#### Andrea Miller 312.513.8333 andrea@millerchicagorealestate.com





4024 N Lincoln Avenue Chicago, IL 60618

## **HIGHLIGHTS**

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



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## **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



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#### **DEMOGRAPHICS**



# AREA MAP

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		W Belle Plaine Ave	KAN		N Paulina St	W Warner Ave	C Mobil
	Revere Park	Oakley Fountain Park	W CARTING Seeley AV	W Larchmont Ave	N N Paulina N Hermita	metro Z PRAVITAGEN SPORTS	W Byron St
		Hentz physicians	7	BRICKS CHICKS W Grace St TRADER		A.J. HUDSONS	W Byron St NSouth W Grace St WUSIC BOX Ne BOX
N Talman Av	W Bradley PI	KRISER'S NATURAL PET		NCAH		W Waveland Ave	54 11 N Wayne
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**TRAFFIC COUNT**