

# Bra Style Guide



**T-Shirt**  
All-day comfort in our supportive classic style



**Multi-Way**  
Convertible straps to wear multiple ways



**Front Closure**  
Front clasp for easy dressing



**Plunge**  
Deeper neckline for natural lift with zero cup gaping



**Wireless**  
Supportive contoured cup with no underwire



**Balconette**  
Shorter cups and wider set straps



**Nursing**  
Easy-convert cups and adjustable closure



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For Sale

## NNN Commercial Condo

3539 Southport, Unit 1S, Chicago, IL 60657

**\$1,295,000**

Fully Leased Retail Condo on Southport Corridor of Chicago across from Anthropologie. 1,150 sq.ft. space with a 450 sq.ft. basement leased to THIRD LOVE, part of the LEAP BRAND of COMPANIES. Space is located on the strongest retail corridor on the Northside of Chicago. The area is not only a shopping corridor but also an entertainment and restaurant destination location with high household incomes and 7 Day-a-Week pedestrian traffic. Located a 5-minute walk to Brown Line L Stop.

### Contact us:

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# Executive Summary



Sale Price	\$1,295,000
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Offering Summary	
Annual Net:	\$89,753.31
CAP Rate:	6.93%
Size:	1,150 SF
Basement:	450 SF
CAP Rate:	VARIES
Increases:	3% annually
Zoning:	B3-2
Market:	Chicago
Submarket:	Lakeview
Walk Score®	Walker's Paradise (96)
Transit Score®	Excellent Transit (79)

## Property Overview

Fully Leased Retail Condo on Southport Corridor of Chicago across from Anthropologie. 1,150 sq.ft. space with a 450 sq.ft. basement leased to THIRD LOVE part of the LEAP BRAND of COMPANIES. Space is located on the strongest retail corridor on the Northside of Chicago. The area is not only a shopping corridor but also an entertainment and restaurant destination location with high household incomes and 7 Day-a-Week pedestrian traffic. Located a 5-minute walk to Brown Line L Stop.

## Property Highlights

- Fully Leased Retail Condo
- Strong Shopping Corridor
- 7 Day-a-Week Pedestrian Traffic
- Southport CTA Station (Brown Line) 5-minute walk
- 1.3M Riders Annually on Southport Station

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# Company Information



**Leap** is building the world's largest network of branded retail stores – powered by data, systems and scale. **The Leap Platform** enables brands to deploy stores that work in concert with ecommerce more rapidly and at significantly reduced cost and risk. Brand stores powered by Leap bring modern brands to life with compelling, immersive customer experience and data driven operations.

**Leap** enables brands to deploy modern, immersive retail stores that drive growth and acquire customers. By leveraging millions of data points and a platform strategy, Leap makes physical retail more productive and less risky for brands. Its platform also follows a technology-enabled approach and includes all aspects of store development and operations, including physical space, staffing, and managing all technology infrastructure that helps consumer brands to grow and deepen their customer brand experience. The company was founded in 2018 and is headquartered in Chicago, Illinois.

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# Tenant Profile



**ThirdLove** is an American lingerie company founded by Heidi Zak and her husband David Spector in 2013. The brand is known for marketing body positivity and offering size-inclusive bras and half-cup sizes. The company produces bras in 78 different sizes.

## Company Value

\$700 - \$750M ThirdLove Funding, ThirdLove Valuation & ThirdLove Revenue

## Revenue

US \$100m - In the Fashion market in the United States, thirdlove.com is ranked #188 with > US \$100m in 2021.

## Parent Company

NPD Group In 2019, Zak and Spector received an EY Entrepreneur of the Year Award for the Northern California region. In 2021, NPD Group named ThirdLove the "third largest online intimate apparel brand" in the US, behind Victoria's Secret and American Eagle's Aerie brands.

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# Property & Lease Details

<b>Sale Price</b>	<b>\$1,295,000</b>
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## THIRD LOVE

<b>Annual Income</b>	\$89,753.31
<b>CAP Rate</b>	6.93%
<b>Annual Increases</b>	Three Percent (3%)
<b>Initial Term</b>	Five (5) Year
<b>Options</b>	Two (2) Five (5) Year
<b>Taxes</b>	Tenant's Responsibility
<b>Tax Cap</b>	Capped at \$19,440 / YR
<b>Opex</b>	Tenant's Responsibility

## Taxes & Operating Expenses

<b>Taxes (2022)</b>	\$21.26 SF / \$24,446.69 YR
<b>Operating Expenses</b>	\$2.89 SF / \$3,326.76 YR
<b>TOTAL</b>	\$24.15 SF / \$27,773.45 YR

## Location Information

<b>Street Address</b>	3539 Southport, Unit 1S
<b>City, State, Zip</b>	Chicago, IL 60657
<b>County</b>	Cook
<b>Market</b>	Chicago
<b>Sub-market</b>	Lakeview
<b>Cross-Streets</b>	Southport & Addison

## Property Information

<b>Condo Size</b>	1,150 SF + 450 SF Basement
<b>Occupancy %</b>	100.0%
<b>Ceiling Height</b>	1,150 SF + 450 SF Basement
<b>Zoning</b>	B3

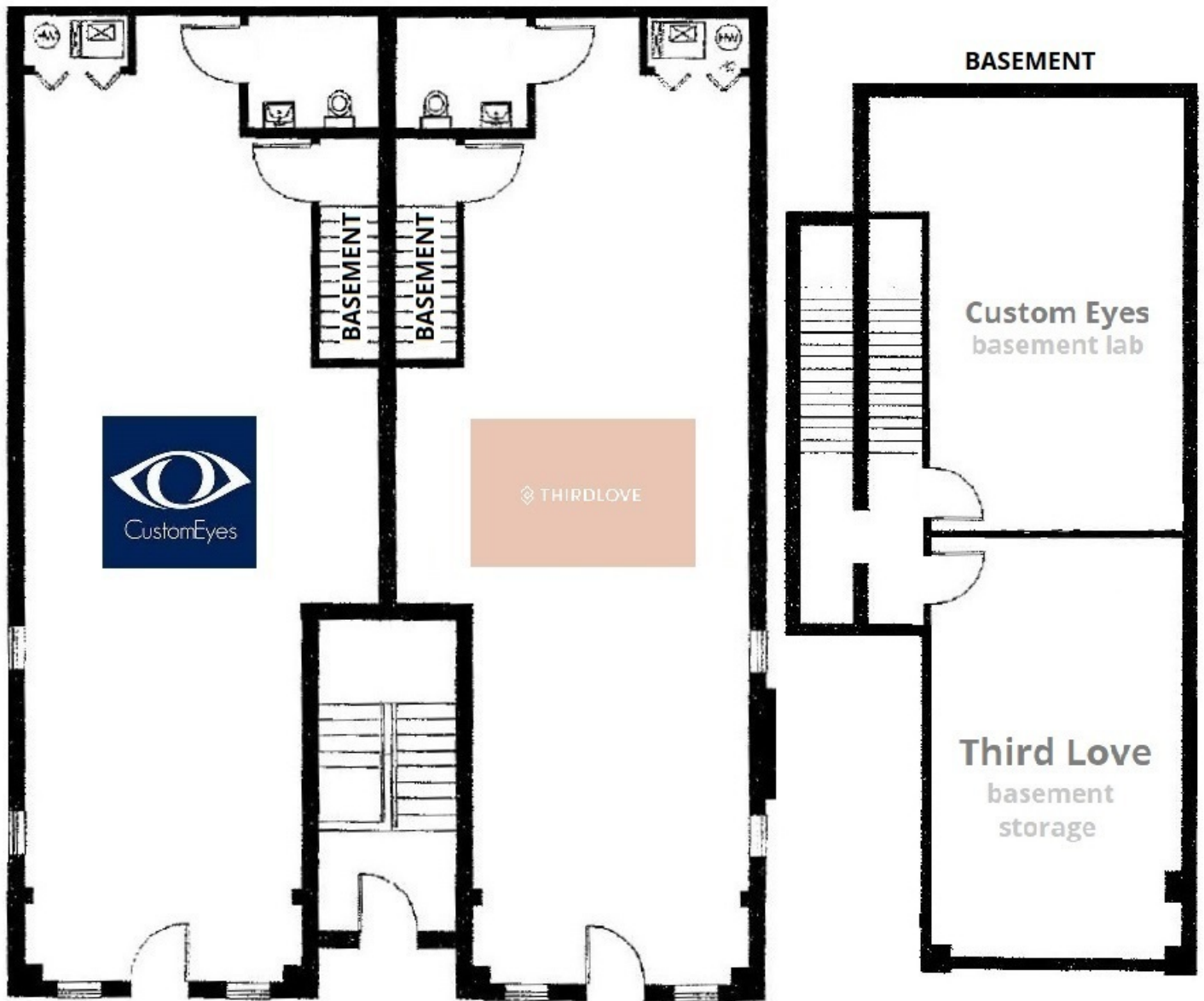


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# Floor Pan



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# Area Details



**CTA - 5 min. Walk**  
Transportation



**3M+ Vistors/yr**  
Wrigley Field



**\$177K+**  
Household Income (.25 mile)



**1 Surface**  
Parking Spaces



**86K+**  
Population (1 mile)



**Paradise (96)**  
Walk Score®



**\$726K+**  
Avg. House Value (.25 mile)



## Location Overview

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.

Lakeview is the 2nd largest of the Chicago community areas by population. In 2013 Money Magazine named Lakeview as number 3 of its Top 10 Big-city neighborhoods for its selection of Best Places to Live.

## Area Tenants

- |                      |                  |                |
|----------------------|------------------|----------------|
| • Anthropologie      | • J. Crew        | • Johnny Was   |
| • Dr. Martens        | • GAP & GAP Kids | • Bonobos      |
| • Evereve            | • Free People    | • Warby Parker |
| • Abecrombie & Fitch | • Madewell       | • Kendra Scott |
| • Sephora            | • Starbuck's     | • Athleta      |
| • LUSH               | • Lululemon      | • Framebridge  |

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# Retail Tenant Map

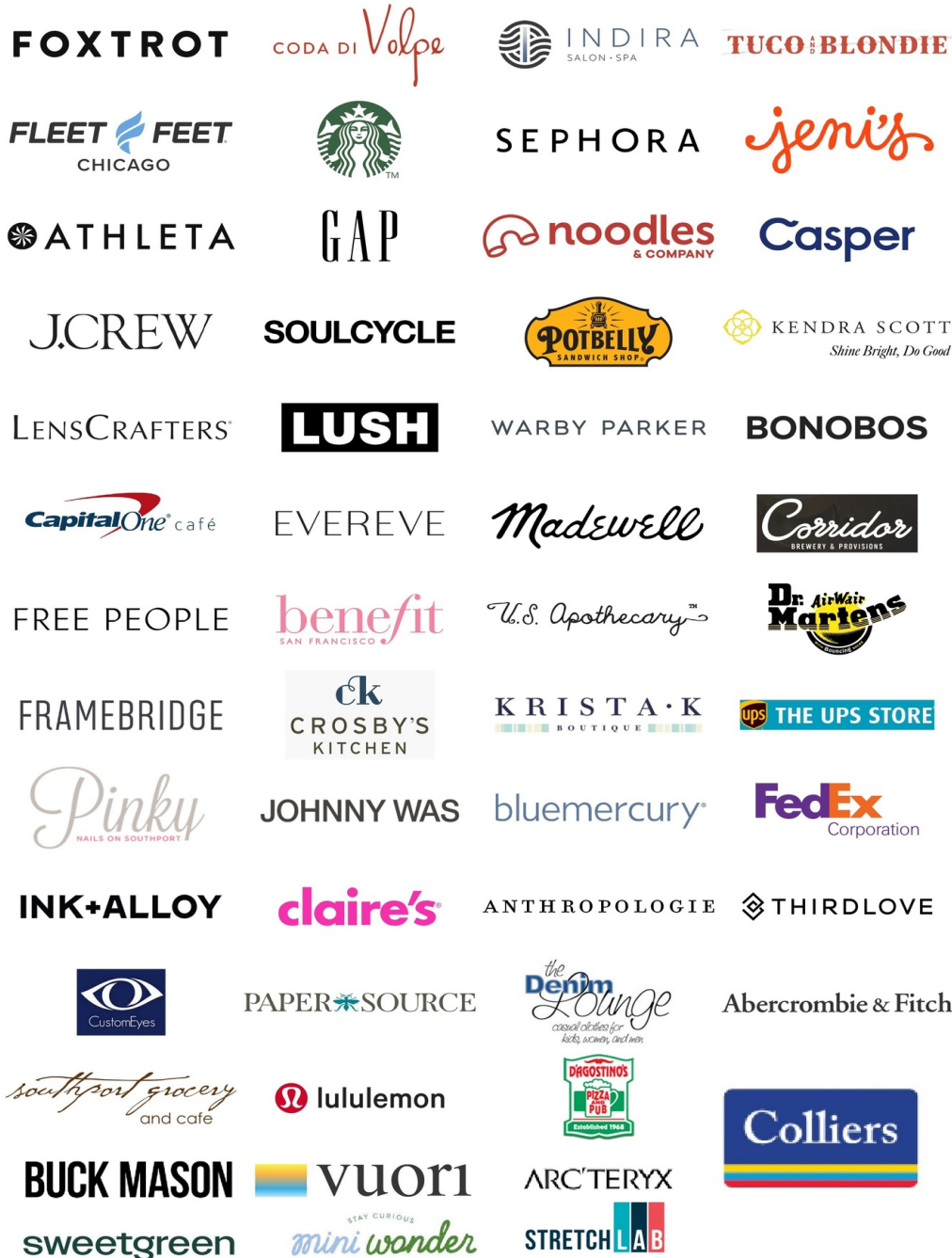


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# Area Retail Tenants

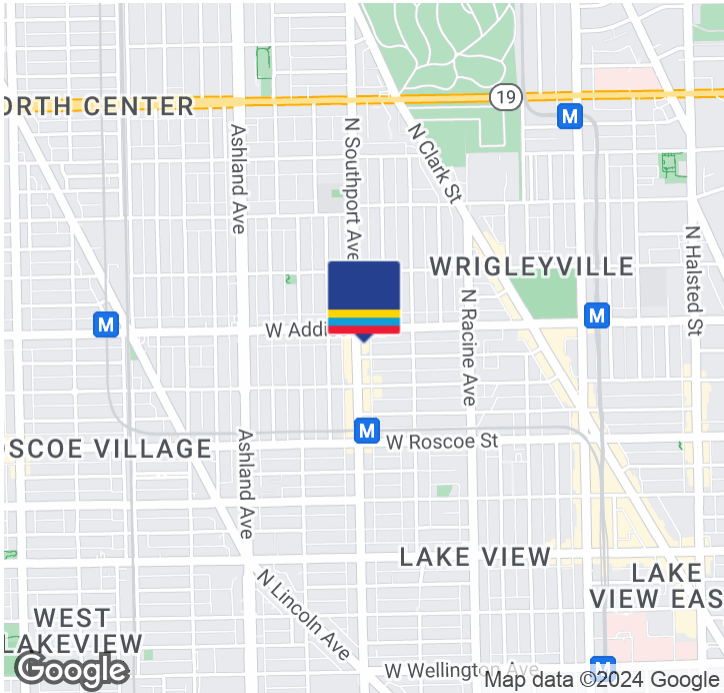
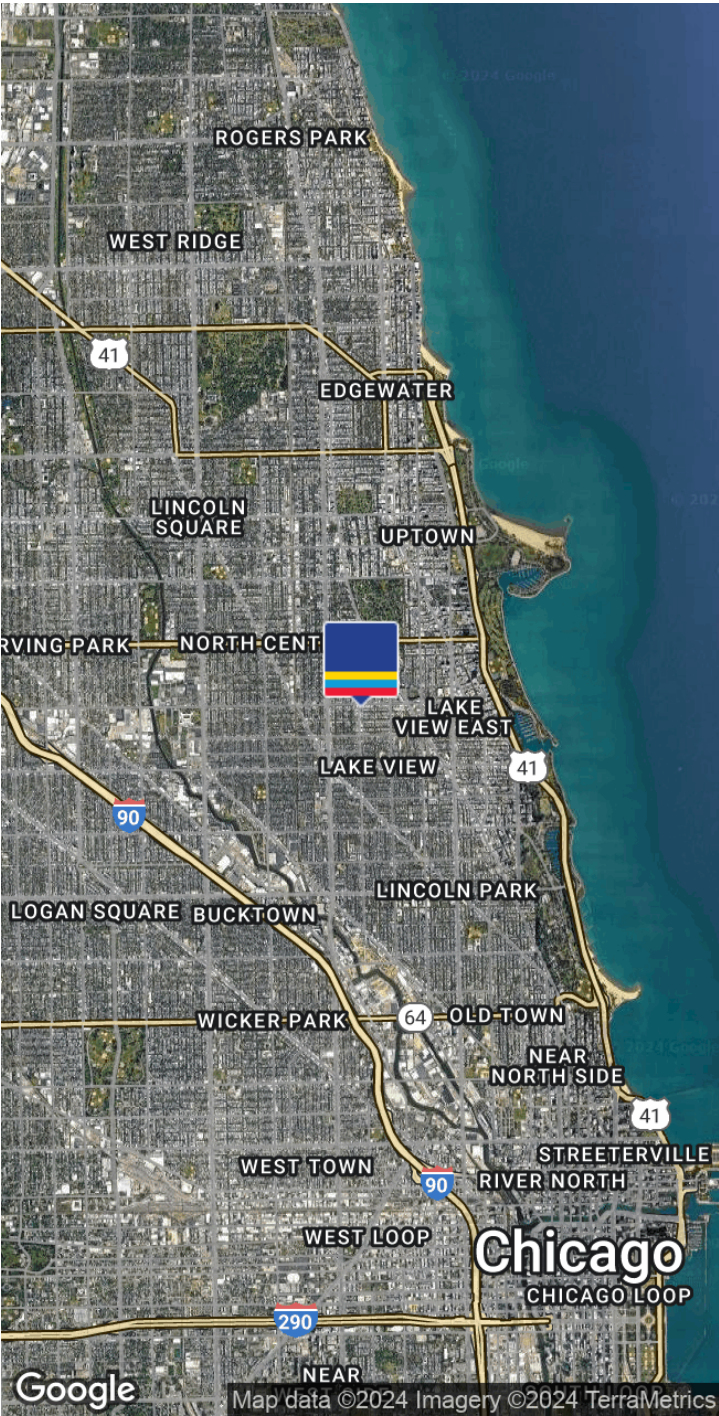


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# Location Map



Demographics	0.25 Miles	0.5 Miles	1 Mile
Total population	5,988	21,620	85,813
Median age	29.4	31.1	31.8
Median age (Male)	29.8	31.4	32.1
Median age (Female)	29.0	30.8	31.7
Total households	2,664	10,077	43,789
Total persons per HH	2.2	2.1	2.0
Average HH income	\$177,342	\$170,952	\$147,653
Average house value	\$726,638	\$639,851	\$520,957

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