



**For Sale**

**\$639,000**

Retail Condo located in Lakeview on Southport Shopping & Entertainment Corridor just blocks from Wrigley Field. Space is a rare 25' wide space and approx. 1,586 sq.ft. with DEEDED PARKING. Ideal for retail, medical office, light food use, salon, or financial services.

**Contact us:**

**Chris Irwin**

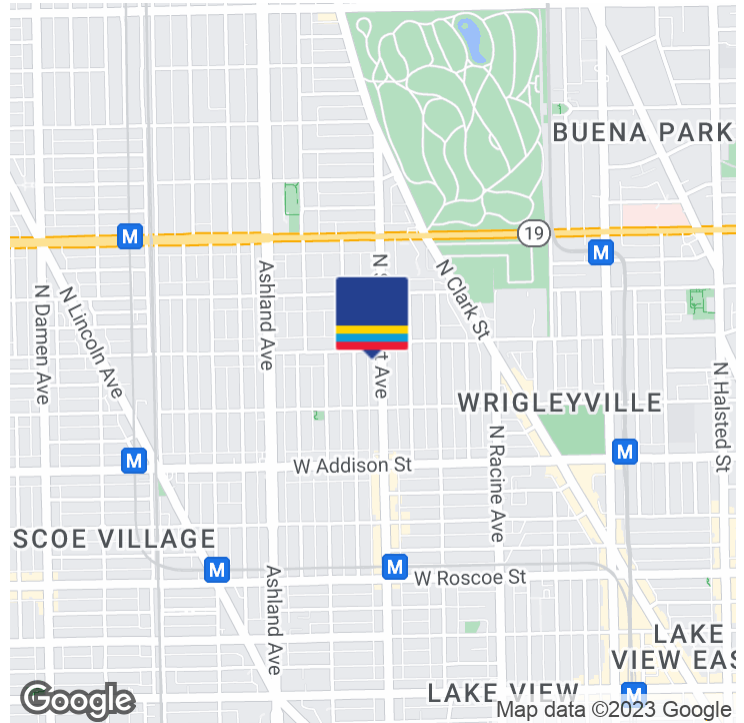
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## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$639,000
Rental Price:	\$35.00 PSF NNN
Available SF:	Fully Leased
Taxes:	\$10.48 SF YR / \$16,620
Expenses:	\$1.51 SF YR / \$2,394
Zoning:	B3-2
Market:	Chicago
Submarket:	Lakeview

## PROPERTY OVERVIEW

Retail Condo located in Lakeview on Southport Shopping & Entertainment Corridor just blocks from Wrigley Field. Space is a rare 25' wide space and approx. 1,586 sq.ft. with DEEDED PARKING. Attract Lakeview shoppers, Cub's Fans, and theater crowds with a stellar location a few steps from Music Box & Mercury Theaters. Densely populated neighborhood with very high household incomes. Near Wrigley Field, home of Chicago Cubs. Ideal for retail, medical office, light food use, salon, or financial services.

## PROPERTY HIGHLIGHTS

- Extra Wide Space
- Deeded Parking
- Strong Shopping Corridor
- High Ceilings
- Large Storefront Windows
- 7 Day-a-Week Pedestrian Traffic
- Zoned B3-2

## Chris Irwin

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ADDITIONAL PHOTOS



**Chris Irwin**

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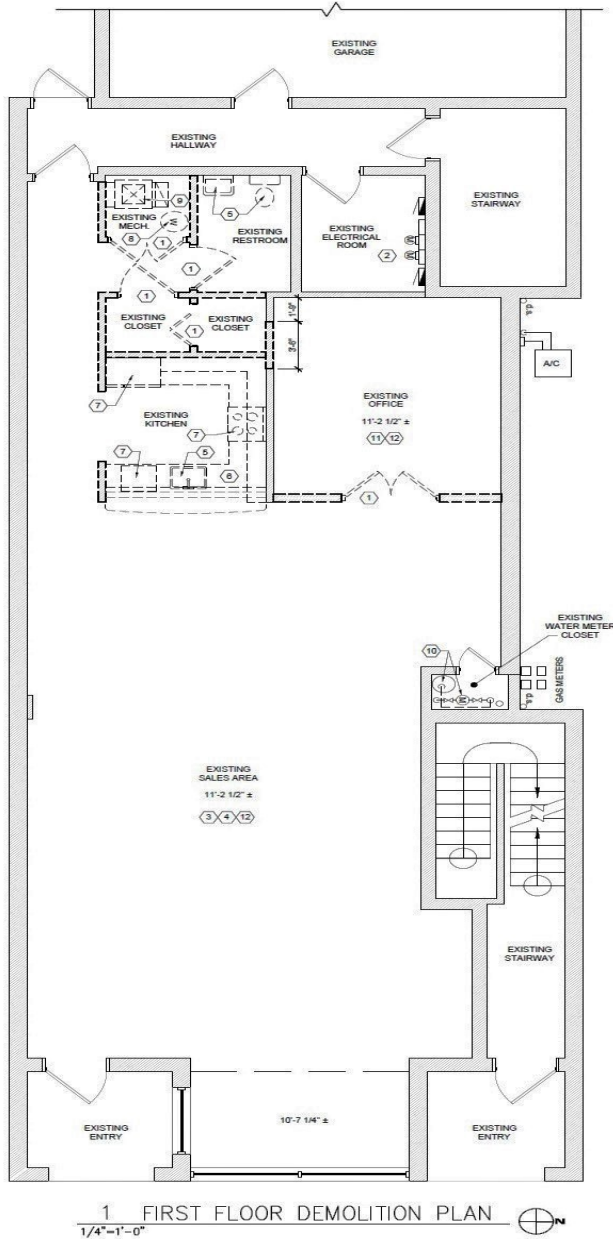
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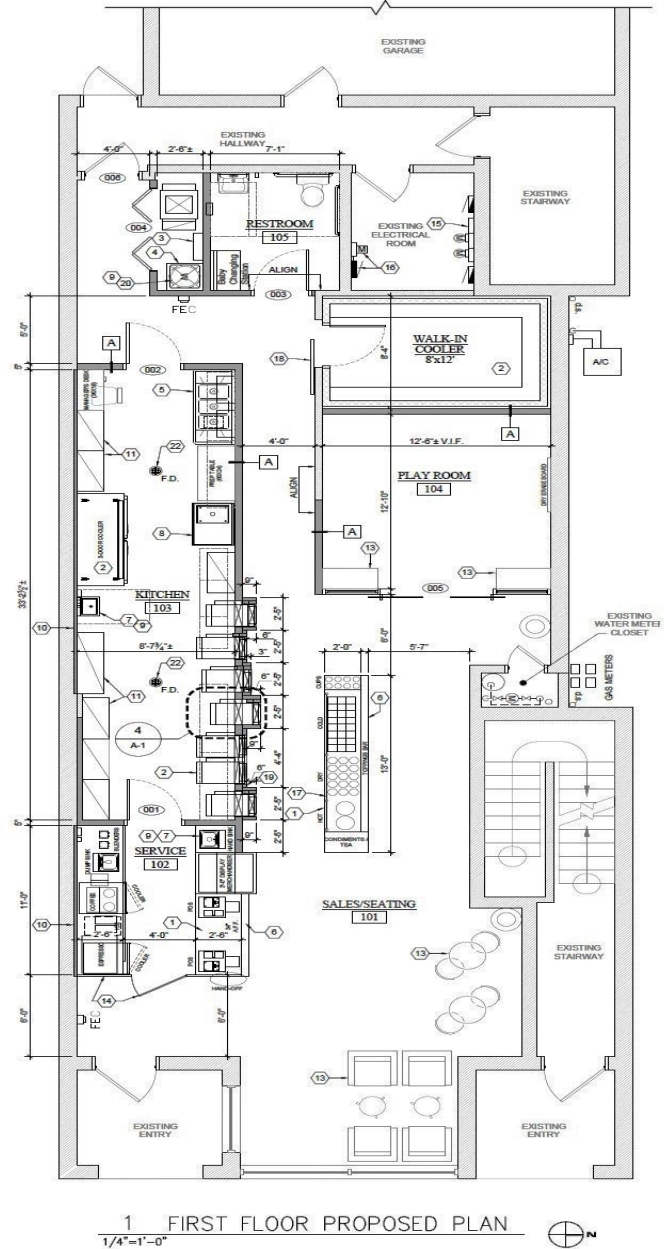


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FLOOR PLAN (PREVIOUS REAL ESTATE OFFICE AND CURRENT PLAN)



PREVIOUS PLAN



CURRENT PLAN

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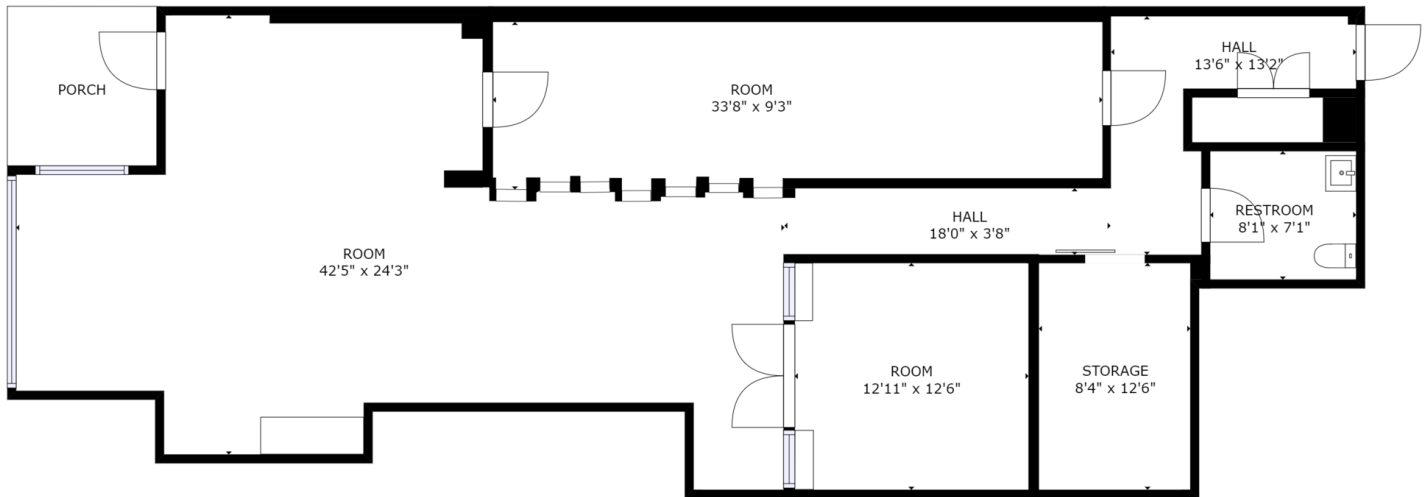
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FLOOR PLAN AND DOLLHOUSE



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## AREA



## LOCATION DESCRIPTION

One of the most sought-after areas of the city, the Chicago neighborhood of Lakeview is the most populated area in the Midwest largely due to its great dining, shopping and nightlife. Its four mile proximity to the Loop makes it a prime real estate destination.

It is also home to the Chicago Cubs' Wrigley Field, and a part of the neighborhood is named for it. The many bars and restaurants are always full, especially during baseball season when they feed and entertain thousands of fans. Less than one mile from Wrigley Field, home to the Chicago Cubs and 2016 World Series Champions and \$500 million in construction.

Lakeview is one of the 77 community areas of Chicago, located on the city's North Side. The 2014 population of Lakeview was 97,968 residents making it the 2nd largest of the Chicago community areas by population. Lakeview includes smaller neighborhood enclaves: Southport Corridor and Wrigleyville. Wrigleyville, another popular district, surrounds Wrigley Field, home of the Chicago Cubs. In 2013 Money Magazine names Lakeview as number 3 of its Top 10 Big-city neighborhoods for its selection of Best Places to Live.

The pleasant surprise of Lakeview & Wrigleyville is that once you venture 20 steps from the main shopping, restaurant and bar/club areas, you'll find yourself in beautifully maintained tree-lined streets, with rows of lovely houses in all manner of architectural styles, ranging in age from near-century-old to 3 days ago. This is likely the other primary reason for this area's popularity; one can buy or rent a gorgeous house on a gorgeous street, then walk for 5 minutes and be in one of the city's mecca shopping/nightlife districts.

Transportation in and out of this particular neighborhood is plentiful, with the Ravenswood El Red, Purple and Brown line stops at Sheridan, Sheffield, Southport, Addison, Belmont, Wellington, and Diversey and CTA buses running on Sheridan, Halsted, Clark, Belmont, Lincoln, Diversey and Addison.

## AREA TENANTS

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AREA RETAIL



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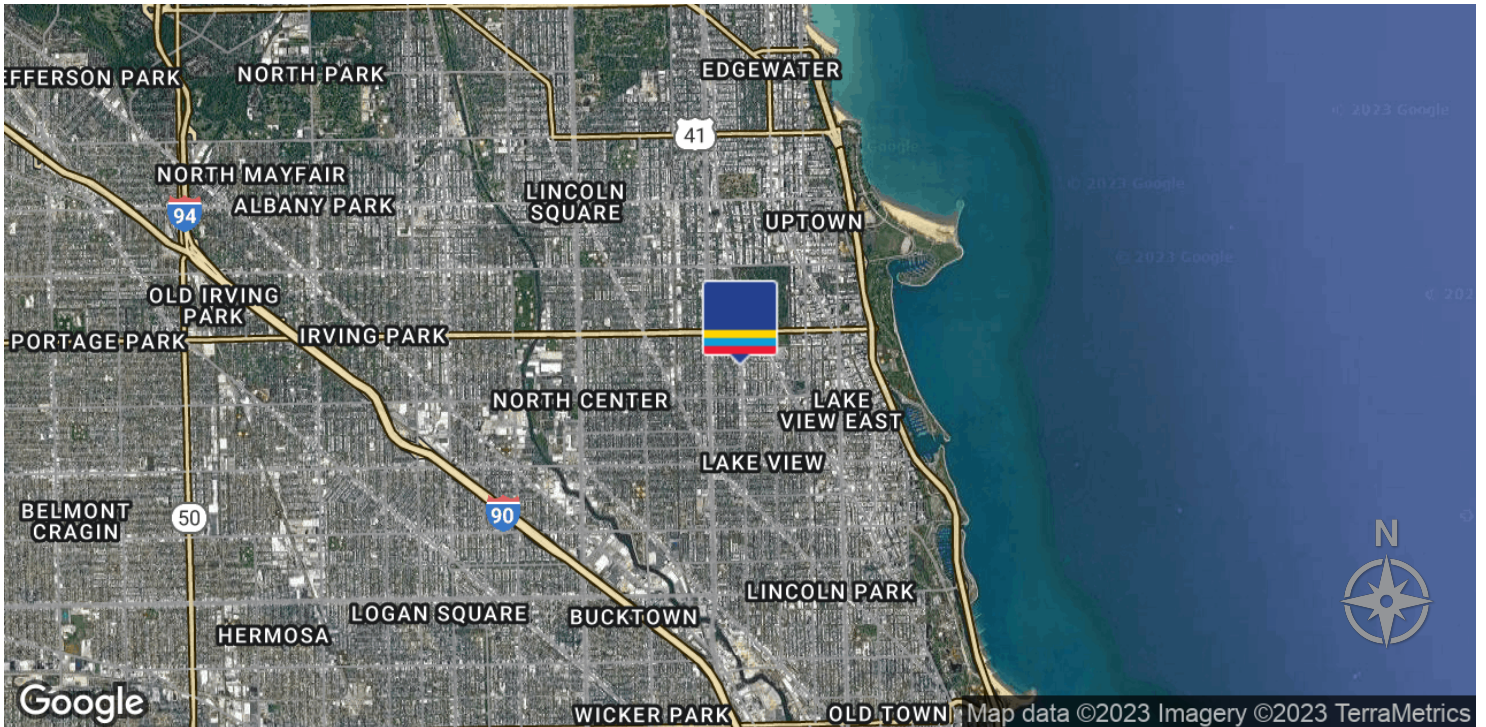
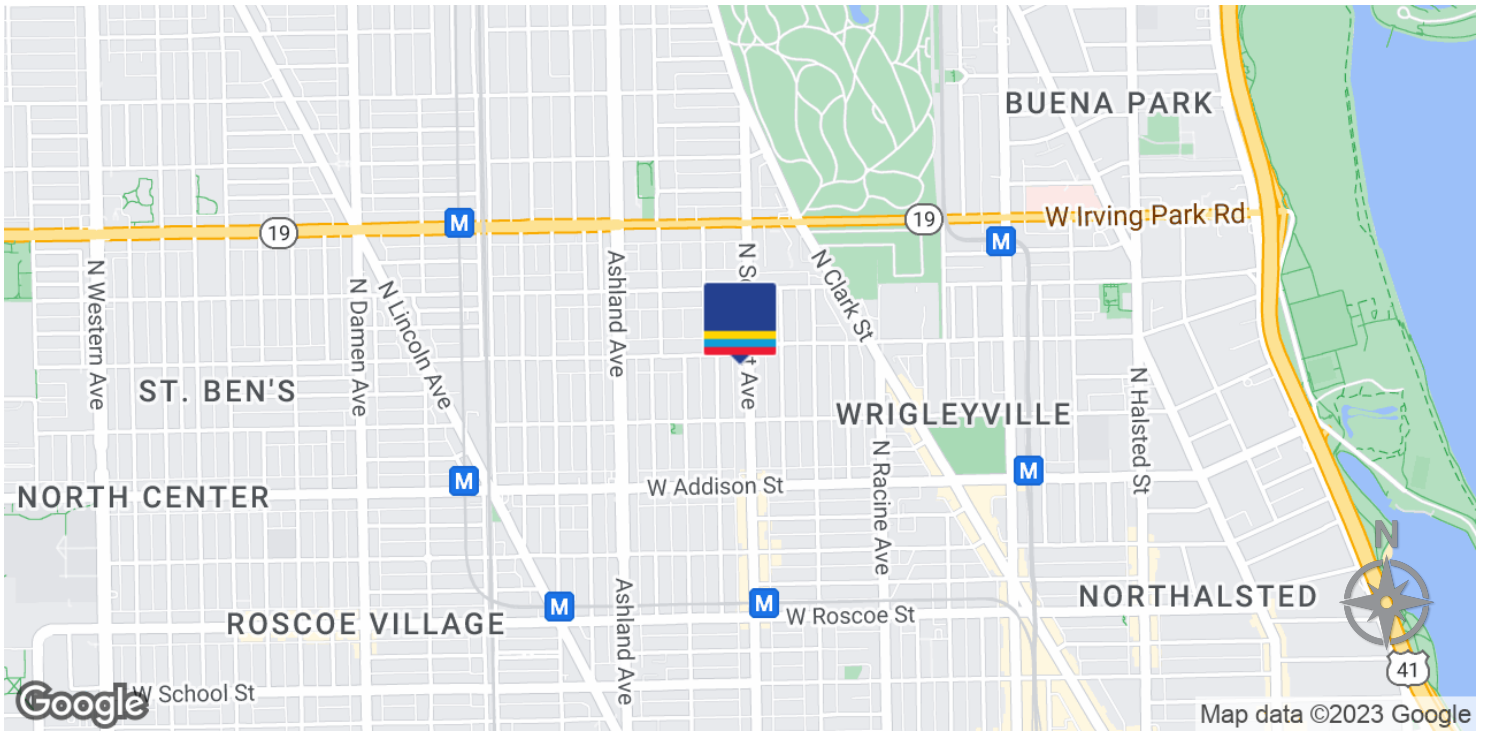
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## LOCATION MAPS



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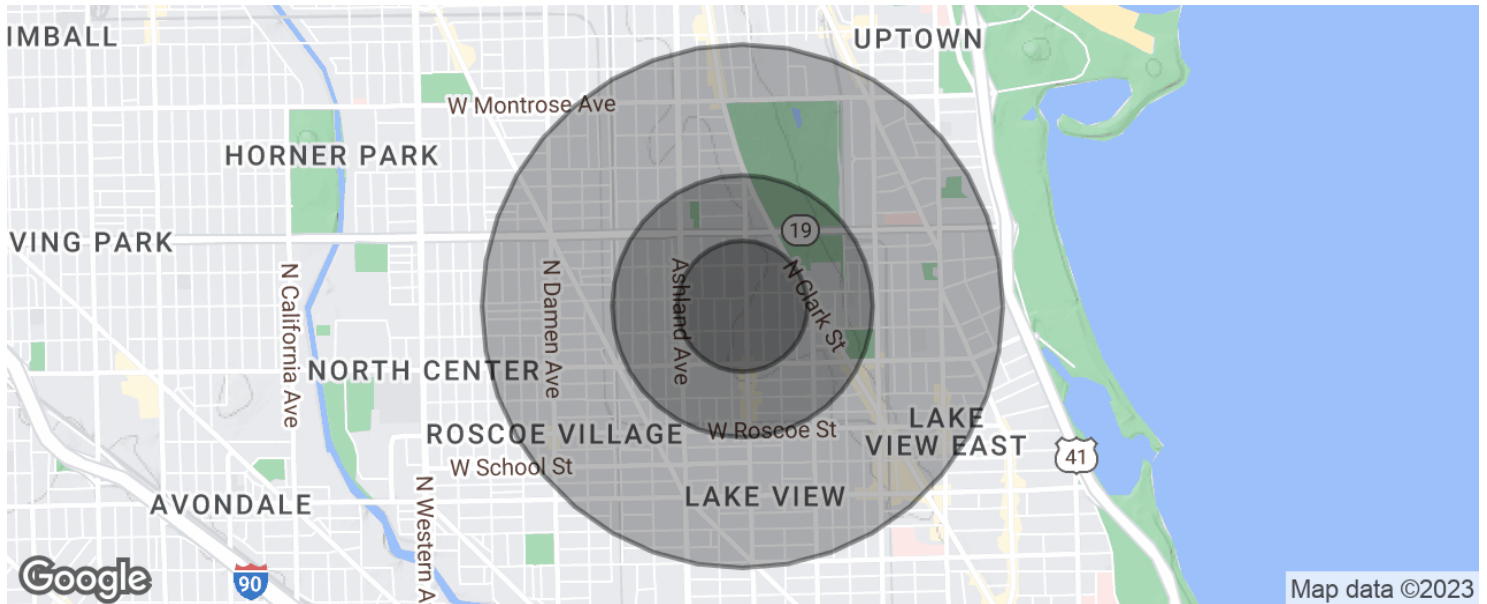
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## DEMOGRAPHICS MAP &amp; REPORT



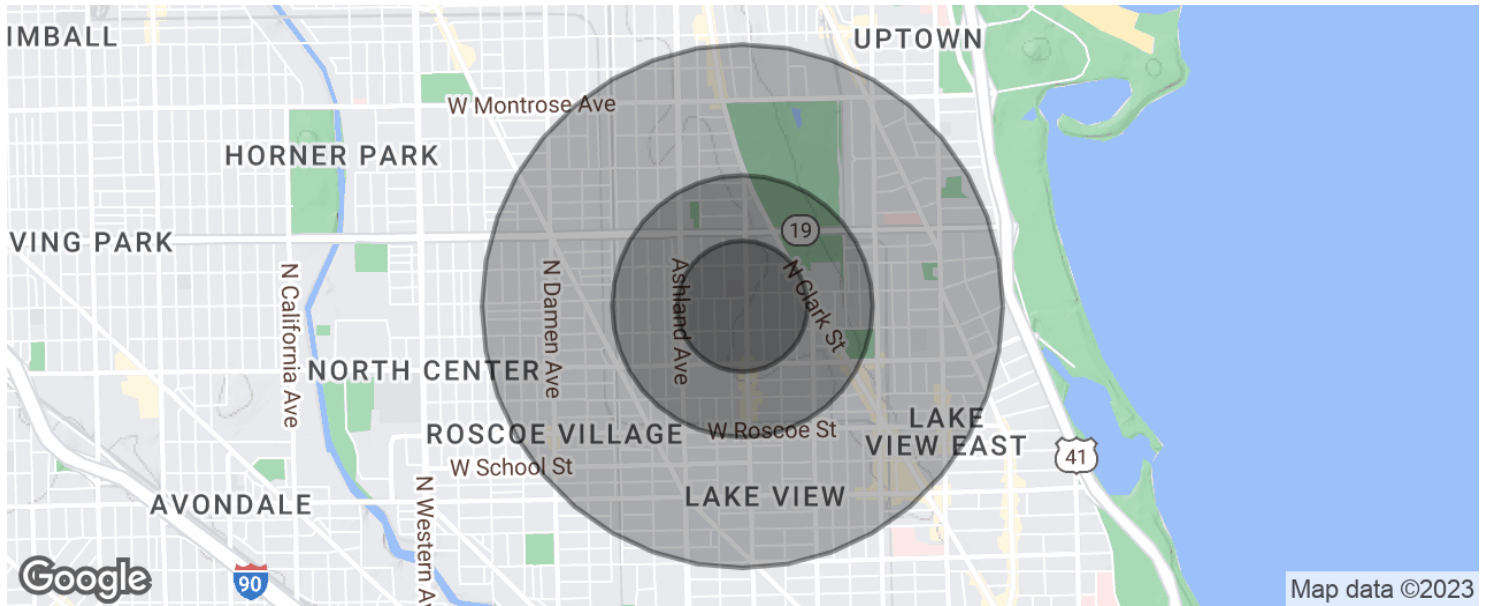
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	5,665	19,322	76,828
Median age	29.8	30.3	30.9
Median age (Male)	30.9	31.5	31.6
Median age (Female)	28.7	29.3	30.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	2,414	8,678	37,015
# of persons per HH	2.3	2.2	2.1
Average HH income	\$141,515	\$126,730	\$109,467
Average house value	\$673,080	\$667,488	\$582,978
RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	5,141	17,641	63,887
Total Population - Black	28	278	3,965
Total Population - Asian	245	745	3,964
Total Population - Hawaiian	0	0	5
Total Population - American Indian	11	30	121
Total Population - Other	130	332	3,513

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## DEMOGRAPHICS MAP & REPORT



\* Demographic data derived from 2020 ACS - US Census

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