



CORNER SPACE

For Lease

Negotiable

Ravenswood new construction five-story mixed-use building with approximately 1,748 square feet of commercial space with five parking spaces available. Co-tenancy with the new DeVry University campus is also located in the building.

Contact us:

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SUMMARY



LEASE RATE

NEGOTIABLE

SUMMARY

Size:	1,748 SF
Taxes:	\$8.00 SF
CAM:	\$2.00 SF
Zoning:	B3-3
Market:	Chicago
Parking:	Metered Street
Submarket:	Ravenswood
Walk Score®	Walker's Paradise (93)
Transit Score®	Excellent Transit (70)

PROPERTY OVERVIEW

Ravenswood new construction five-story mixed-use building with approximately 1,748 square feet of commercial space with five parking spaces available. Co-tenancy with the new DeVry University campus is also located in the building. DeVry University's ranking in the 2020 edition of Best Colleges is Regional Universities. One block from Mariano's and LA Fitness. Close to transportation, Brown Line L Stop, and Ravenswood Metra stop. Densely populated area with nearly 65,000 people in a 1-mile radius with an average age of 35 years old. Ideal for retail, service retail, cafe, or office.

PROPERTY HIGHLIGHTS

- Densely Populated Area
- Strong 25-45 YR OLD Demos
- Good Access to Public Transportation
- 4 minute walk to Ravenswood METRA STOP
- Short Walk to Brown Line CTA Stop

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INTERIOR PICTURES



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PROPERTY & AREA DETAILS

**1,748 SF**

Building Size

**3 min walk**

Public Transportation

**B3-3**

Zoning

**Metered**

Street Parking

**91**

Walkers Paradise

**31.1 yrs**

Average Median Age

**55K**

Population / 1 mile



LOCATION OVERVIEW

Ravenswood is a group of neighborhoods in Chicago northwest of Lakeview, between Ravenswood Avenue and the Chicago River, and Montrose and Bryn Mawr Avenues. It's a beautiful area with tree-lined streets and parks and its own rapid-transit system that connects to the Loop. The Ravenswood community includes Ravenswood Gardens, Budlong Woods, Bowmanville, Ravenswood Manor, and parts of Lincoln Square. Nearby Lincoln Square is the transportation and shopping hub of the area. The CTAs Brown Line has stops at Western, Montrose, and Damen. Lincoln Avenue serves up both trendy and traditional restaurants. Plus the Old Town School of Folk Music, a popular local entertainment venue and music school, brings creativity and culture to the entire area.

AREA TENANTS

- Mariano's
- LA Fitness
- Jersey Mike's
- AT&T
- Byron's Hot Dogs
- Dunkin
- Starbuck's
- Sears Auto Repair
- Chase Bank
- Golden Nugget Restaurant

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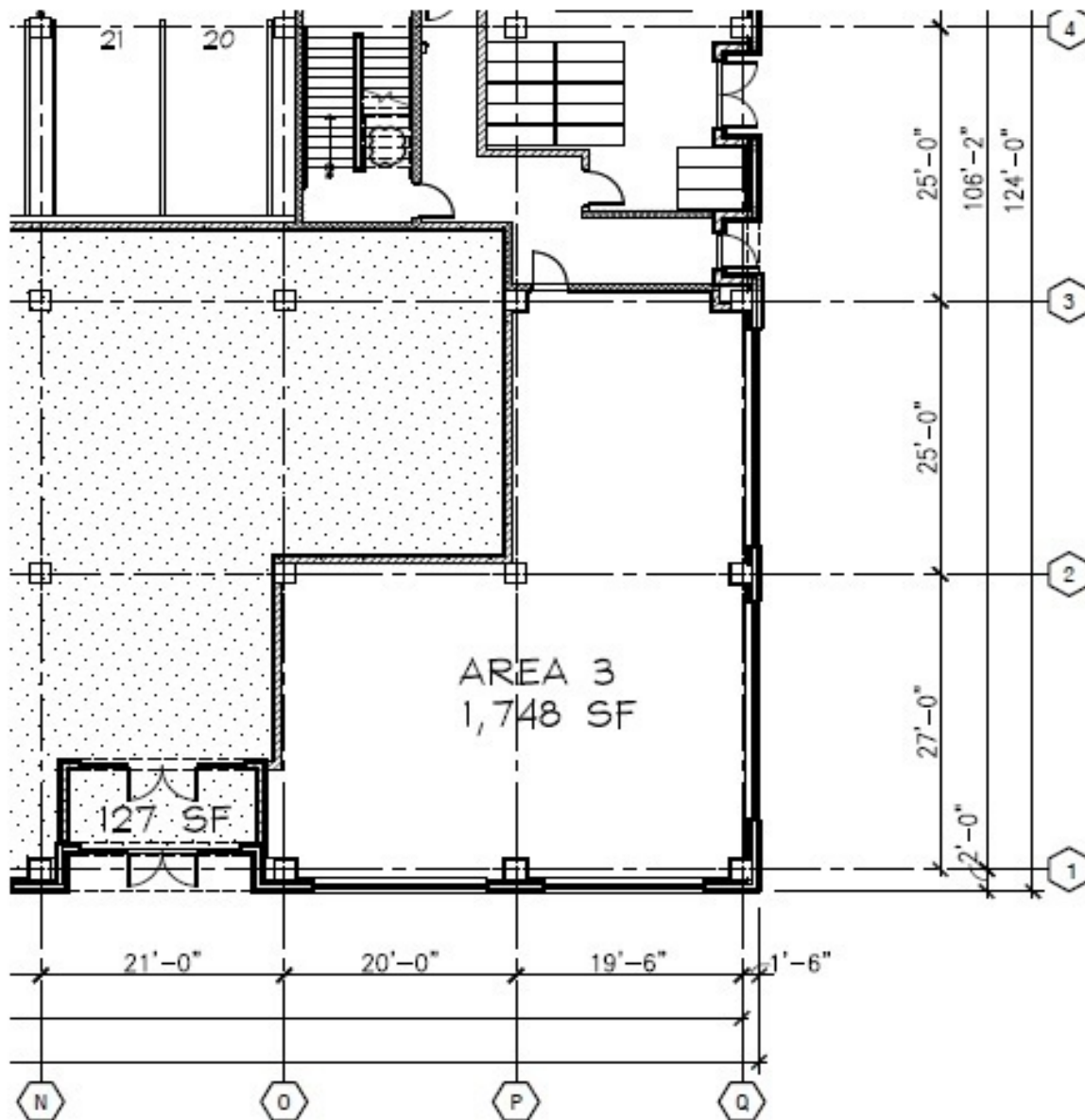
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FLOOR PLAN



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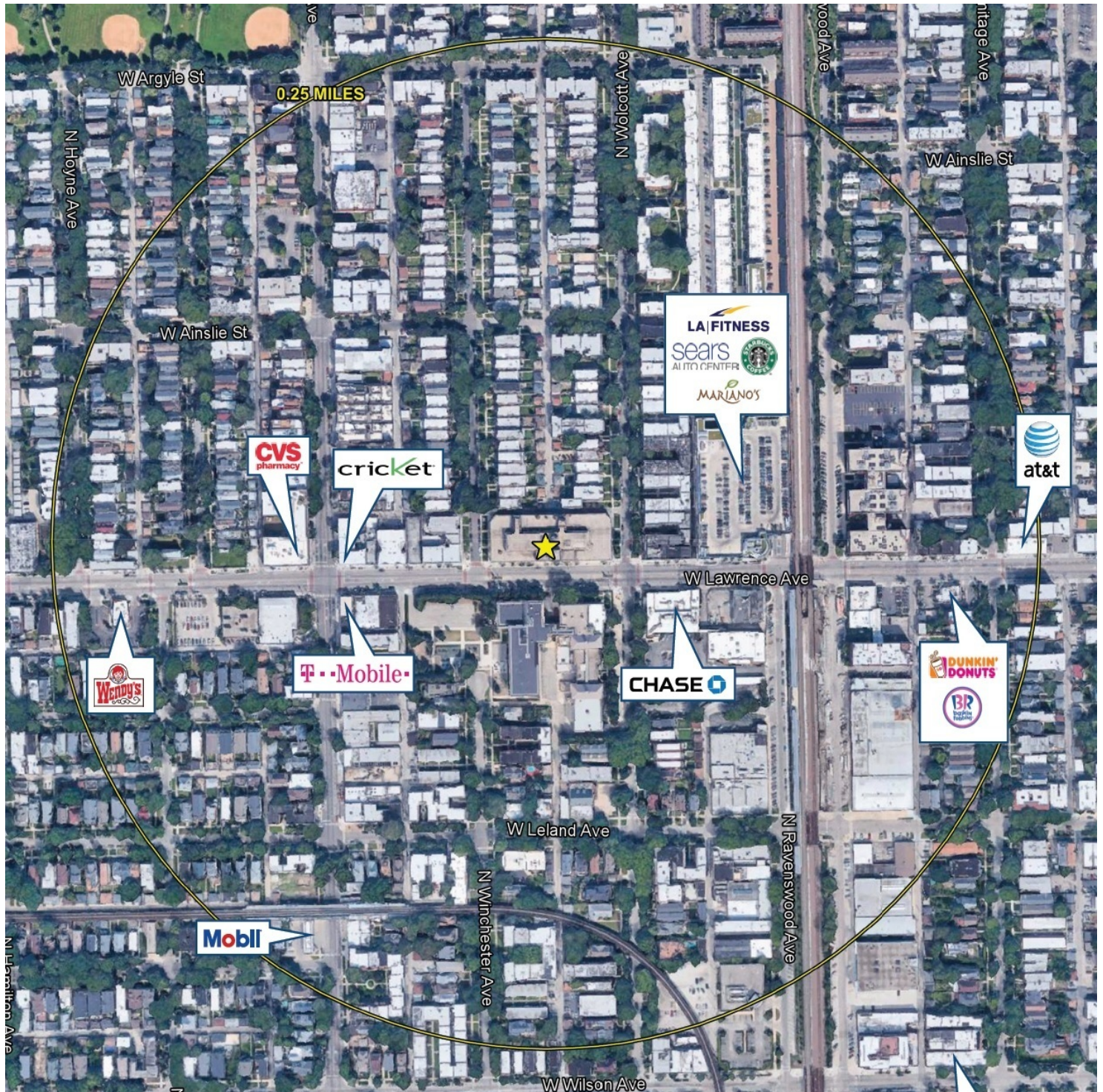
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AREA TENANT MAP



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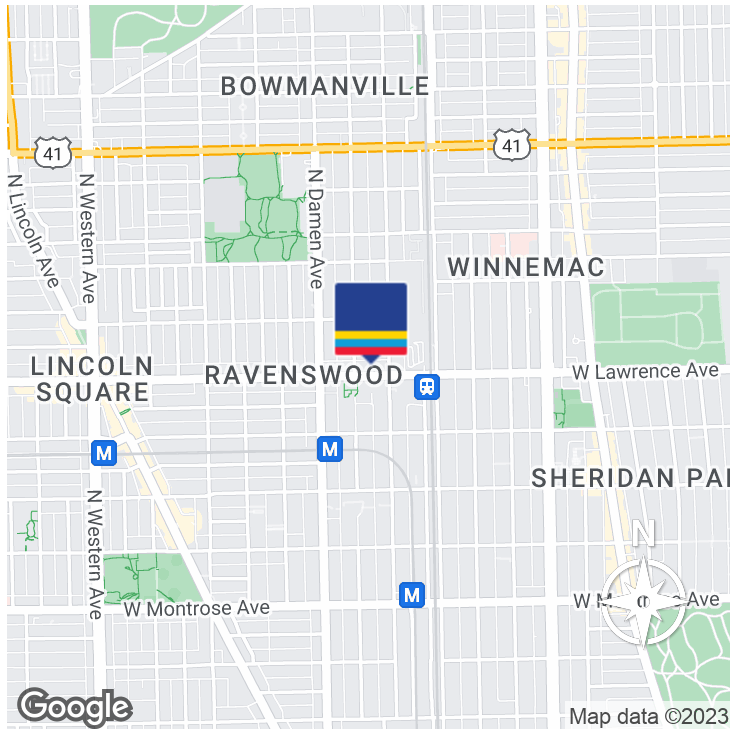
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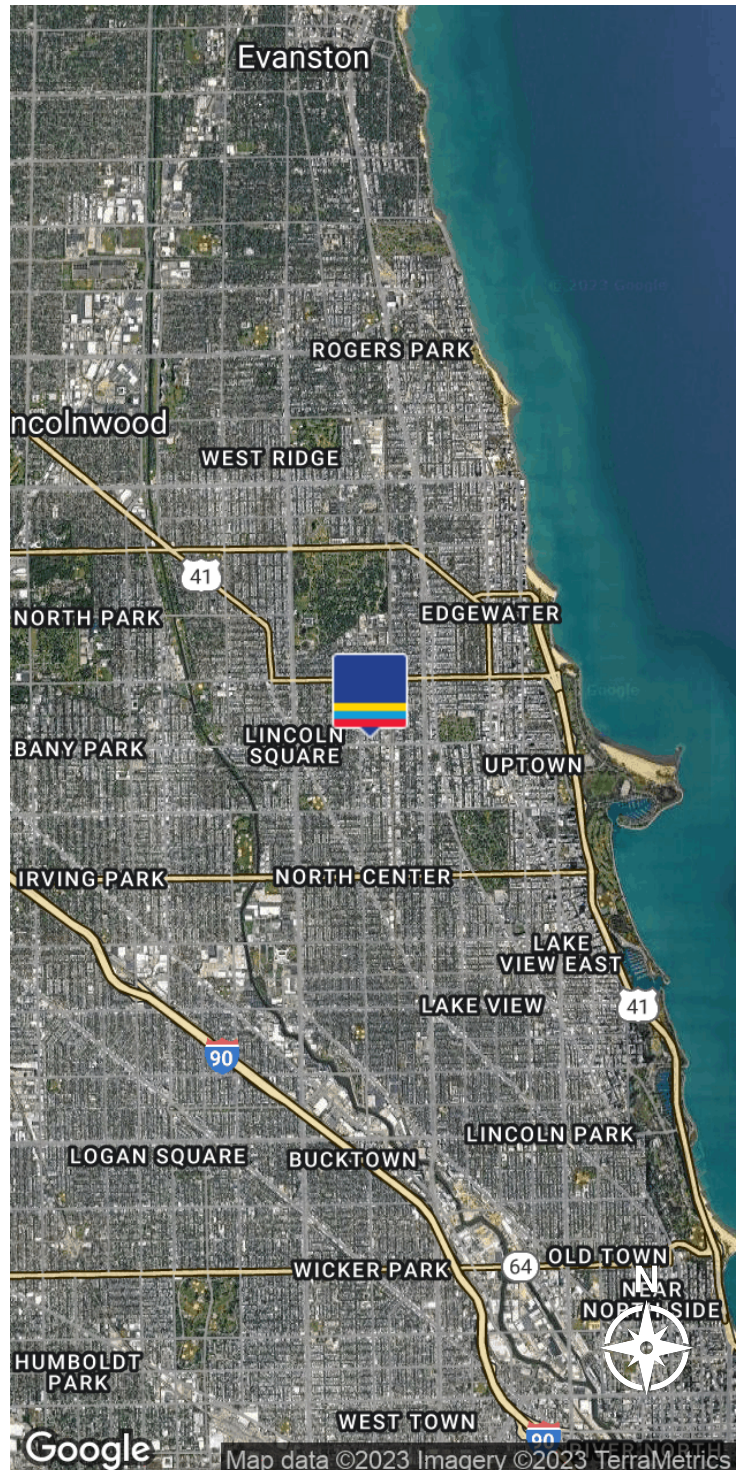


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REGIONAL MAP



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total population	3,778	15,362	57,238
Median age	32.1	33.2	34.6
Median age (Male)	33.0	34.6	35.2
Median age (Female)	31.3	32.2	34.6
Total households	2,073	8,206	28,870
Total persons per HH	1.8	1.9	2.0
Average HH income	\$79,451	\$79,183	\$80,415
Average house value	\$462,811	\$510,882	\$493,920



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