



For Lease

Retail / Restaurant

1519 N. Fremont St., Chicago, IL 60642

\$25.00 SF/yr (NNN)

Retail/Office space with C3 Zoning located in one of Chicago's strongest trade areas in Lincoln Park within the North Avenue / Clybourn / Halsted Corridor. Space is 1,821 sq.ft. and can be combined with the former pizza restaurant for a total of 3,631 sq.ft. Located at the base of a distinctive one-of-a-kind 98 micro-unit newer construction development.

Contact us:

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EXECUTIVE SUMMARY



Lease Rate

\$25.00 SF/YR NNN

OFFERING SUMMARY

Building Size:	3,631 SF
Available SF:	821 - 3,631 SF
Taxes:	\$6.50 PSF
Operating Expenses:	\$1.50 PSF
Year Built:	2017
Zoning:	C3-5
Market:	Chicago
Submarket:	Lincoln Park

PROPERTY OVERVIEW

Retail / Office space with C3 Zoning located in one of Chicago's strongest trade areas in Lincoln Park within the North Avenue / Clybourn / Halsted Corridor. Space is 1,821 sq.ft. and can be combined with the former pizza restaurant for a total of 3,631 sq.ft. Located at the base of a distinctive one-of-a-kind 98 micro-unit newer construction development, adjacent to SoNu West luxury Condominiums and SoNo East Apartments. One block from Whole Foods, New City and CTA.

PROPERTY HIGHLIGHTS

- New Construction
- At the Base of 98-Unit Development
- High Visibility
- Large Windows
- High Ceilings

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INTERIOR



Space is divisible and can be delivered in a Vanilla Box or 'AS IS'.

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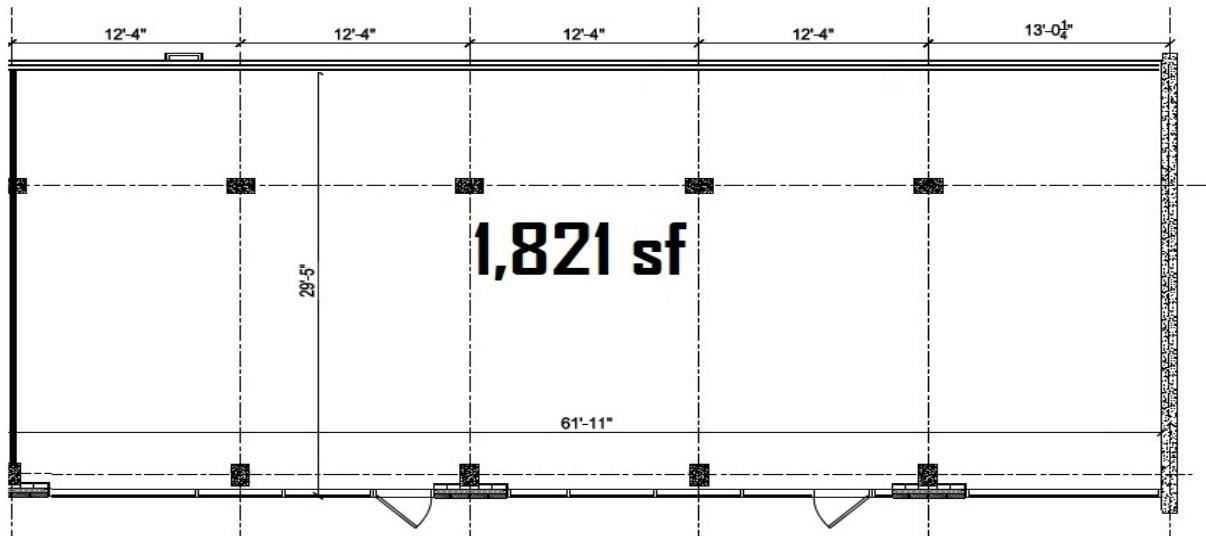


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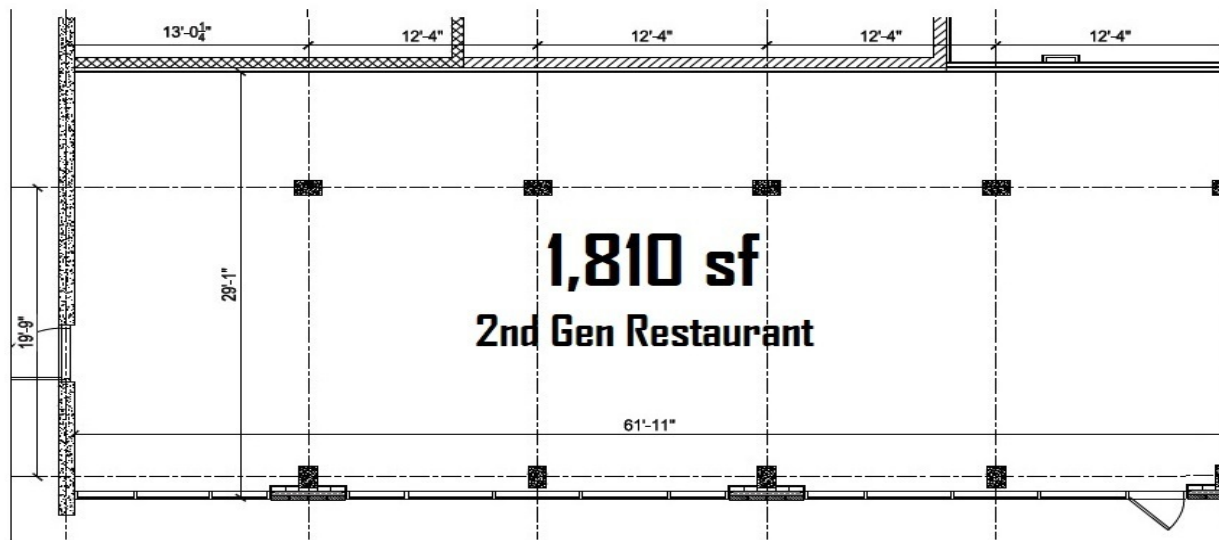
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FLOOR PLANS FOR 1519 & 1521 FREMONT



1519 North Fremont Street



1521 North Fremont Street

Storefront photo of current tenant and the Available Space floor plan.

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AREA CO-TENANCY



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LOCATION MAPS



LOCATION OVERVIEW

Located 2 miles north of downtown, Lincoln Park borders Old Town, River North and the Gold Coast to the south, Bucktown and Wicker Park to the west and Lakeview and North Center to the north. Lincoln Park has a walkability score of 95 as well as excellent transit options including the brown line, red line purple express and many bus routes. Lincoln Park is one of the most affluent neighborhoods in Chicago. The neighborhood includes upscale national retailers, local retailers, boutiques, restaurants, coffee shops, bars, clubs and theaters. It is densely populated with young professionals, recent college graduates and families.

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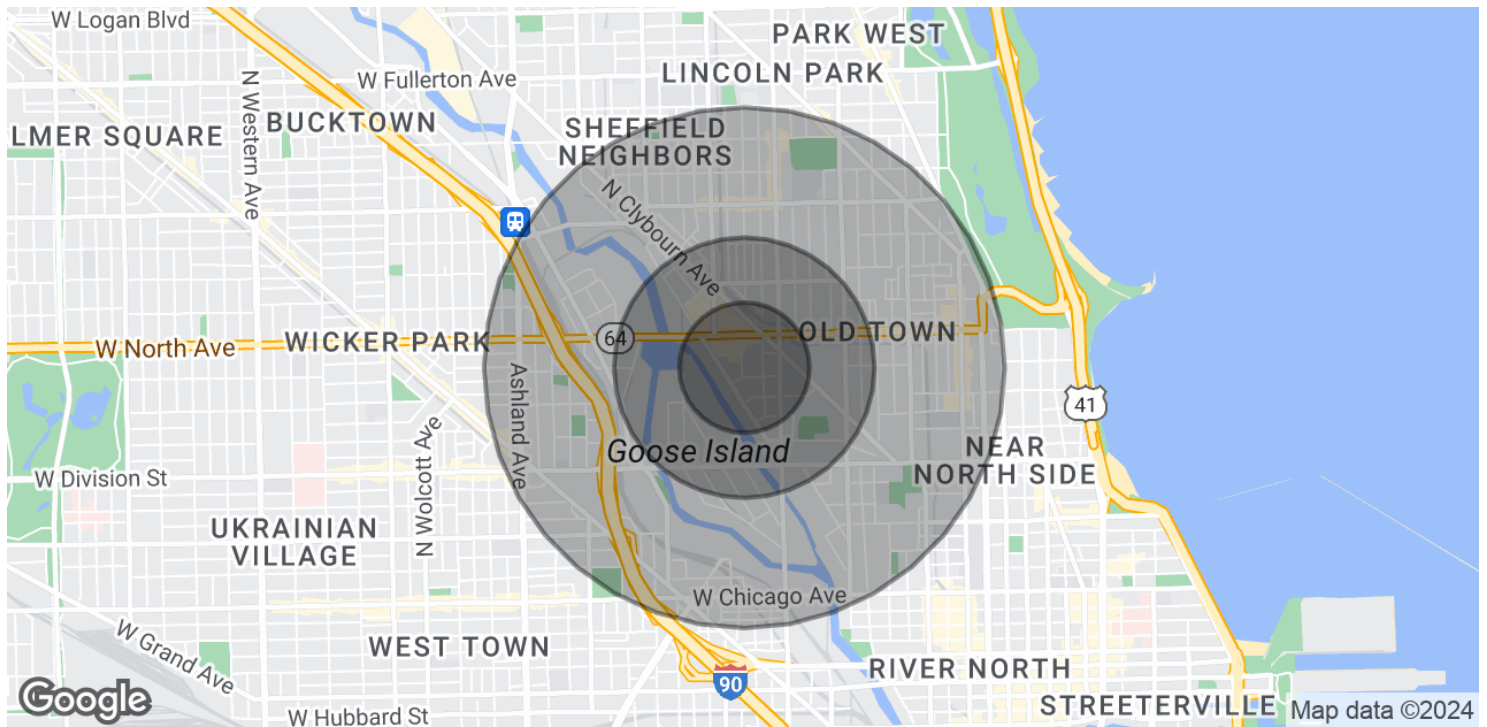
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DEMOGRAPHICS MAP & REPORT



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	1,247	6,569	43,576
Average age	31.2	32.2	31.0
Average age (Male)	32.6	33.3	31.1
Average age (Female)	30.5	31.6	30.9

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total households	580	3,037	19,422
# of persons per HH	2.2	2.2	2.2
Average HH income	\$128,905	\$158,694	\$139,336
Average house value	\$609,089	\$678,839	\$700,790

* Demographic data derived from 2020 ACS - US Census

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