



Lakeview Chapter of Commerce

This is Lakeview

SUBWAY

OPEN

3 Sub of the Day

FOR RENT

3145-3167 N Lincoln  
Chicago, IL 60657

# Offering Summary

Imperial Realty Company is pleased to offer the opportunity to lease the first floor retail at 3145-3167 N Lincoln Avenue of The Lincoln Lofts. The opportunity is located in the highly desired neighborhood of Lakeview which is bordered by Lake Michigan on the east, Uptown to the north, Roscoe Village 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.

The offering features retail storefront space along both Belmont Ave. and Lincoln Ave and is just off the 6-way stop of Lincoln Ave., Belmont Ave., and Ashland Ave and is directly across from the new 75,600 sqft Whole Foods development at 3201 N Ashland Ave (opened 2017) which relocated from a smaller 31,500 sqft store one block to the north and boasts a garage for 400 vehicles.

## Property Specifications

Rentable Area: 24,082 square feet

Property Address: 3141-3161 N Lincoln

Parcel Number: 14-29-100-039

Zoning: B1-3

CTA Train Stations: Paulina Brown Line (.4 miles)

CTA Train Stations: Southport Station (.6 miles)

Bus Routes to Property: #9 & #77

Parking: Public lot adjacent to property at 3132 N Greenview

Sprinkling System: 100%

## Availabilities

3161 N Lincoln (former Gap): 10,898 sf

3155-3157 N Lincoln (former DaVita Dialysis): 7,187 sf

Space can be combined to: 18,085 sf

## 2019 Demographics

Population (1-mile): 73,233

Population Growth Since 2010: 3.14%

Avg Household Income (1-mile): \$144,133

Owned Occupied Households (1-mile): 14,911 out of 34,131

Renter Occupied Households (1-mile): 19,220 out of 34,131

Daytime Population Total Businesses (1-mile): 3,697



3145-3167 N Lincoln Avenue, Chicago



# Area Map



3145-3167 N Lincoln Avenue, Chicago

# Positive Trends

- ✓ The largest number of millennials in a Chicago-area ZIP code is the more than 42,000 that live in 60657, in Lakeview accounting for nearly 60% of the population.
- ✓ Between 2010 and 2016, the city of Chicago gained more households with a total income of more than \$100,000 with the head of household under the age 45, more than any city in the country except New York.
- ✓ High wealth households with incomes of at least \$200,000 are growing at a faster pace in Chicago than New York or L.A.
- ✓ Comparing the 5 largest cities in the country Chicago has the largest percentage of highly educated population defined as age 25+ with a bachelor's degree or higher.



The building was originally constructed in 1929 as Goldblatt's Brothers Department Store. It was redeveloped in 1996 into condominiums by Imperial Realty.

The building is combination of a 3-story and 6-story structure with below grade parking for the residential condominiums. With 121' +/- along Belmont Avenue and 244' +/- along Lincoln Avenue the property is a staple to the Lakeview community.

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