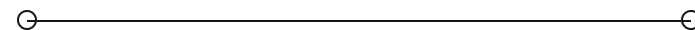


**CORNER RETAIL FOR LEASE**

# 3868 North Lincoln Avenue, Chicago



**PRESENTED BY:**

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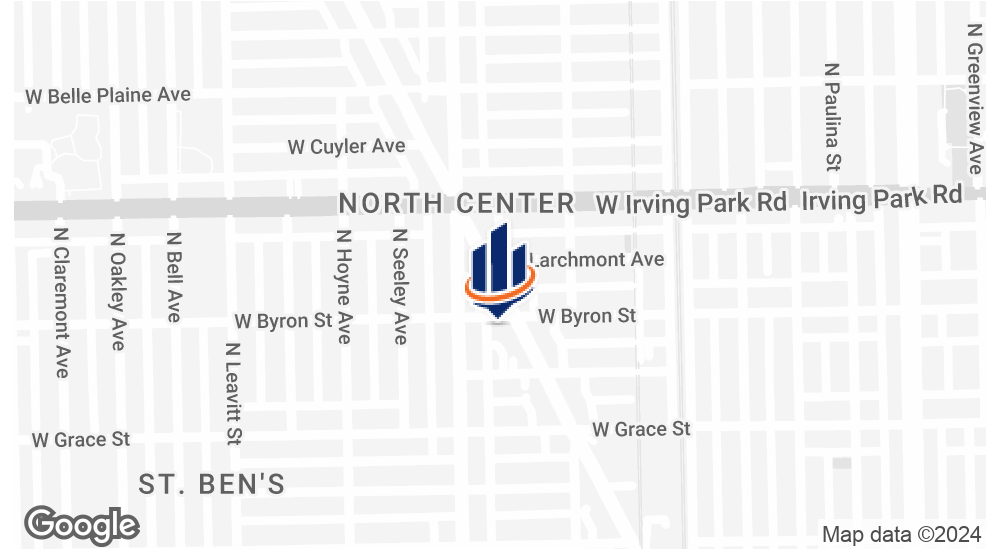
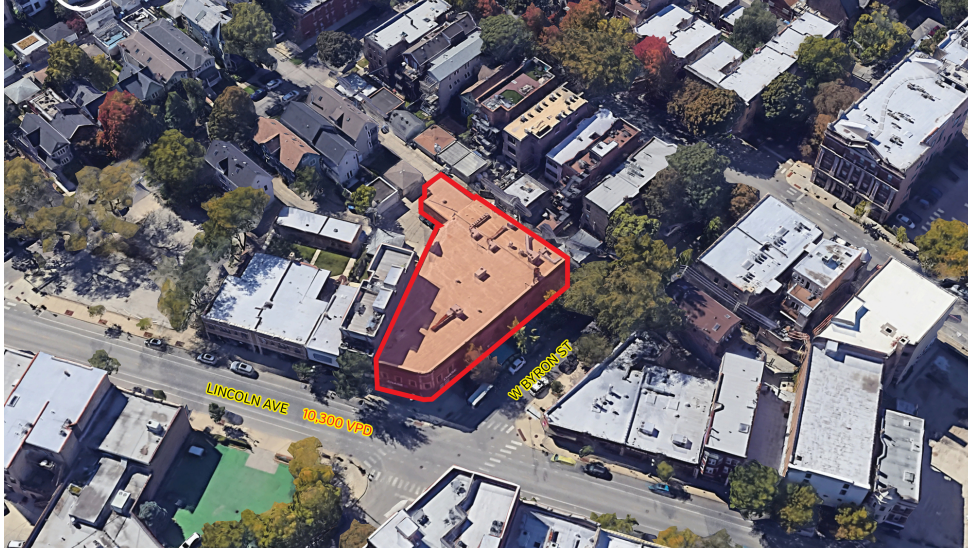
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## PROPERTY SUMMARY



## OFFERING SUMMARY

LEASE RATE:	\$32.00/PSF NNN
AVAILABLE SF:	3,200
WARD/ALDERMAN:	47th/Matt Martin
ZONING:	B1-2
MARKET:	Chicago
SUBMARKET:	North Center

## PROPERTY OVERVIEW

3868 North Lincoln Avenue is a high visibility, 3,200 SF ground-floor corner retail space with easy street parking and wide sidewalks. The space was formerly occupied by a Chase Bank branch and includes a robust mechanical, electrical, and plumbing infrastructure. The space is readily adaptable to a wide range of uses as allowed under the B1 zoning classification.

Professionally managed and extremely well-maintained property.

## LOCATION OVERVIEW

3868 North Lincoln is a two-story commercial building located on a prominent corner in Chicago's North Center neighborhood. North Center is a picturesque and welcoming neighborhood that combines a strong sense of community with a mix of amenities, entertainment options, and easy access to the rest of Chicago. It's a sought-after destination for families and young professionals looking for a comfortable urban lifestyle.

The area boasts a population of over 64,000 people within a one-mile radius with an average household income of more than \$160,000, making this location one of the densest and most affluent areas of the City.

The location is served by CTA's Damen 50 bus line, the Brown Line train station at Irving Park, and convenient access to Lake Shore Drive and I-94 via Irving Park Road.

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RETAILER MAP

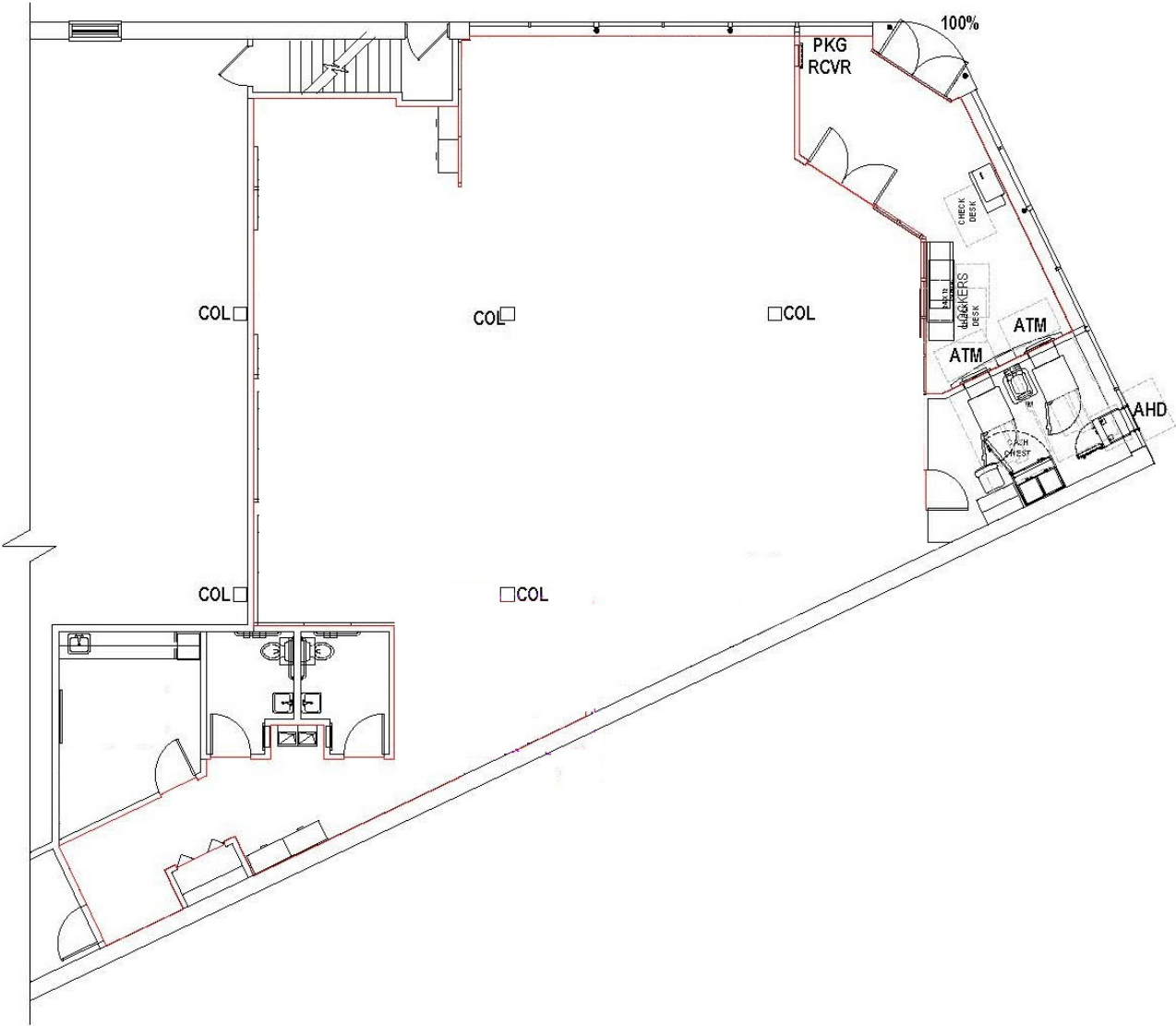


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DEMISING PLAN



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## ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	3,816	17,093	62,419
AVERAGE AGE	33.7	35.1	34.2
AVERAGE AGE (MALE)	33.4	34.3	34.3
AVERAGE AGE (FEMALE)	33.7	35.0	33.8

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	1,765	7,474	28,884
# OF PERSONS PER HH	2.2	2.3	2.2
AVERAGE HH INCOME	\$175,902	\$177,309	\$160,061
AVERAGE HOUSE VALUE	\$720,362	\$660,063	\$615,094

\* Demographic data derived from 2020 ACS - US Census



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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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