 'L' Station (3.8M Annual Riders) and The Vic Theatre
- **12' ceiling** heights
- **Black iron** capable
- Area retailers include Target, Walgreens, Blaze Pizza, Chicago Bagel Authority, Stone Creek Coffee, The Barre Code, Potbelly, Chipotle, among others
- Available **January 2020**

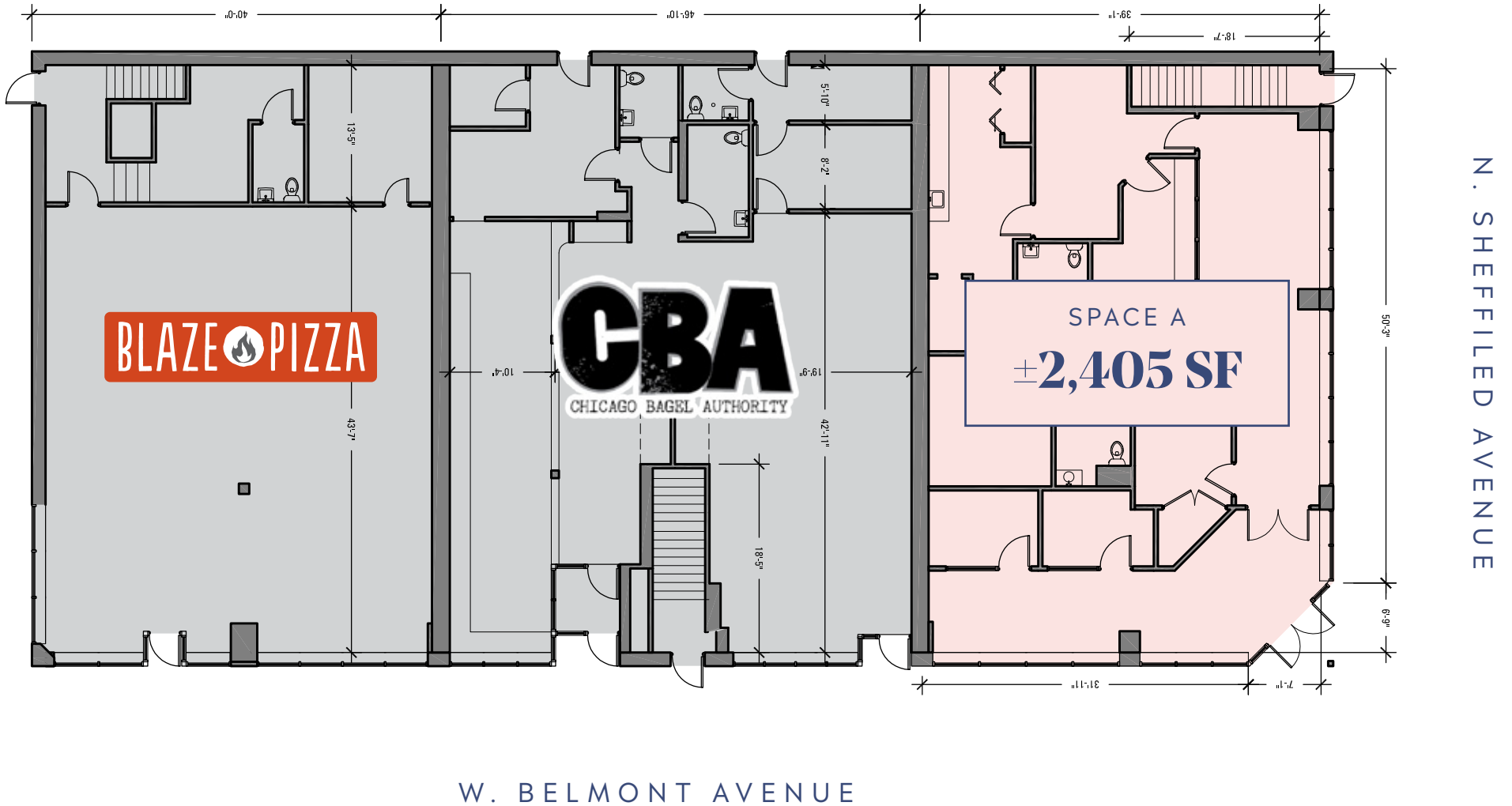
DEMOGRAPHIC SUMMARY			
	0.25 MI	0.5 MI	1 MI
Average HHI	\$144,131	\$150,913	\$133,020
Daytime Population	9,230	18,460	61,621
Residential Population	6,140	24,286	102,850

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LAKEVIEW EAST



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