

2940 N LINCOLN - THREE-UNIT PROPERTY IN CHICAGO

2940 N. LINCOLN AVENUE, CHICAGO, IL



OFFERING SUMMARY

Lease Rate:	N/A
Tenants Pay:	Pro rata electric, gas, monthly rent
Building Size:	8,500 SF
Available SF:	
Renovated:	2012
Zoning:	B3-5

PROPERTY OVERVIEW

First floor 2,020 SF previous gym space for lease on Lincoln. High ceilings, hardwood throughout. Move-in ready. Storage available in basement. Tenants pay pro rata electric, gas, and monthly rent. ~2,600 SF 2nd floor tenant's lease expires 1/31/20. Top floor ~900 SF office tenant occupies until 9/2021. Building is also available for sale.

SPACES

LEASE RATE

SPACE SIZE

DEMOGRAPHICS

0.25 MILES

0.5 MILES

1 MILE

Total Households

2,238

8,946

34,332

Total Population

5,148

20,232

76,705

Average HH Income

\$145,560

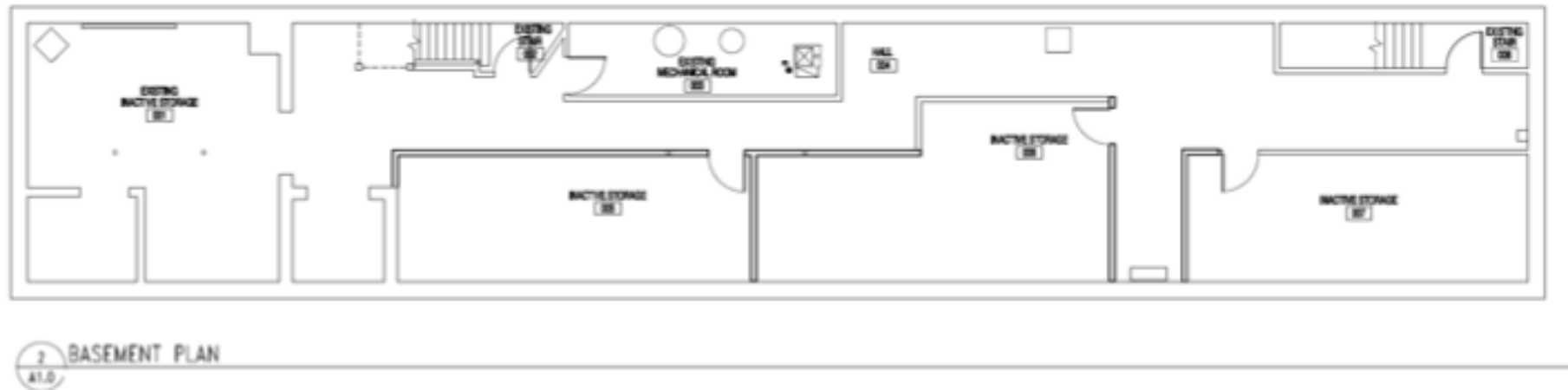
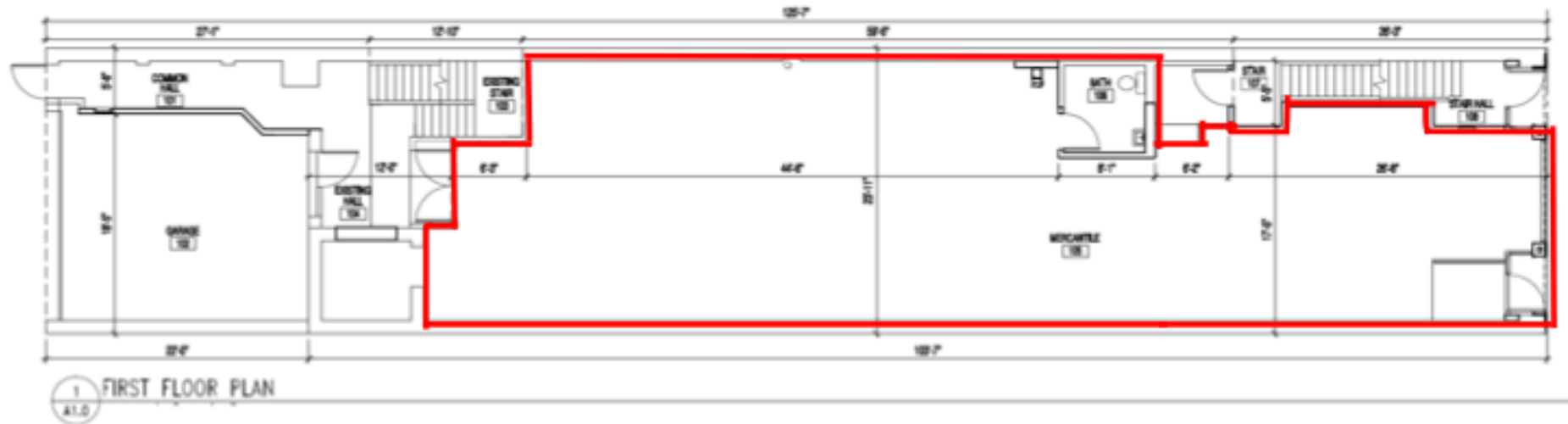
\$154,268

\$138,563

PRESENTED BY: **GENE HART**
BROKER
219.465.8584
gene.hart@33realty.com



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A map of Lake View, Chicago, showing the intersection of W Wellington Ave and N Lincoln Ave. A yellow marker with the number 3 is placed at the intersection. The map includes surrounding streets like W Belmont Ave, W Fletcher St, W Barry Ave, W Nelson St, W Wellington Ave, W Oakdale Ave, W George St, W Wolfram St, W Diversey Pkwy, W Schubert Ave, N Racine Ave, N Sheffield Ave, N Kenmore Ave, N Seminary Ave, N Paulina St, N Hermitage Ave, N Marshall Ave, N Bosworth Ave, N Greenview Ave, N Southport Ave, and N Lincoln Ave. The map also shows the locations of Belmont, Wellington, and Diversey stations.



REALTY

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GENE HART

Broker

gene.hart@33realty.com

Direct: 219.465.8584

IL #475.149185

PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing throughout the Chicago MSA.

Prior to joining 33 Realty, Gene spent two years as a multifamily investment sales and retail leasing broker with a local firm after six years working in commercial real estate appraisal/valuation at CBRE, Inc., The Butler Burgher Group, Inc. (BBG), and Colliers, International. While working in appraisal, he worked on institutional and middle-market retail, office, industrial, special use, and multi-family properties throughout the Midwest, giving him a broad knowledge of underwriting experience. His background in appraisal, valuation, and sophisticated underwriting makes him an asset to every client he works with.

Gene obtained a bachelor's degree from DePaul University's Real Estate Program and undergraduate Liberal Studies Honors Program. While in school, he interned for some of Chicago's most well-respected local real estate companies from his sophomore year on and obtained his Illinois broker's license at age 20 for residential sales and leasing purposes. He participates in local real estate, neighborhood, and city organizations. Outside of work, Gene is an active golfer, soccer player, skier, cyclist, traveler, and lives with his fiancé Sara and three French Bulldogs, Jerry, Elaine, & Kramer, in Chicago's Wicker Park neighborhood.

EDUCATION

DePaul University '11
- Honors Program
- Real Estate Program

MEMBERSHIPS

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