



## FOR LEASE NORTH CENTER RETAIL

4024 N Lincoln Avenue  
Chicago, IL 60618



### HIGHLIGHTS

Property Type: Retail / Office  
Size: 2,936 Sq Ft  
Zoning: B1-3  
Alderman: Martin

## **SNAPSHOT**



- **2,936 Sq Ft retail space available on the ground floor of new construction apartments in the heart of North Center**
- **Ideal location for boutique, cafe / coffee shop, spa / salon services, pet-related service, office, retail or any resident amenity use**
- **Space can be divided to three ~1,000 Sq Ft spaces**
- **High-visibility location to over 19,900 vehicles per day and a Walk Score of 96**
- **Located in a dense retail corridor, neighboring retailers include Starbucks, AT&T, UPS, CVS, Half Acre Beer Company, and The Rambler Kitchen & Tap**

## **TRANSIT**



**Steps to CTA #50  
Damen & #80 Irving  
Park bus routes**



**0.3 miles to CTA  
Irving Park Brown  
Line Station**

**DEMOGRAPHICS**



**Population**

1 Mile 52,931



**Households**

1 Mile 25,079



**Avg Household Income**

1 Mile \$121,399



**Consumer Spending (000s)**

1 Mile \$708,091

**AREA MAP**



**TRAFFIC COUNT**

N Lincoln Ave 19,900