



For Lease

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, fitness. Densely populated area with nearly 65,000 people in a 1-mile radius with average age of 35 years old.

Contact us:

Chris Irwin

Senior Vice President

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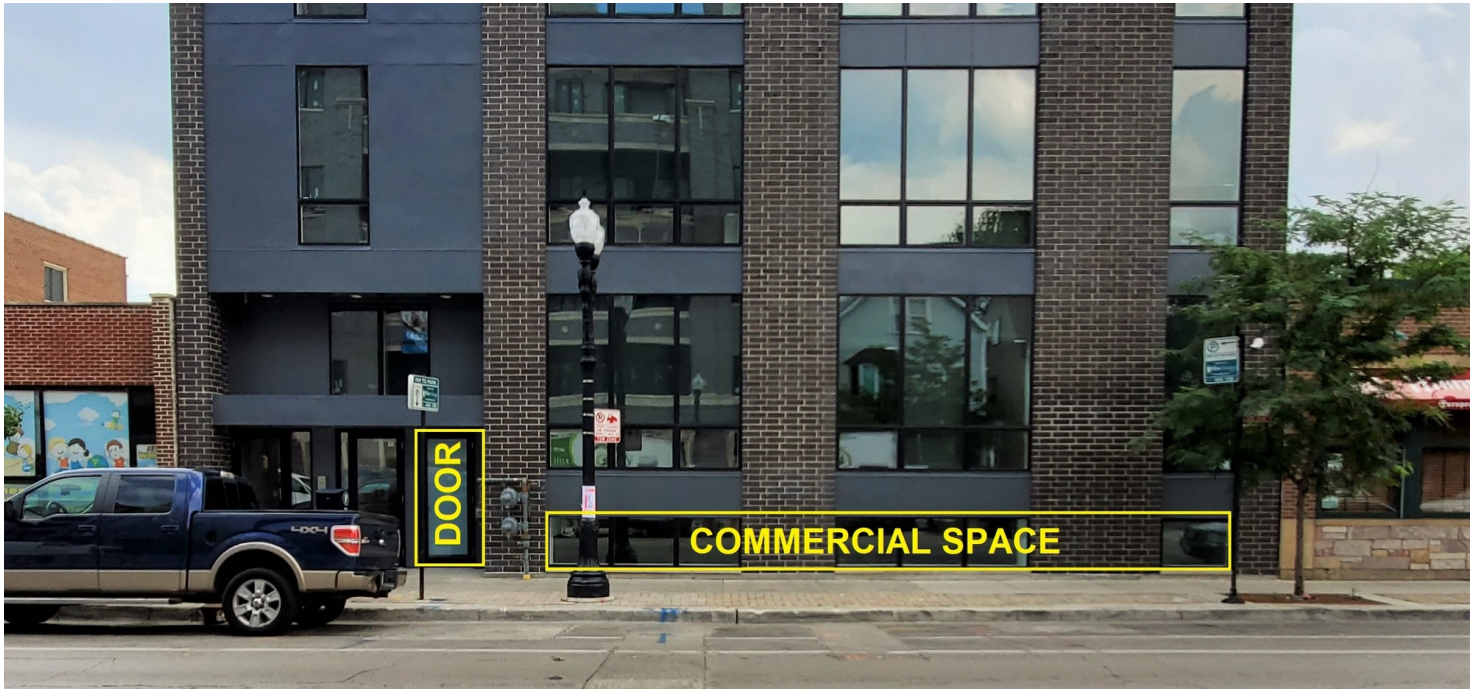
Zach Ofner

Associate

847 444 5704

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Executive Summary



Lease Rate	\$15.00 SF/Yr
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Offering Summary

Building Size:	29,000 SF
Available SF:	1,950 SF
Year Built:	2019
Tax & Operating Exp.:	\$8.00 SF
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

- [▶ View Online](#)
- [▶ View Video](#)
- [▶ Take A Tour](#)



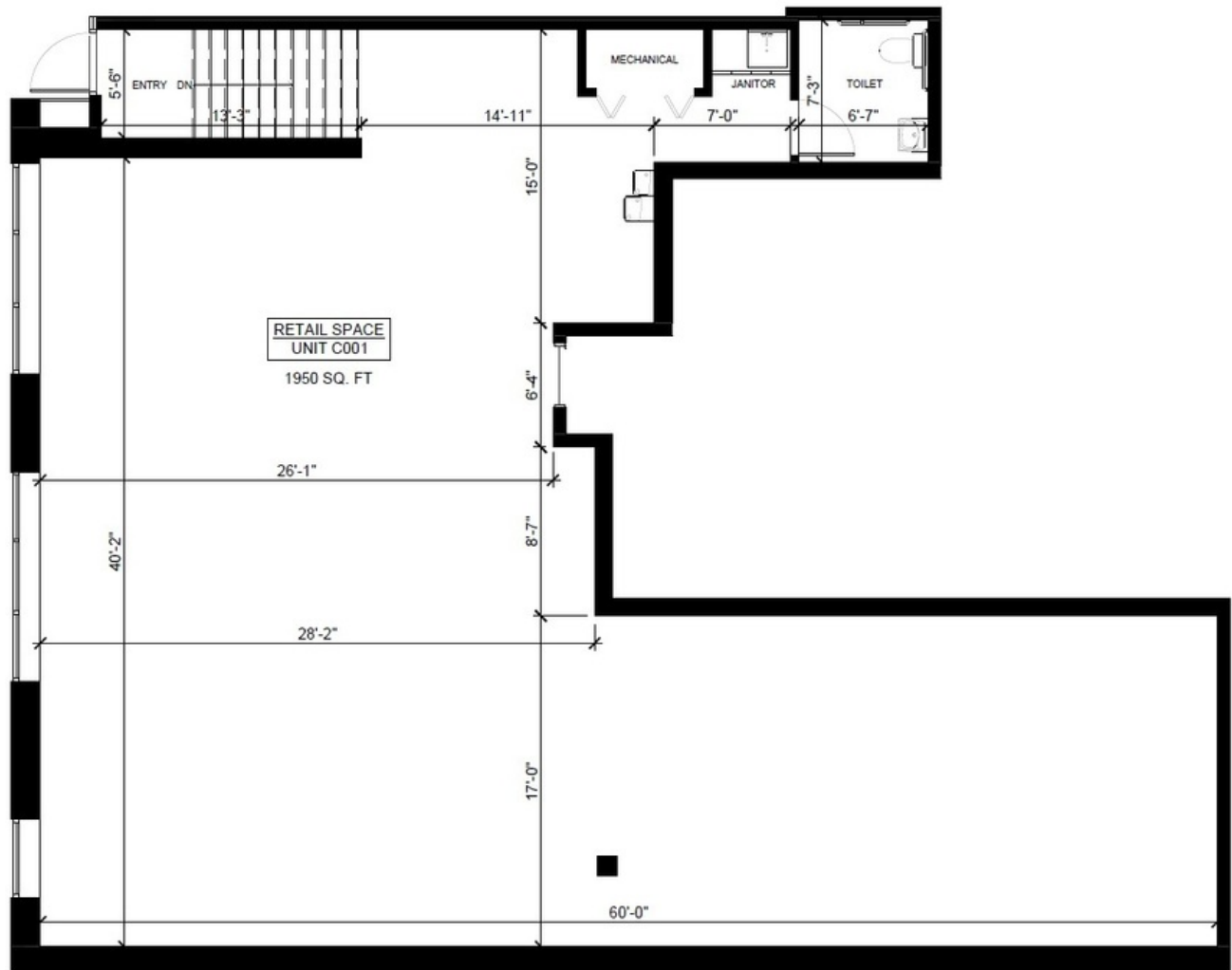
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Floor Plan



RETAIL SPACE - LEASE OUTLINE DRAWING

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

2247 W LAWRENCE AVE

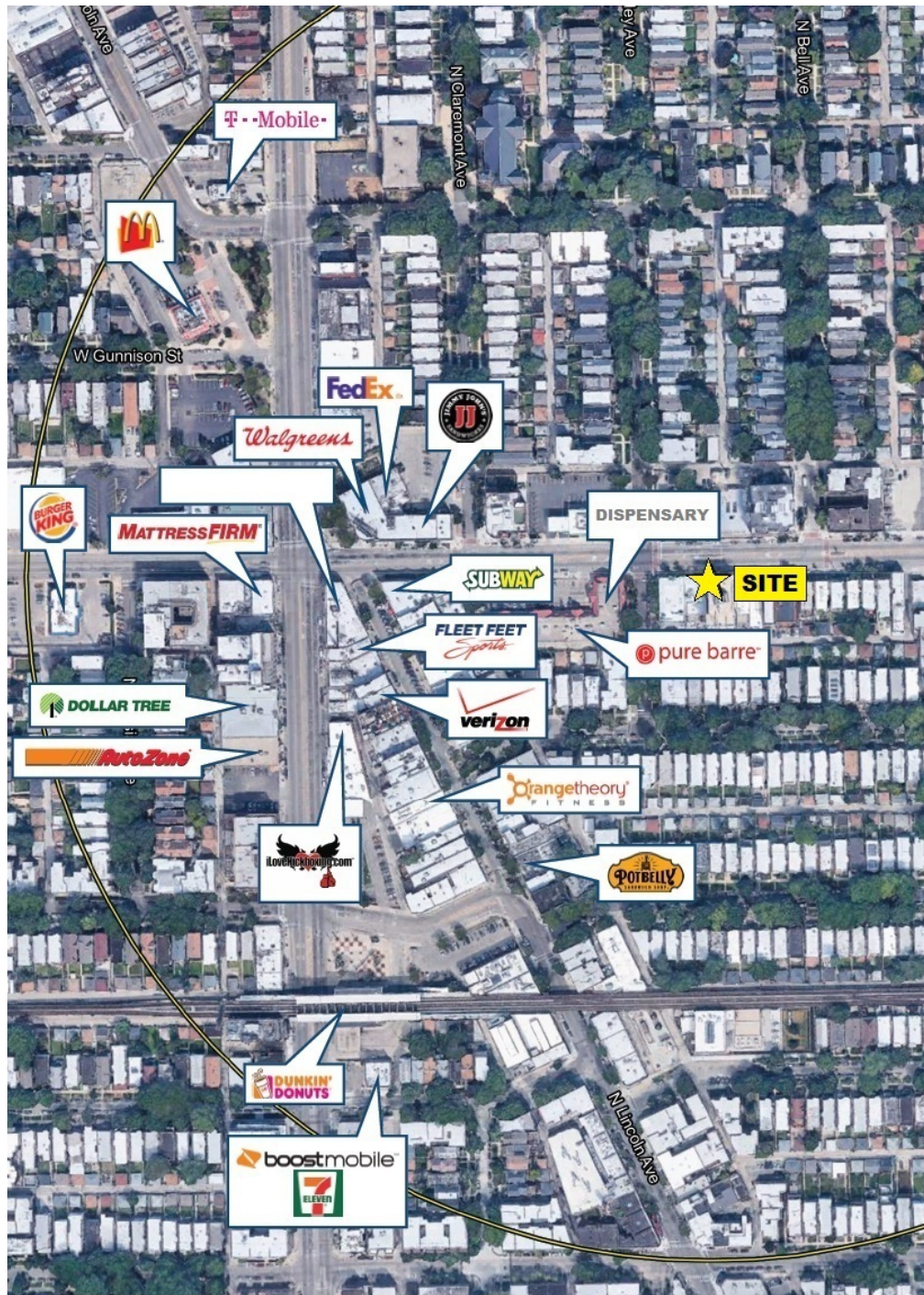
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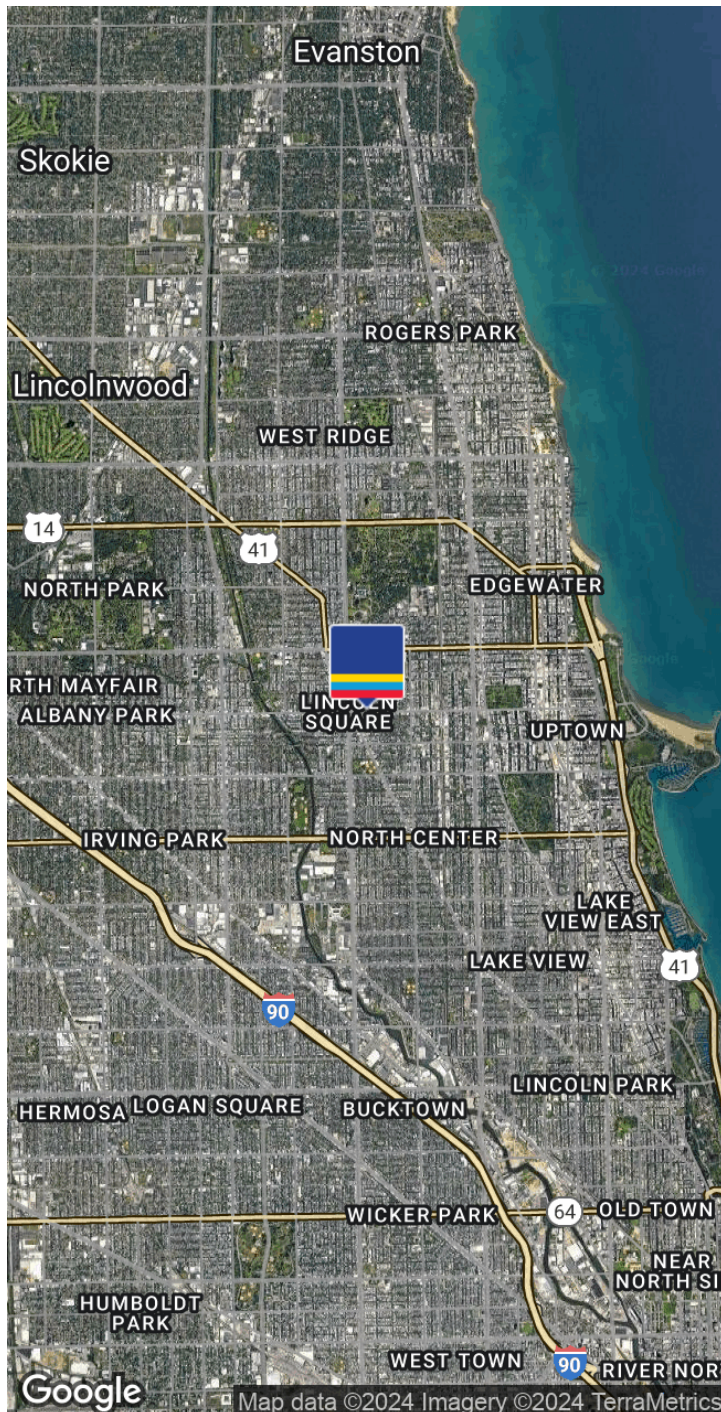
Retail Map



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Location Map



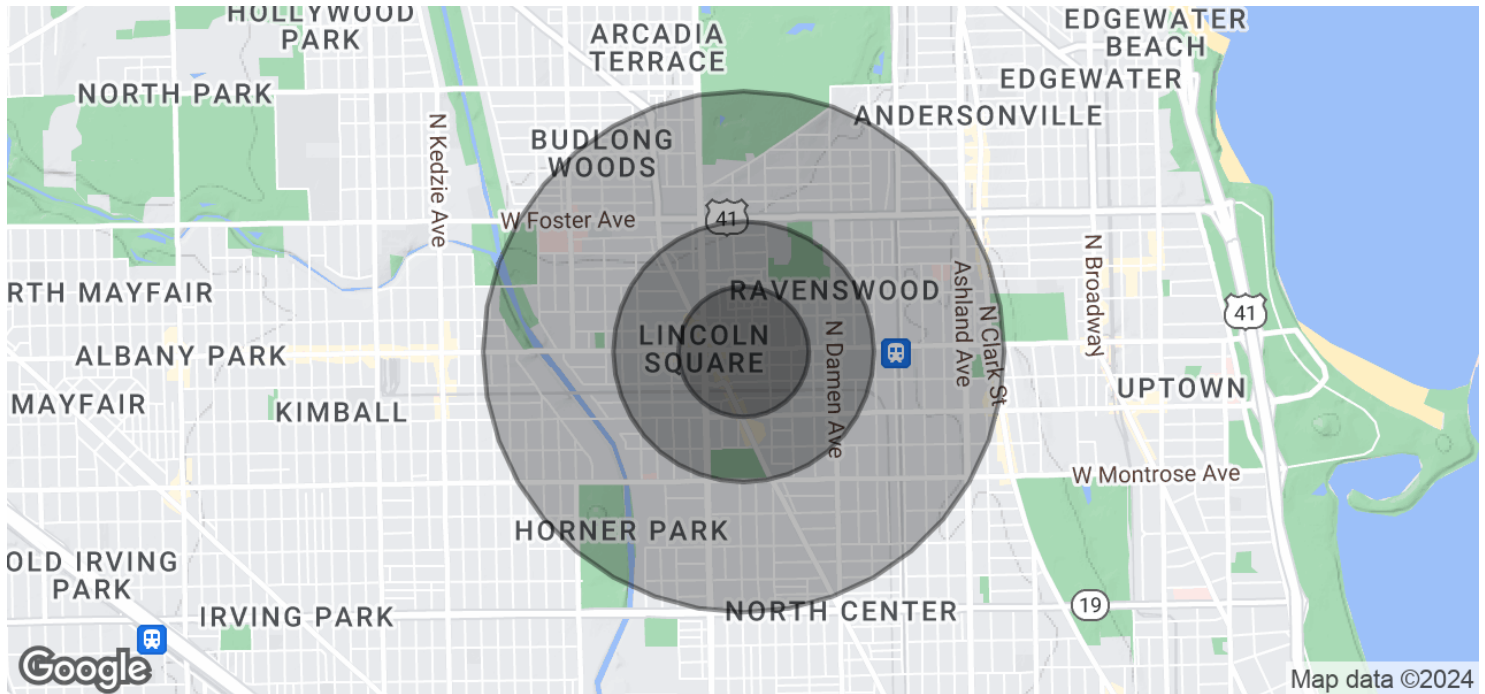
Location Overview

Lincoln Square, a North Side neighborhood in Chicago, is a vibrant and culturally rich community that blends historic charm with modern amenities. Known for its diverse population and welcoming atmosphere, the area's roots in German heritage are evident in its architecture, businesses, and annual festivals. The commercial district along Lincoln Avenue is a bustling hub, hosting an array of independent shops, boutiques, restaurants, and cafes. The Old Town School of Folk Music, a renowned institution offering music and dance classes, contributes to the area's cultural richness. Throughout the year, Lincoln Square bustles with community events like farmers' markets, art fairs, live music performances, and cultural festivals, fostering a strong sense of togetherness among residents and visitors. Welles Park, a prominent green space, offers recreational facilities, playgrounds, and a community center, enhancing the neighborhood's appeal. Accessible via the CTA Brown Line, transportation in and out of Lincoln Square is convenient, connecting the area to downtown Chicago and beyond. This neighborhood's unique blend of cultural diversity, historic influences, community spirit, and a range of activities make Lincoln Square an inviting and lively place to explore, shop, dine, and connect with others.

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Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	6,472	20,619	64,263
Average Age	33.9	35.1	35.9
Average Age (Male)	34.7	36.3	36.7
Average 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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