



new mixed use
development

LAMAR JOHNSON COLLABORATIVE

triangle square

2135 n elston ave, east bucktown, chicago, il

RETAIL SPACE FOR LEASE

property highlights

- new mixed use development
- the shops at triangle square will include approximately 25,000 sf of future retail space along elston ave
- approximately 75 dedicated retail parking spaces available
- anchored by two 7-story luxury residential buildings (366 units)
 - ▢ condo building consists of 66 homes along webster ave
 - ▢ apartment building consists of 300 units along elston ave **delivery summer 2021*

space available

- up to 11,000 sf hard corner 1st floor retail with drive-thru options
 - *potential 2nd floor space available
- approximately 25,000 sf along elston ave
 - ▢ 5,929 sf divisible
 - ▢ 6,966 sf divisible
 - ▢ 8,328 sf divisible



traffic counts

n elston ave	11,800 vpd
w webster ave	10,600 vpd
I-90/ 94	310,800 vpd
ashland ave	30,100 vpd

walk score

walk score 82 very walkable >
most errands can be accomplished on foot

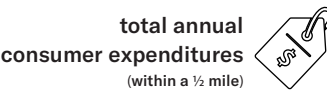
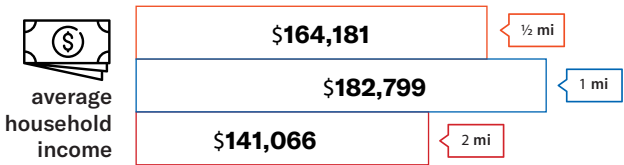
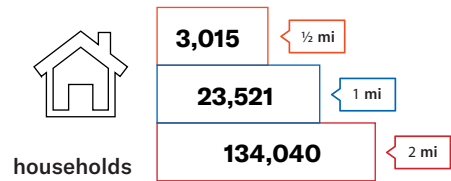
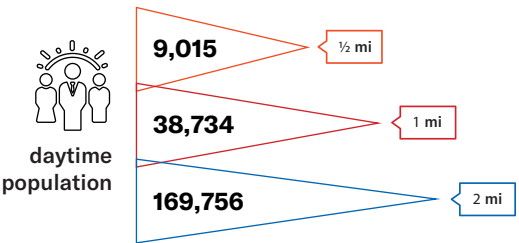
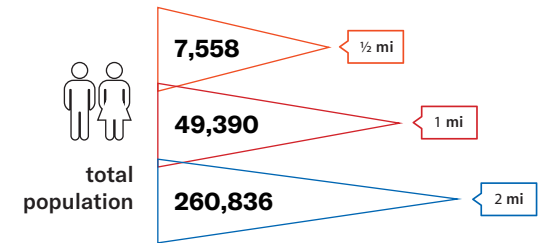
transit score 67 good transit >
many nearby public transportation options

bike score 89 very bikeable >
flat as a pancake, excellent bike lanes

25,000 SF RETAIL
ALONG ELSTON AVENUE

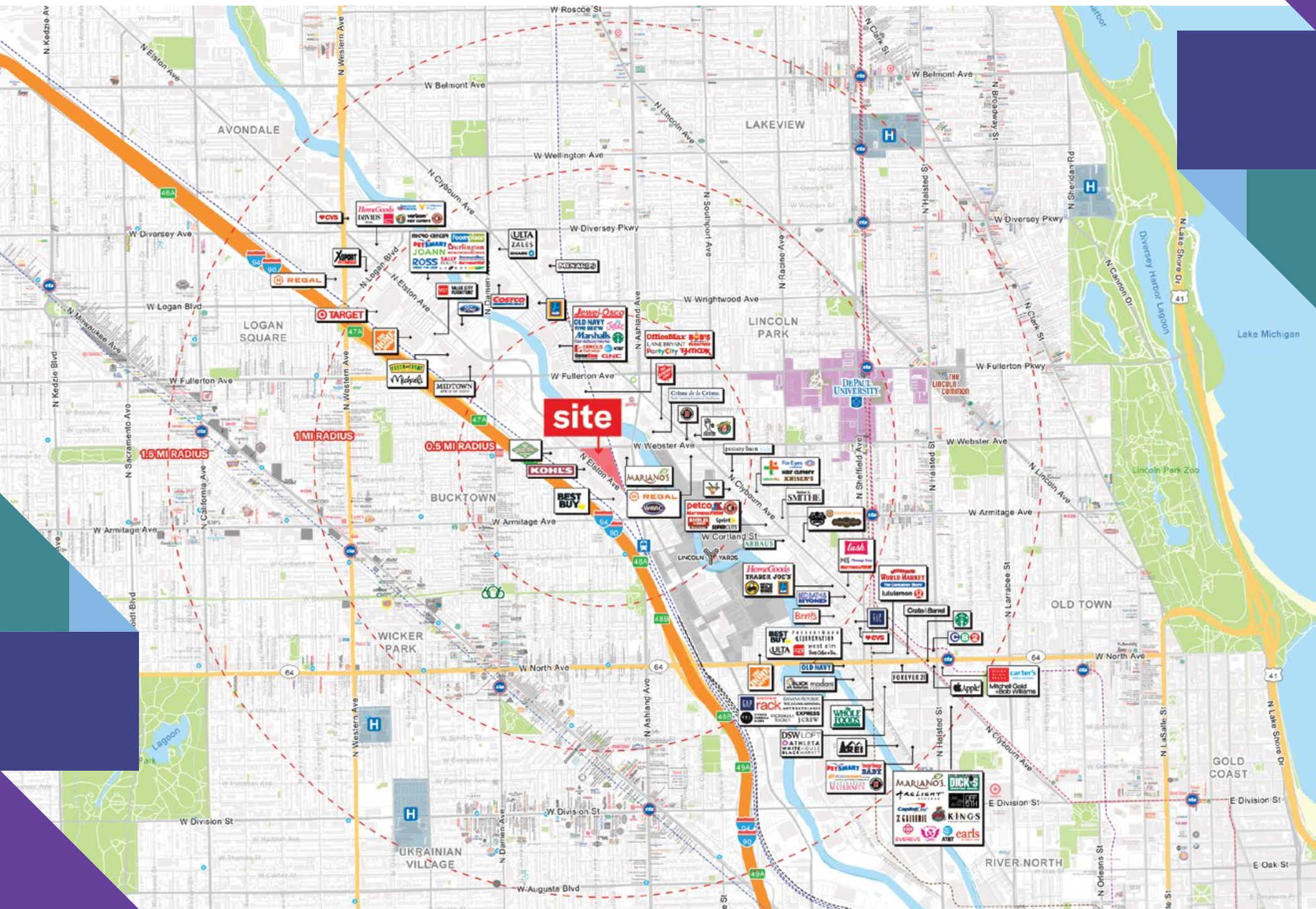


trade area demographics



triangle square

the bridge between bucktown & lincoln park



the neighborhood

east bucktown is one of the fastest growing neighborhoods in chicago

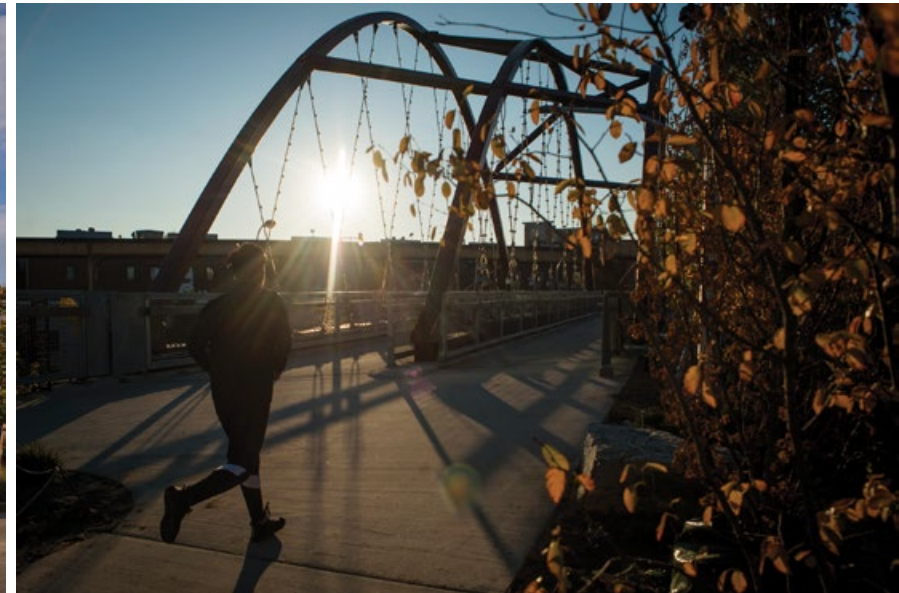
located between mariano's, regal webster place theater, best buy & kohl's

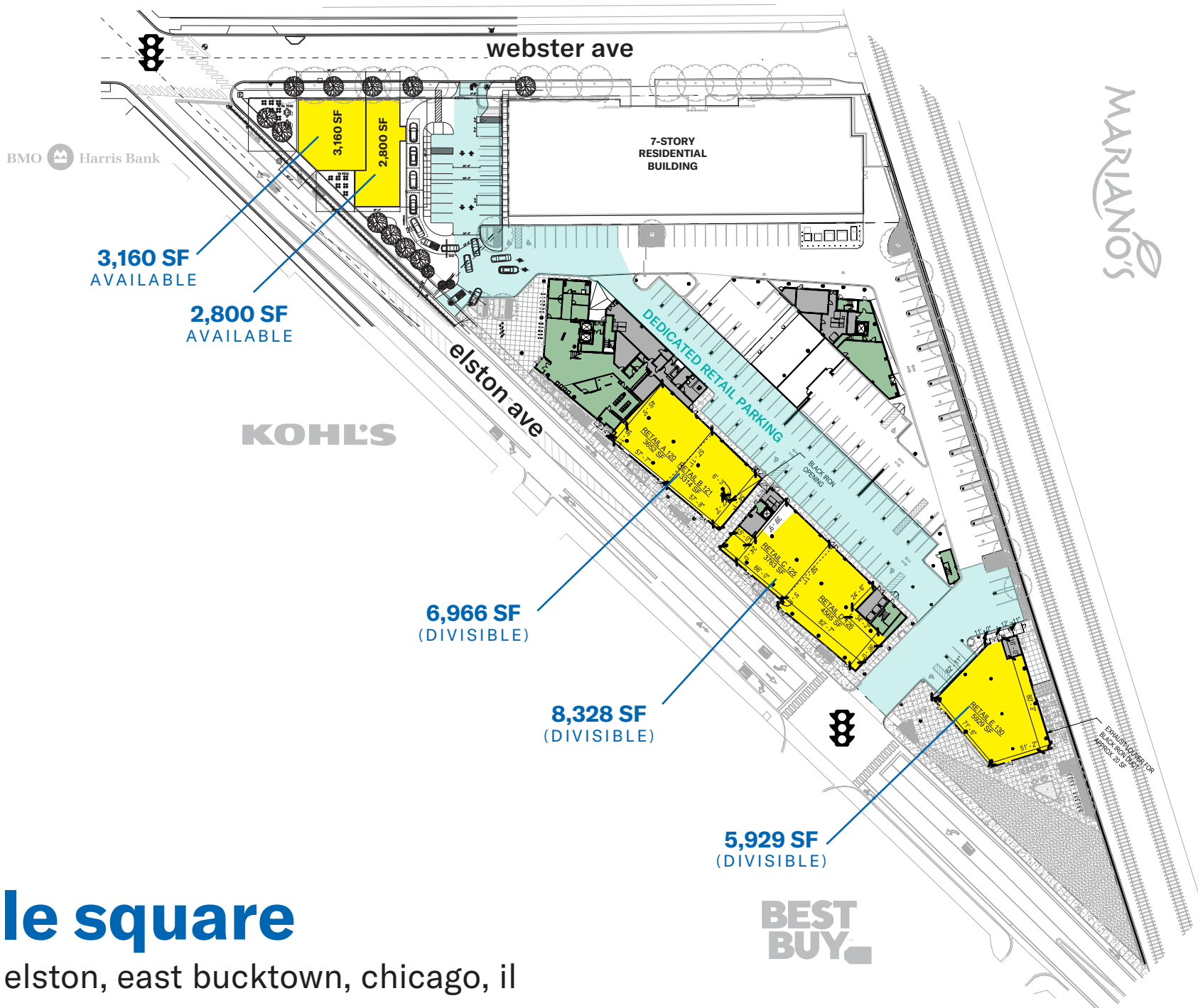
less than 600 feet from metra clybourn station (1,831 people per day)

south of mid-town athletic club and just west of the new c.h. robinson hq (~1,000 employees)

multiple easy access points to expressways (I-90/94) via webster, armitage and fullerton

walking distance to damen avenue shopping, restaurants and the 606 trail





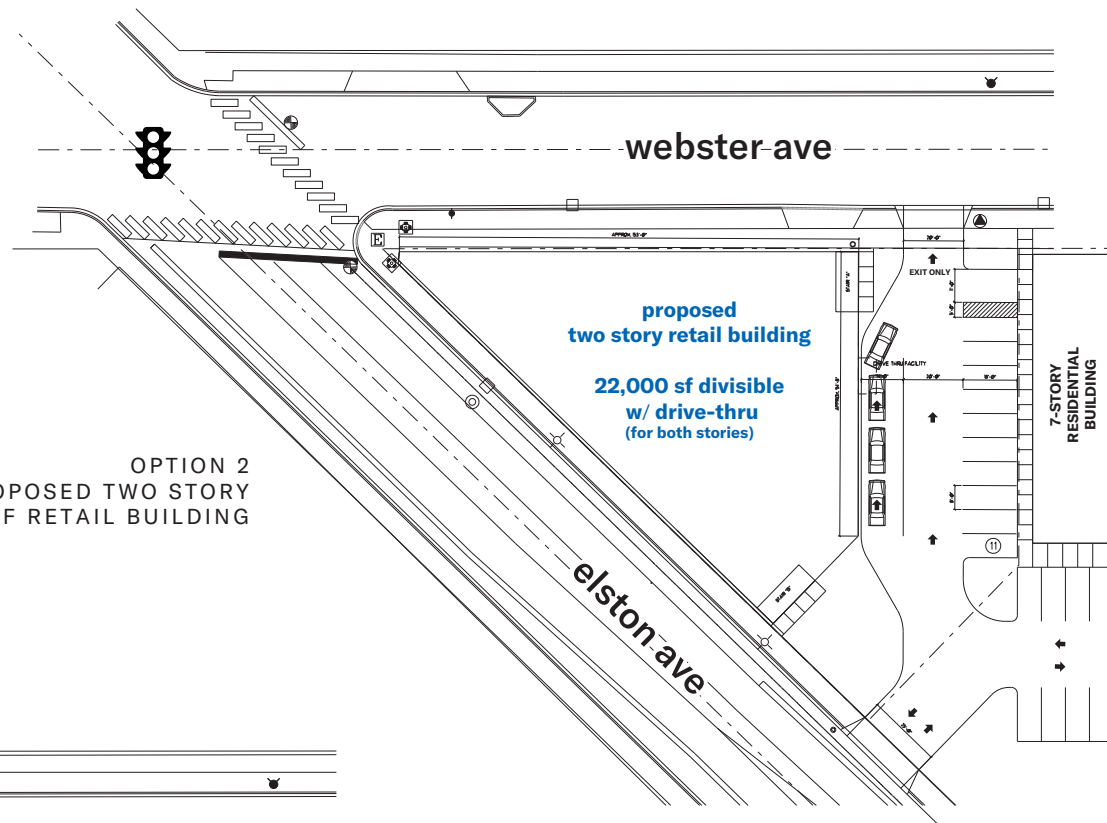
triangle square

webster and elston, east bucktown, chicago, il

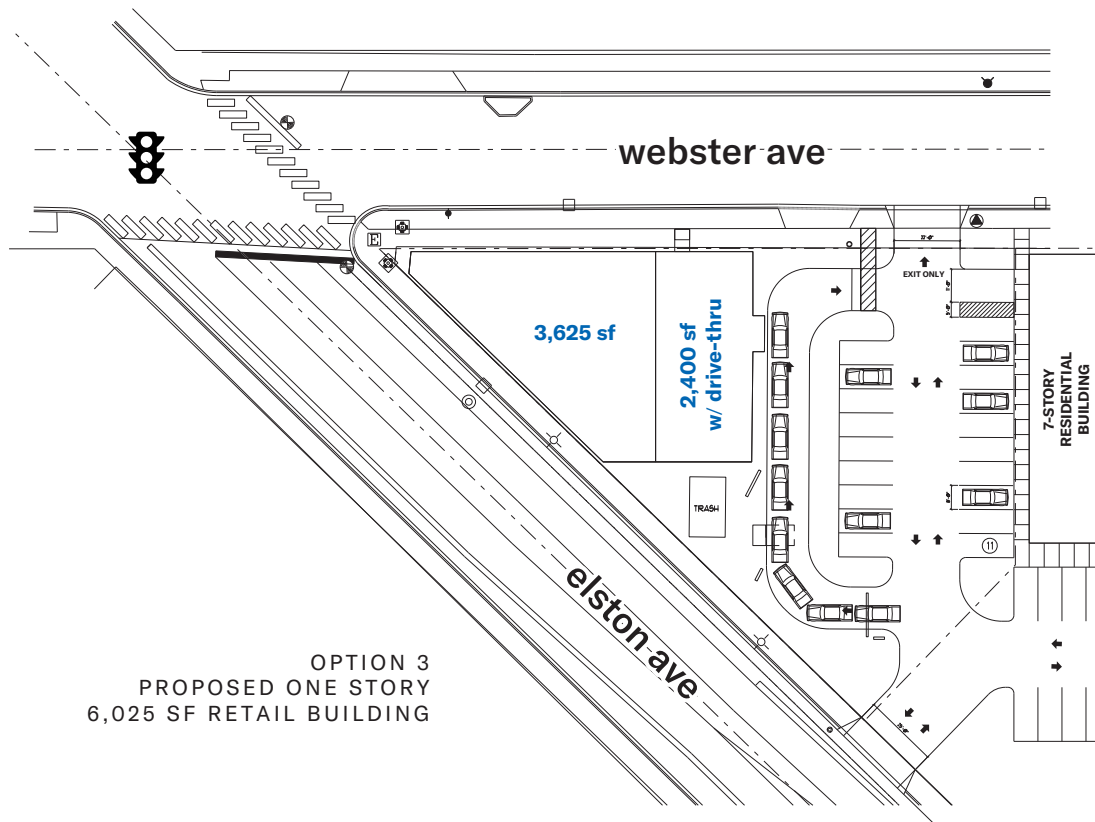
RETAIL SPACE FOR LEASE

alternate site plans

OPTION 2
PROPOSED TWO STORY
22,000 SF RETAIL BUILDING



OPTION 3
PROPOSED ONE STORY
6,025 SF RETAIL BUILDING



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