

Bank of America



For Lease

Small Retail Space

3720 N. Southport, Chicago, IL 60613

Negotiable

Turn-key ATM space ideal for any bank looking to be situated on a retail-dense thoroughfare with high levels of daily pedestrian traffic. Space is 415 sq.ft. located in front of co-tenant Massage Envy. This space is located on the Southport Entertainment & Shopping Corridor of Chicago, 400' north of Jewel Osco and a 7-minute walk to the Brown Line L Stop.

Contact us:

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Executive Summary



| | |
|------------|-------------------------|
| Lease Rate | NEGOTIABLE |
| Lease Rate | Subject To Offer |

Offering Summary

| | |
|---------------------------|-------------|
| Total Size: | 3,405 SF |
| Available SF: | 415 SF |
| Asking Sale Price: | \$1,999,999 |
| Cap Rate: | 5.7% |
| NOI: | \$114,000 |
| Zoning: | B3-2 |
| Market: | Chicago |
| Submarket: | Lakeview |

Property Overview

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Property Highlights

- Turn-Key ATM Space
- Strong Shopping Corridor
- Large Storefront Windows
- 7 Day-a-Week Pedestrian Traffic
- Zoned B3-2
- NNN Tenant with NEW 10-year lease
- Strong Shopping Corridor

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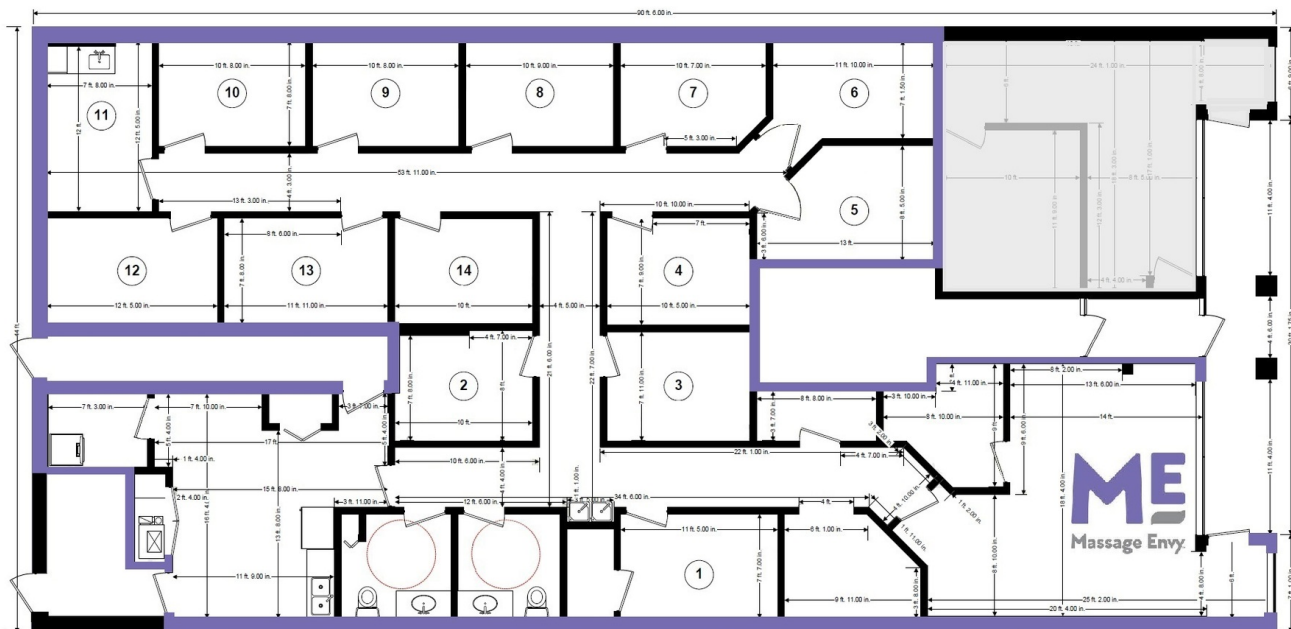
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3718 N. Southport - Additional Photos



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Floor Plan



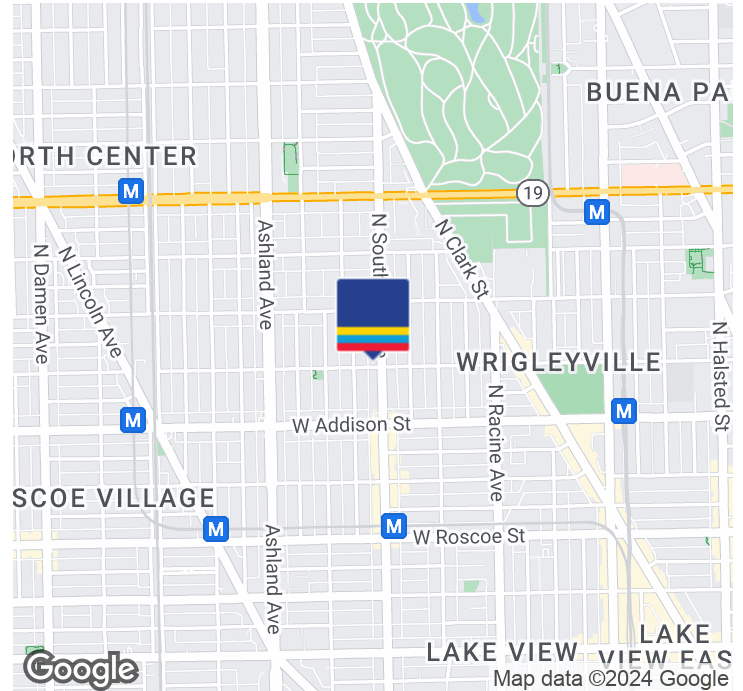
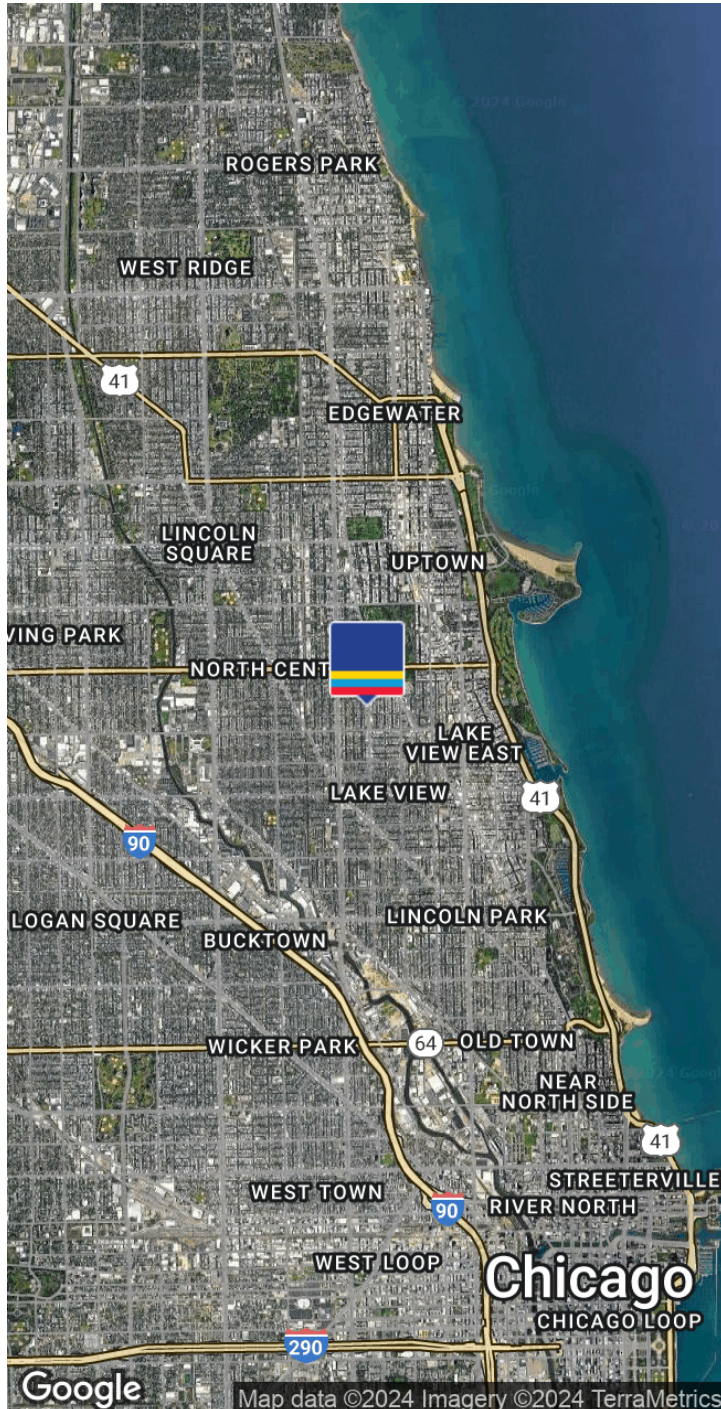
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Area Tenants



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Location Map



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.

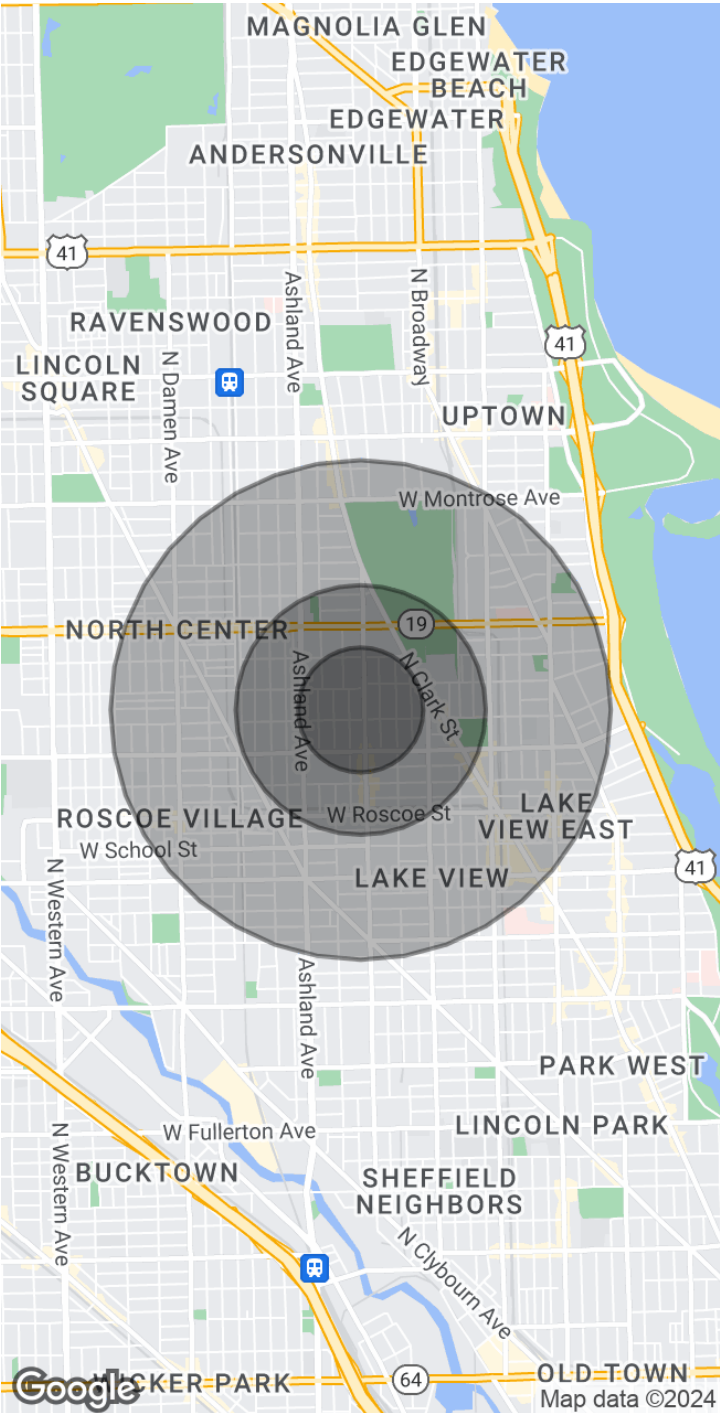
It is also home to the Chicago Cubs' Wrigley Field, and a part of the neighborhood is named for it. The many bars and restaurants are always full, especially during baseball season when they feed and entertain thousands of fans. Less than one mile from Wrigley Field, home to the Chicago Cubs and 2016 World Series Champions. Lakeview is one of the 77 community areas of Chicago, located on the city's North Side.

The 2014 population of Lakeview was 97,968 residents making it the 2nd largest of the Chicago community areas by population.

Lakeview includes smaller neighborhood enclaves: Southport Corridor and Wrigleyville. Wrigleyville, another popular district, surrounds Wrigley Field, home of the Chicago Cubs. In 2013 Money Magazine names Lakeview as number 3 of its Top 10 Big-city neighborhoods for its selection of Best Places to Live.

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Demographics Map & Report



| Population | 0.25 Miles | 0.5 Miles | 1 Mile |
|----------------------|------------|-----------|--------|
| Total Population | 5,753 | 19,920 | 77,231 |
| Average Age | 29.5 | 30.1 | 30.7 |
| Average Age (Male) | 30.6 | 31.3 | 31.4 |
| Average Age (Female) | 28.4 | 29.1 | 30.2 |

| Households & Income | 0.25 Miles | 0.5 Miles | 1 Mile |
|---------------------|------------|-----------|-----------|
| Total Households | 2,457 | 8,919 | 36,936 |
| # of Persons per HH | 2.3 | 2.2 | 2.1 |
| Average HH Income | \$140,460 | \$128,296 | \$112,015 |
| Average House Value | \$672,164 | \$673,913 | \$593,326 |

* Demographic data derived from 2020 ACS - US Census

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