

Imperial Realty Company

PRESENTS:

3145-3167 North Lincoln Avenue, Chicago



AMENITIES:

- 1,330 sq.ft. – 11,500 sq.ft. Available
- \$20 per Square Foot NNN
- High traffic 6-Corner Lincoln/Belmont/Ashland Intersection has 62,320 VPD
- Target coming in 2015 a ½ Block Away
- Walking distance From the Brown Line “L” Station
- 3,084 Businesses (29% are Retailers) in 1 Mile Radius
- 71,337 Population in 1 Mile Radius Average Age 32.4 and Average Household Income of \$106,826

Numerous retailers call Lincoln/Belmont/Ashland home including Whole Foods, JP Morgan Chase, Petco, Bank of America, Office Depot, Caribou Coffee, Core Power Yoga, Citibank, American Mattress, Subway, Hair Cuttery, The Little Gym, Walgreens, Central Savings Bank, State Farm, L.A. Tan & Cricket.

The 6 streets feeding the intersection are major traffic arteries in Chicago. Lincoln Avenue is a major 13 mile diagonal thoroughfare running from Clark Street in Chicago to Morton Grove. Majority of Lincoln Avenue is zoned commercial. Belmont Avenue is a major east-west street serving the Lakeview neighborhood known for eccentric shops and vintage stores. Ashland Avenue is a major north-south thoroughfare with four lanes running 19 miles throughout the city of Chicago.

The properties are in Lakeview which is bordered by Lake Michigan on the east, Uptown to the north, North Center to the west and Lincoln Park to the south serving nearly 100,000 residents making it the second largest of the Chicago community areas by population and the largest by density.



IMPERIAL REALTY COMPANY

Development - Management - Investments - Brokerage

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