



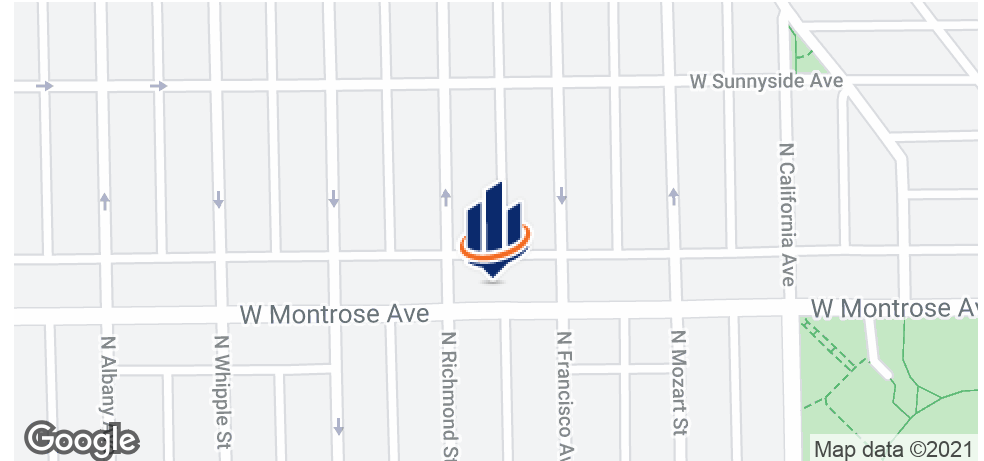
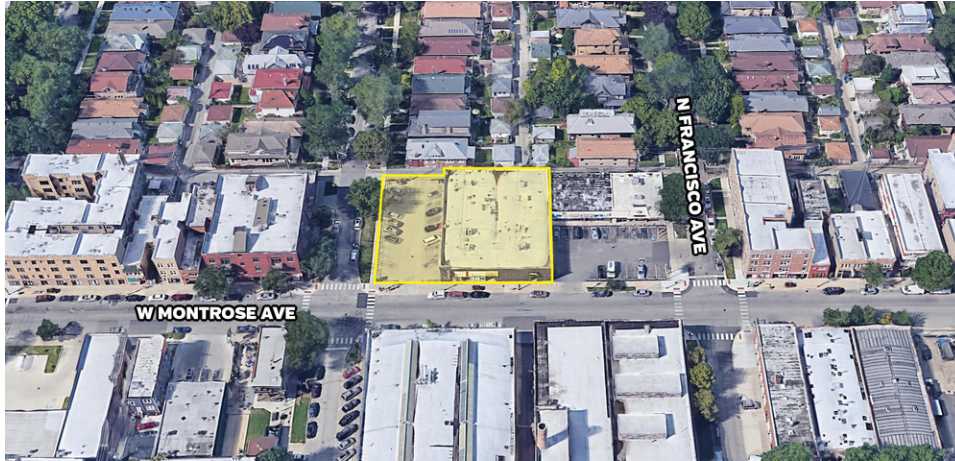
LINCOLN SQUARE RETAIL BUILD-TO-SUIT

2910 W MONTROSE
CHICAGO, IL 60618

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Property Summary



OFFERING SUMMARY

Available SF:	1,700 - 6,764 SF
Lease Rate:	\$25.00 SF/yr (NN)
Lot Size:	0 Acres
Year Built:	2021
Building Size:	6,764 SF
Zoning:	B3-2
Market:	Chicago
Submarket:	Lincoln Square

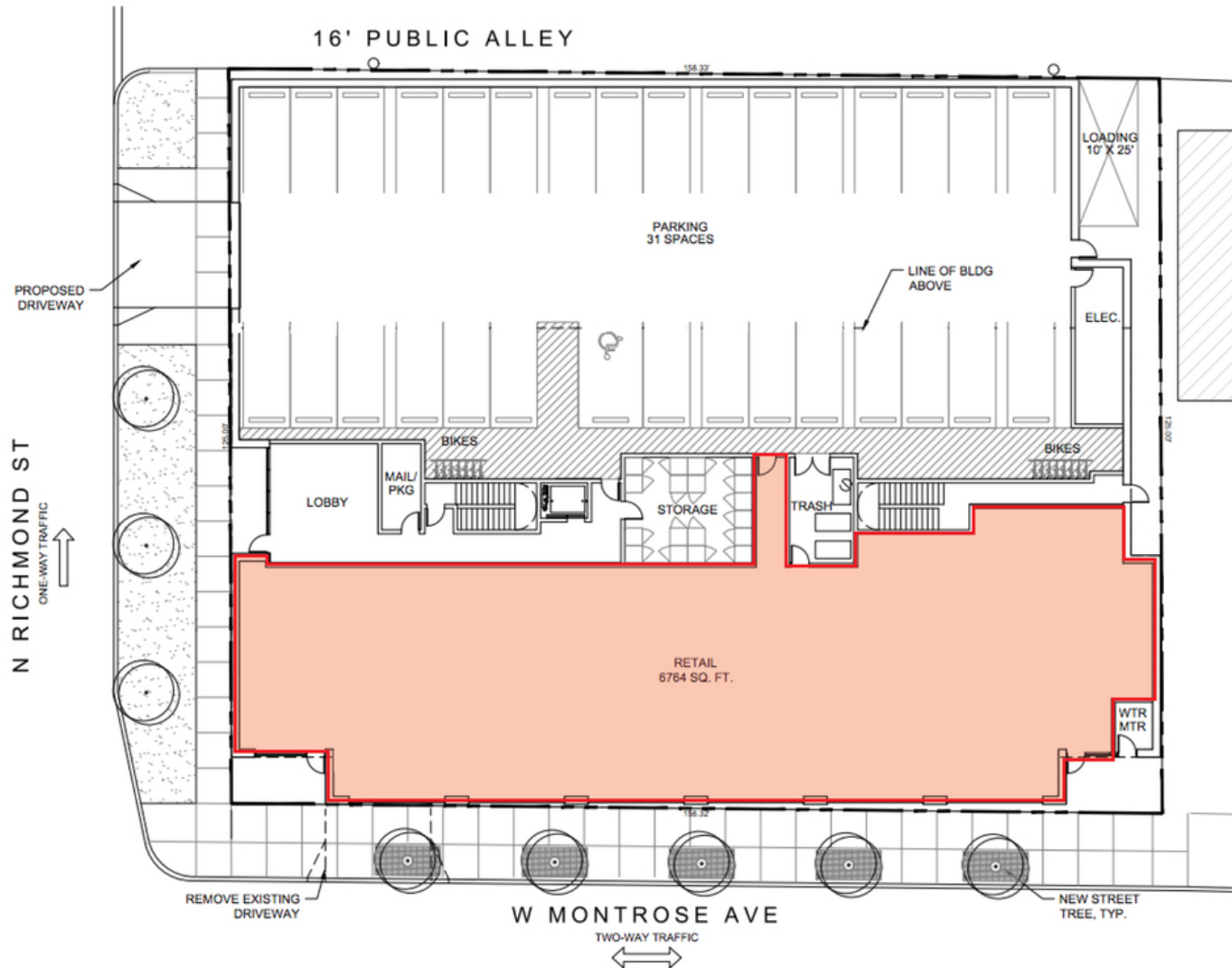
PROPERTY OVERVIEW

New construction retail at the base of a four-story, 18 unit luxury condominium. Ideal for daycare/pre-school, medical, and fitness uses. Landlord will turn-key construction per tenant's specification. On-site, attached heated parking. Custom design your space prior to the start of construction. Multiple smaller, divisible configurations available for users seeking a smaller space. Horner Park directly east of the site and the Buffalo Playlot is located directly north. Zoned B3-2.

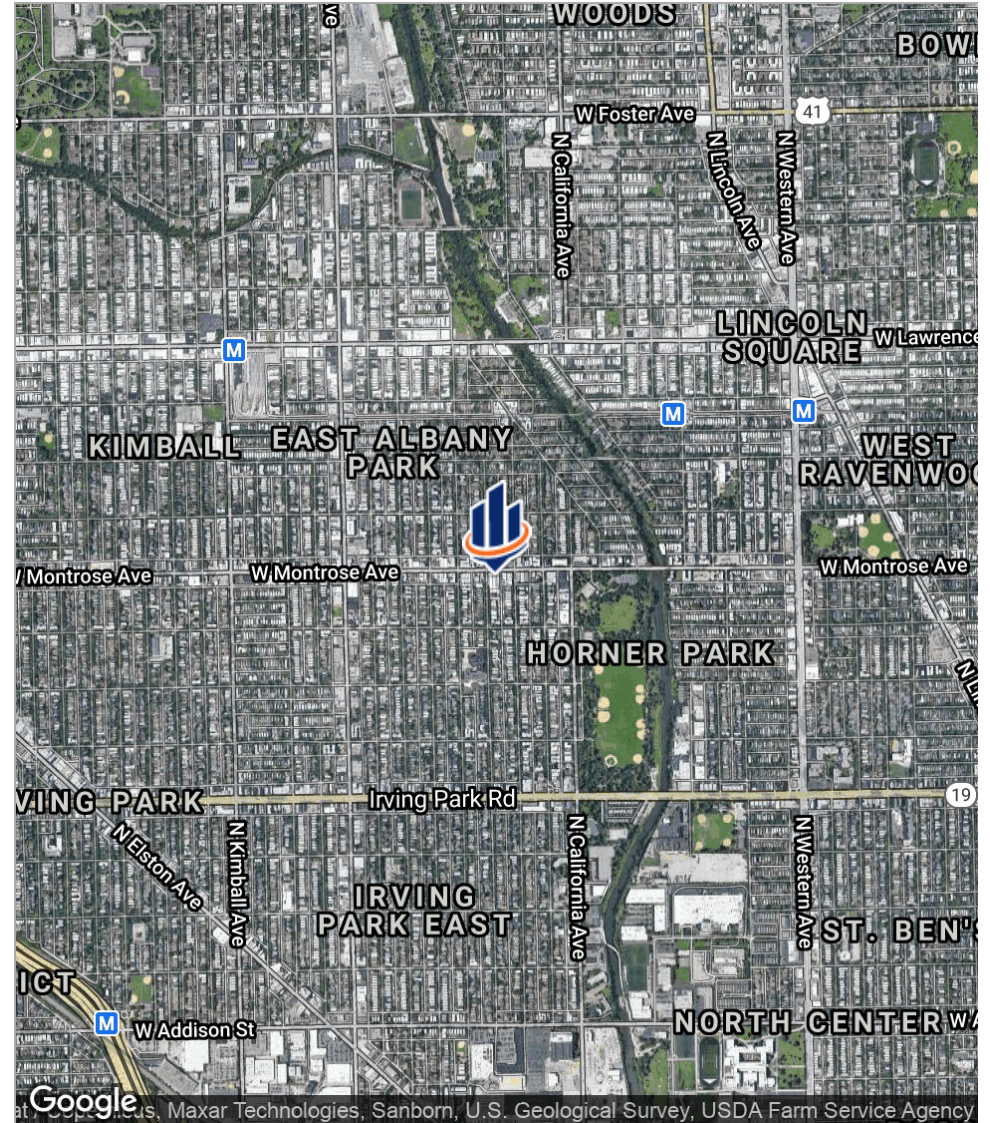
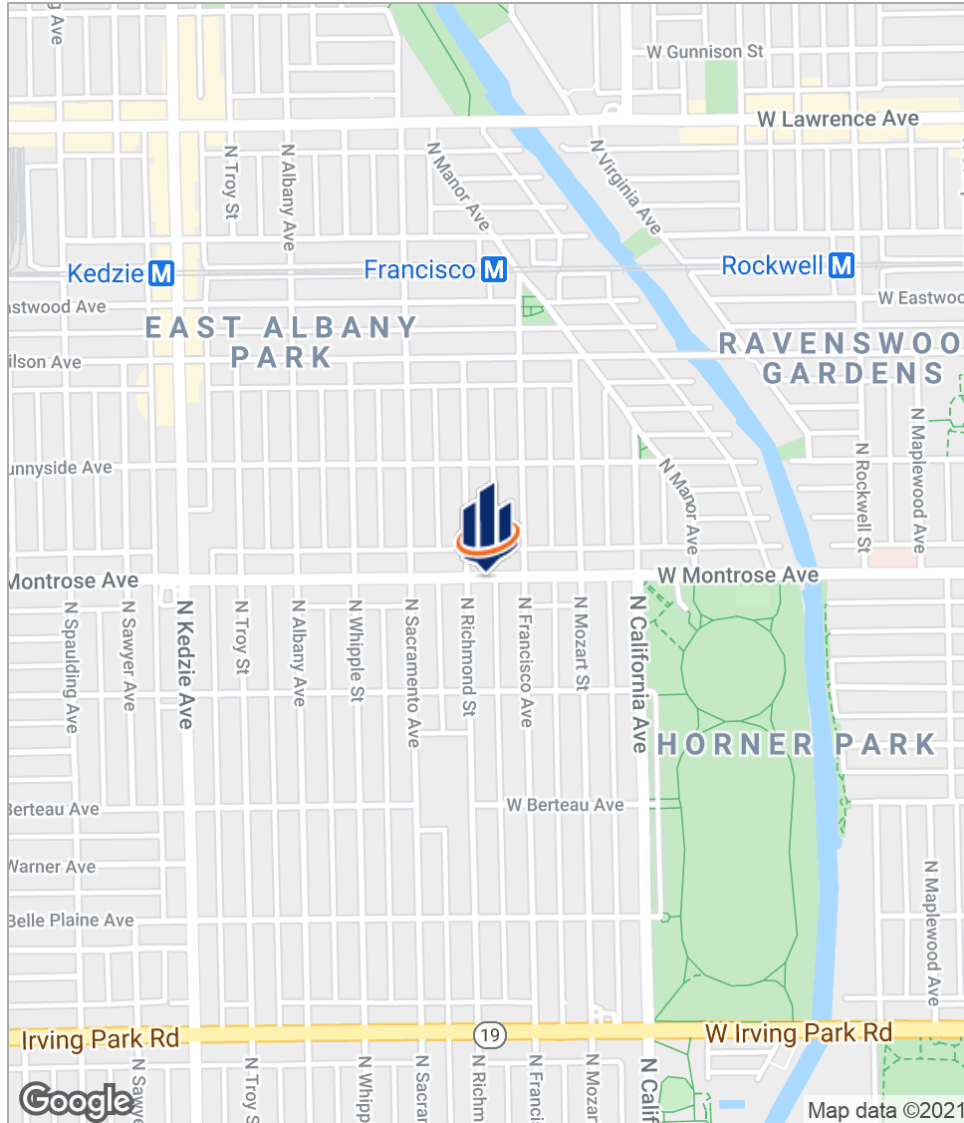
PROPERTY HIGHLIGHTS

- Up to 6,764 SF
- Divisible for a variety of uses
- Waters School district
- Lincoln Square location
- Build-to-suit
- On-site, attached heated parking
- Excellent daycare demographics
- In the heart of Chicago's Ravenswood Manor

Floor Plan



Location Maps



Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	4,601	17,827	70,051
Median age	33.5	33.2	33.2
Median age (Male)	33.0	32.5	33.0
Median age (Female)	33.5	33.6	33.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	1,791	7,006	25,928
# of persons per HH	2.6	2.5	2.7
Average HH income	\$73,598	\$74,382	\$70,177
Average house value	\$442,674	\$417,859	\$413,708

* Demographic data derived from 2010 US Census

Disclaimer

2910 W Montrose Ave

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