



### FOR LEASE

#### Property Description

3,800 SF commercial space available for lease in amazing Lakeview location. Located just across from Belmont CTA Brown/Purple/Red line L-stop (1.5M riders in 2021). Adjacent to Target. Great for retail, office, or medical use. Available for immediate occupancy!

- 12'3" ceiling throughout
- 3 bathrooms & kitchenette
- Full basement
- Ample signage opportunities
- 4 to 5 parking spaces in the rear

#### Property Details

LEASE PRICE: **\$40**

MINIMUM RENTABLE SQ FT: 3,800

MAXIMUM RENTABLE SQ FT: 3,800

LEASE TYPE: Net

ZONING: B3-3

BUILDING SQ FT: 3,800

#### DETAILS:

Surrounded by shops and national chains, including Target, new Amazon Fresh grocery store, Ann Sather, Walgreens, Taco Bell, Potbelly's...

Lease Rate: \$40 PSF, NNN

Pass Throughs: \$4 PSF

#### 2023 Demographics (1 Mile Radius):

Population - 102,484

Households - 58,669

Average Household Income - \$127,678

Median Age - 37