



For Lease

Lincoln Square Retail / Office
2247 Lawrence, Chicago, IL 60625

\$15.00 SF/yr (NNN)

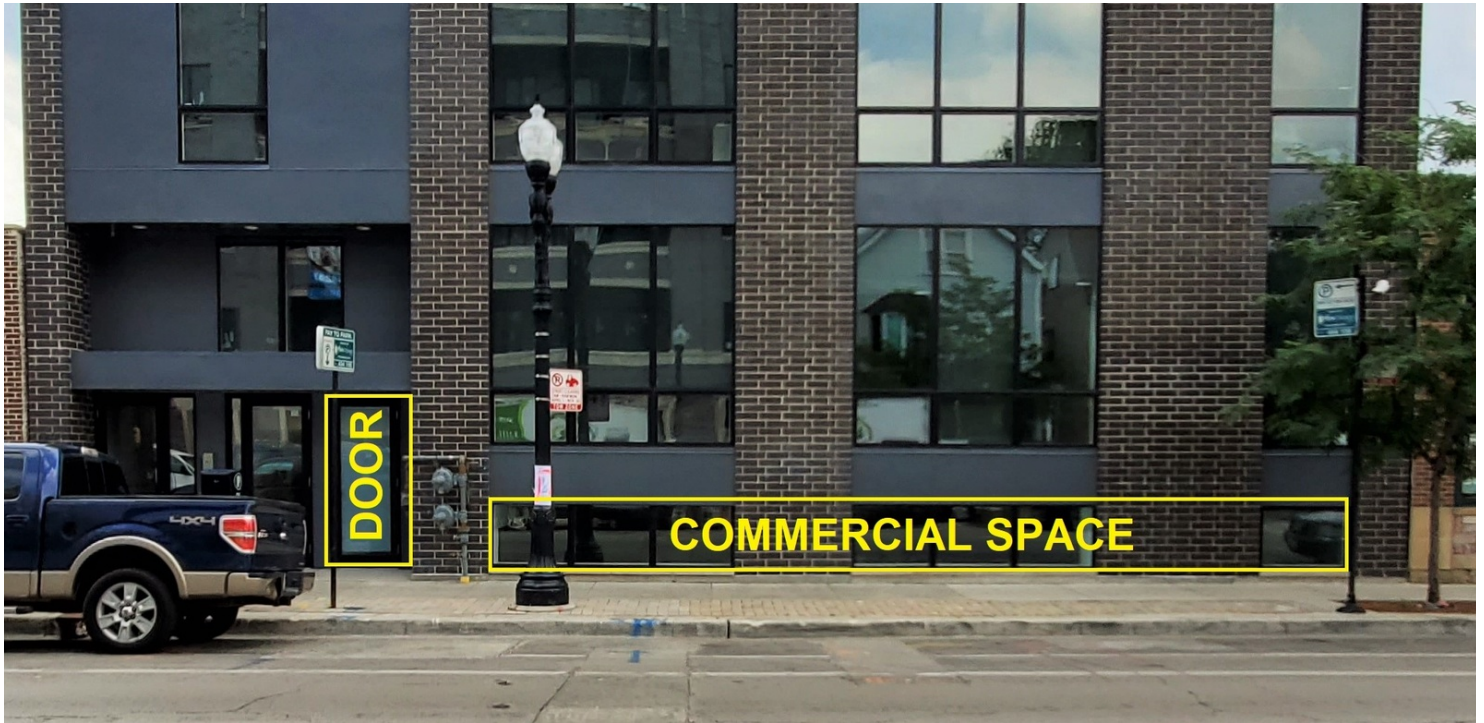
For Lease in Lincoln Square new construction five-story building with 1,950 sq.ft. of commercial space. Close to transportation, Brown Line L Stop, and Ravenswood Metra stop. Ideal for service retail, retail, office, and fitness. Densely populated area with nearly 65,000 people in a 1-mile radius with an average age of 35 years old.

Contact us:

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SUMMARY



LEASE RATE

\$15.00 SF/yr

SUMMARY

Tax & Ops:	\$6.00 SF
Available SF:	1,950 SF
Year Built:	2019
Zoning:	B2-3
Market:	Chicago
Submarket:	Lincoln Square

PROPERTY OVERVIEW

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PROPERTY HIGHLIGHTS

- Densely Populated Area
- Strong 25-45 YR OLD Demos
- Good Access to Public Transportation
- Short Walk to Brown Line CTA Stop

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ADDITIONAL PHOTOS

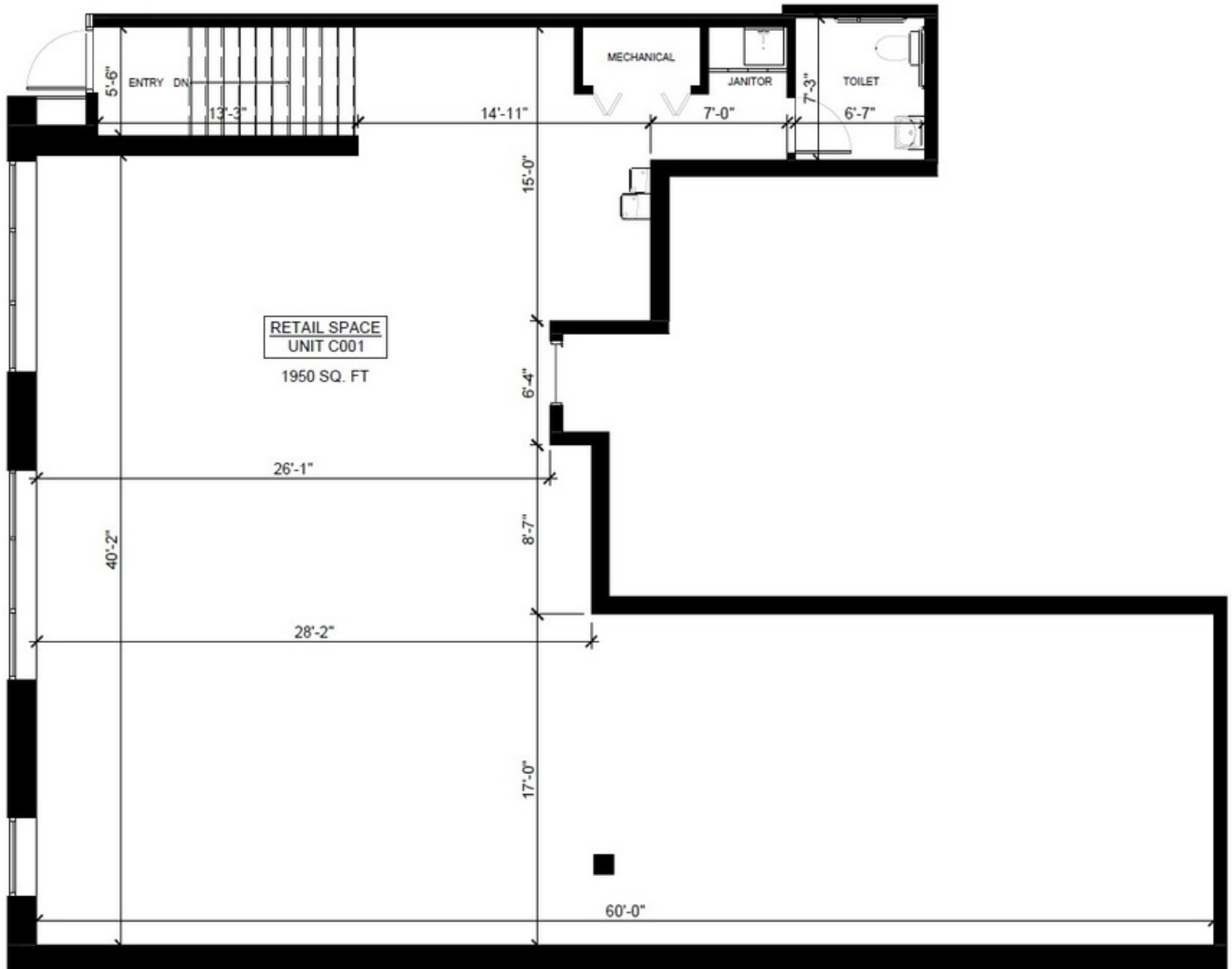


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FLOOR PLAN



RETAIL SPACE - LEASE OUTLINE DRAWING

SCALE: 1/4"=1'-0"

2247 W LAWRENCE AVE

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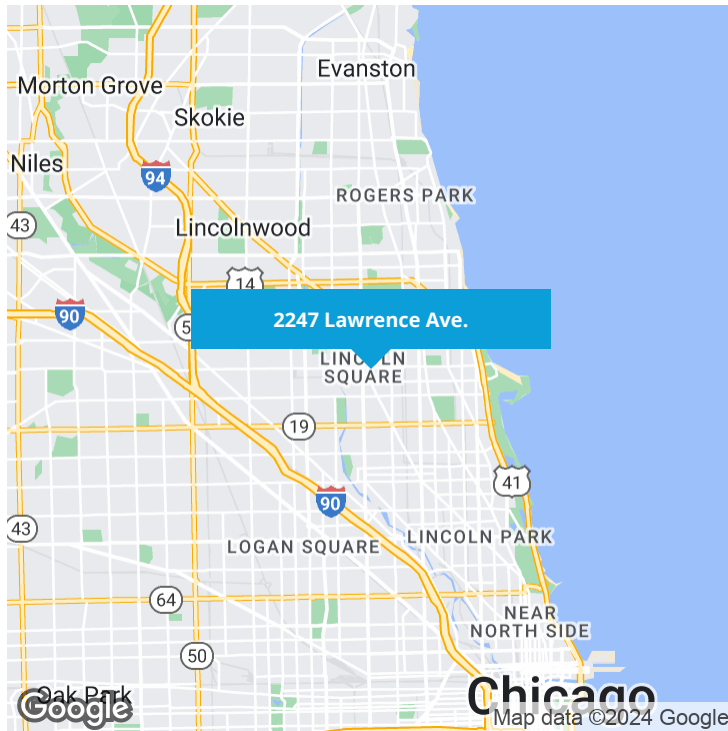


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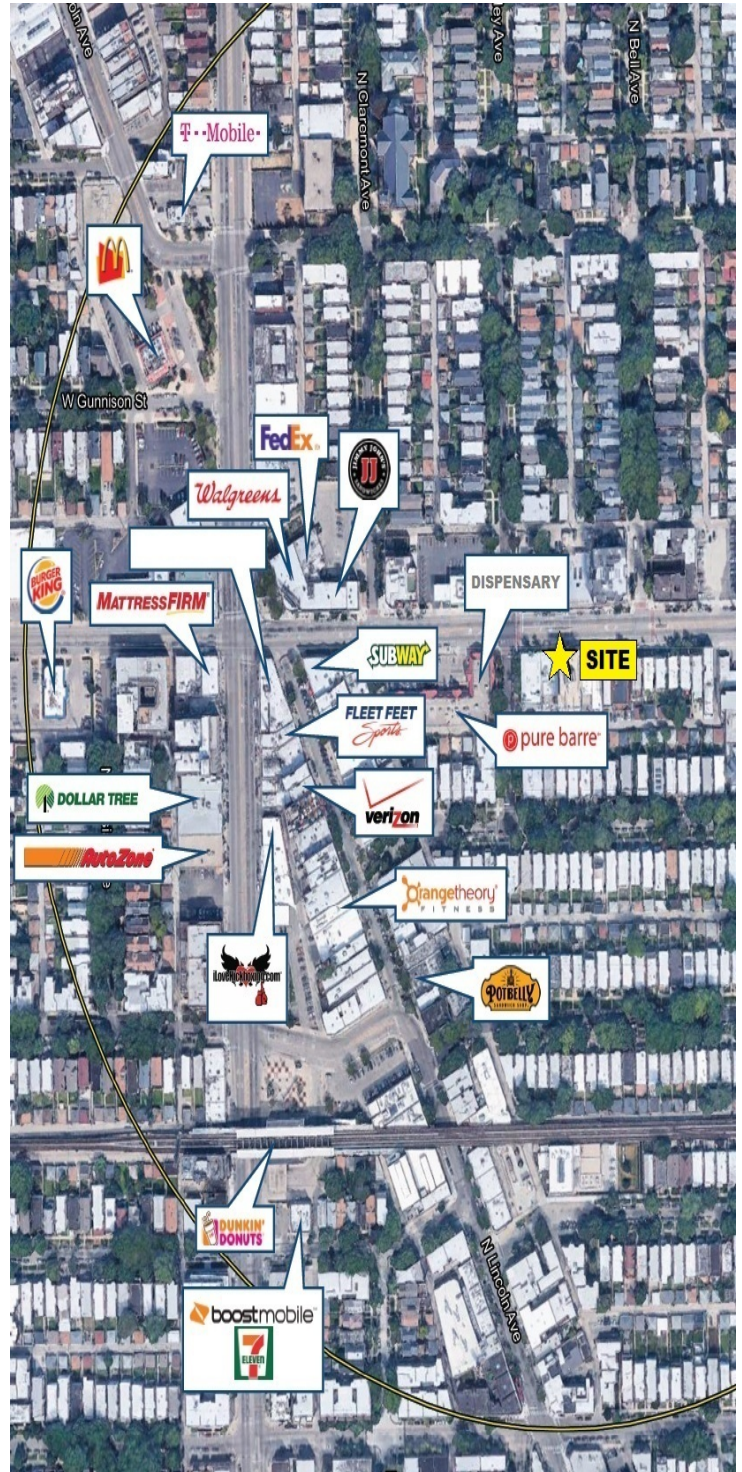


AREA MAP WITH RETAIL CO-TENANCY



LOCATION OVERVIEW

Founded by German immigrants in the 1840s, Lincoln Square is defined by modest homes and leafy streets. Lawrence, Lincoln and Western avenues have German restaurants and bars that feature traditional food and beer, and there are plenty of Bavarian-style bakeries and shops here as well. Trendy cafes and hip cocktail bars draw young, fashionable crowds. The Old Town School has an eclectic roster of live music.

**Chris Irwin**

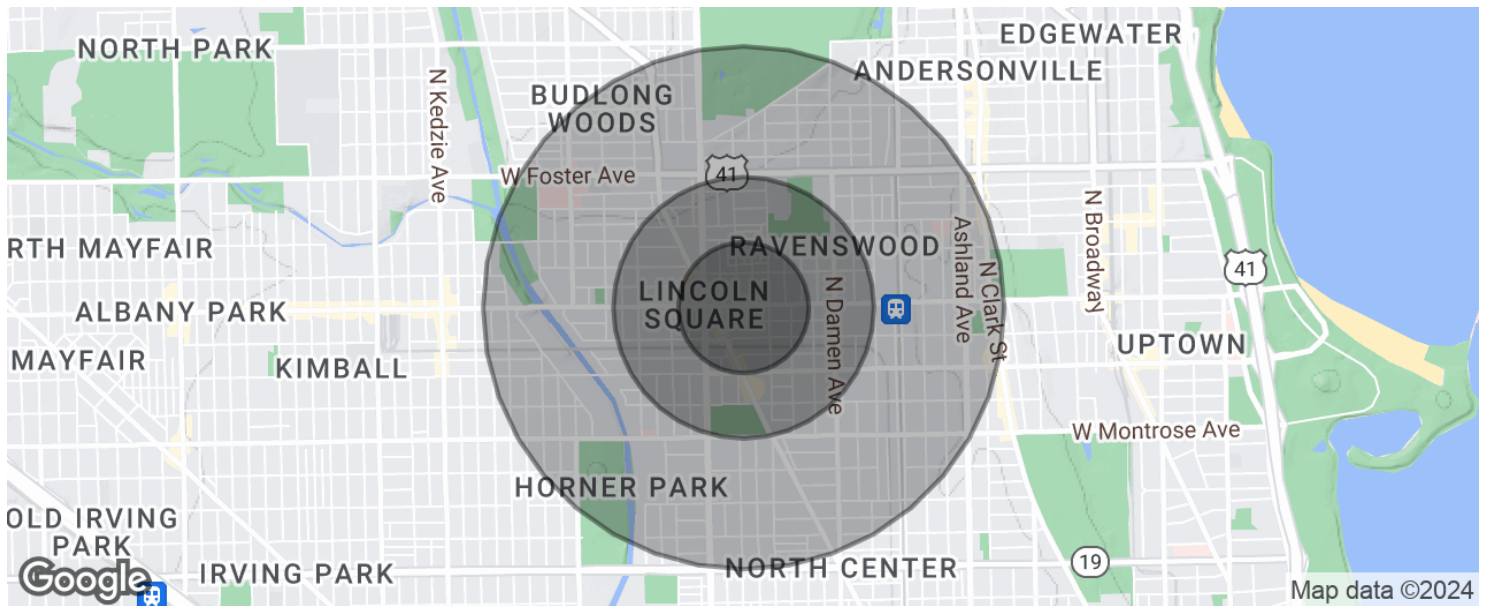
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	6,472	20,619	64,263
Median age	33.9	35.1	35.9
Median age (Male)	34.7	36.3	36.7
Median age (Female)	33.2	33.8	34.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	3,398	10,302	32,420
# of persons per HH	1.9	2.0	2.0
Average HH income	\$54,906	\$57,111	\$60,317
Average house value	\$338,234	\$370,496	\$383,443

* Demographic data derived from 2020 ACS - US Census

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