

## TWO ADJACENT SPACES (RETAIL & RESTAURANT) WITH OUTDOOR BEER GARDEN IN LAKEVIEW



Operate your multi-use concept with these two adjacent retail spaces for lease in a corner location of Lakeview. Former sports bar/restaurant (The Diag) and 404 Wine Bar operated here for over a decade. Large sidewalk café and private rear outdoor beer garden allow for high occupancy. *To inquire about real estate sale option, please see agent.*

**Space Available:** ±6,350 SF Total  
**Interior Size:** ±4,627 SF  
**Beer Garden:** ±1,723 SF  
**Lease Rate:** \$26/SF NNN  
**Taxes:** \$7.28 PSF (Based on  
2017 Tax Year)  
**CAM:** \$1.85 PSF (Approx.)  
**Pro-Rata Share:** 33.3%  
**Zoning:** B1-2  
**Licenses:** To Be Applied For

### Highlights:

- Corner location at Southport & George
- Strong demographics, visibility and branding
- Two bars
- Large kitchen
- Full basement



JARRETT FRADIN

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PHONE: 773-736-3600

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2852-2856 N. Southport is located South of Wrigley Field, and at the mid-point between Lincoln Yards, Lakeshore Drive and Lincoln Park. The Property's affluent location has seen an unprecedented surge in growth and development including neighboring Wrigleyville, which has experienced an infusion north of \$800 million invested over the last few years. Lincoln Yards, just south of the Property, is a proposed master development said to cost as much as \$5 billion and add 12 million square feet of office, retail, hotels, residential buildings, a stadium/entertainment venue and parks along the Chicago river. The Property also caters to Lakeview's family and student residents. There are 13 schools located within 1.5-miles of the Property, including various elementary schools, Lincoln Park High School, and DePaul University's Lakeview Campus. The Investment contains strong demographics as household incomes within a one quarter mile radius exceed \$185,000.



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## DEMOGRAPHICS

<b>POPULATION</b>	<b>2 miles</b>	<b>5 miles</b>	<b>10 miles</b>
2010 Population	247,179	1,052,425	2,417,781
2021 Population	251,951	1,086,972	2,395,386
Median Age	34.9	35.7	36.1

<b>HOUSEHOLDS</b>	<b>2 miles</b>	<b>5 miles</b>	<b>10 miles</b>
2010 Households	129,747	470,691	953,113
2021 Households	129,361	489,629	949,683
Total Specified Consumer Spending (\$)	\$4.5B	\$15.4B	\$28.8B

<b>INCOMES</b>	<b>2 miles</b>	<b>5 miles</b>	<b>10 miles</b>
Average Household Income	\$137,109	\$116,013	\$102,273
Median Household Income	\$107,238	\$85,982	\$72,764



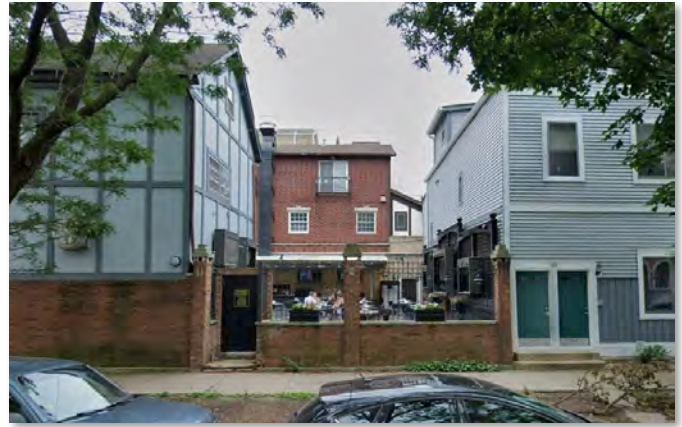
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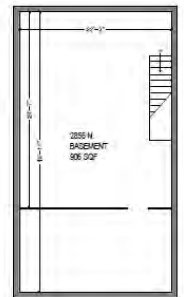
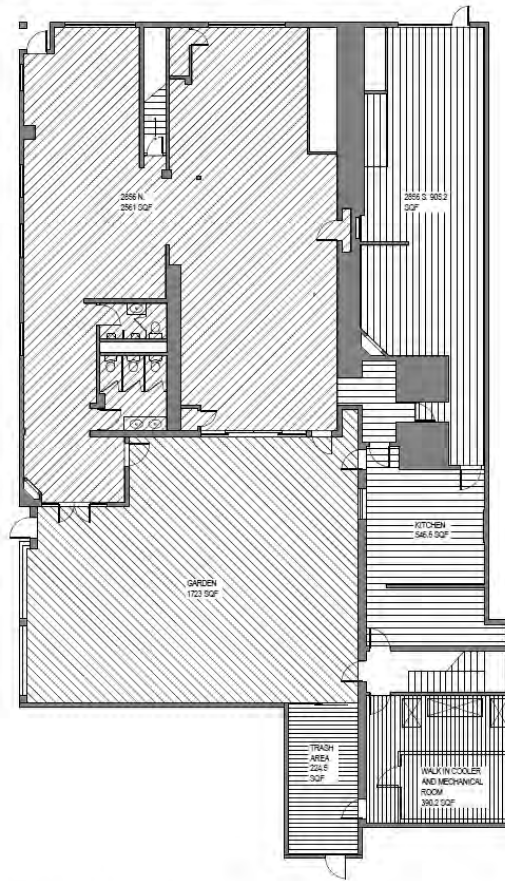
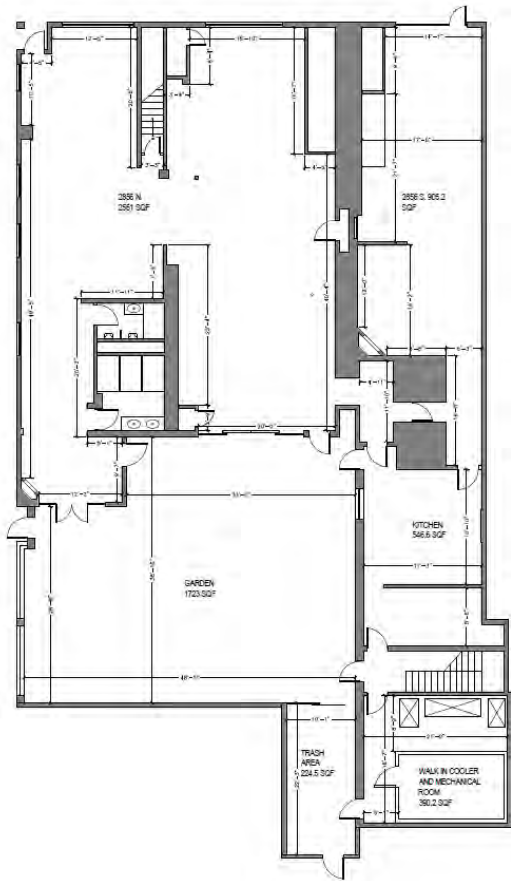
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# STRAUSS

REALTY, LTD.

2852-2856 N. SOUTHPORT AVE.  
CHICAGO, IL 60657

N SOUTHPORT AVE.



**BASEMENT - 2856 N**

**1ST FLOOR - 2856 N AND S UNITS**



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