

STRAUSS

REALTY, LTD.

906 W. BELMONT AVE.
CHICAGO, IL 60657

±1,000 SF - ±5,000 SF COMMERCIAL SPACE IN LAKEVIEW ACROSS FROM BELMONT CTA 'L' STATION



Space Available: ±1,000 SF - ±5,000 SF
Divisible

Lease Rate: \$40 PSF NNN

NNN Expenses: \$4.00 PSF

Zoning: B3-3

Parking: 5 - 7 Spots in rear.

- Features:**
- 12.3' ceiling height throughout the space.
 - Full basement included.
 - One block from CTA L Stop at Belmont
 - Adjacent to Target
 - Nearby tenants include: Potbelly, Walgreens Pharmacy, Reckless Records, BopNgrill, LaBoulangerie, Ann Sather & much more.
 - Available for immediate occupancy.



CRAIG WOLF

847-989-9653

CRAIG@STRAUSSREALTY.COM

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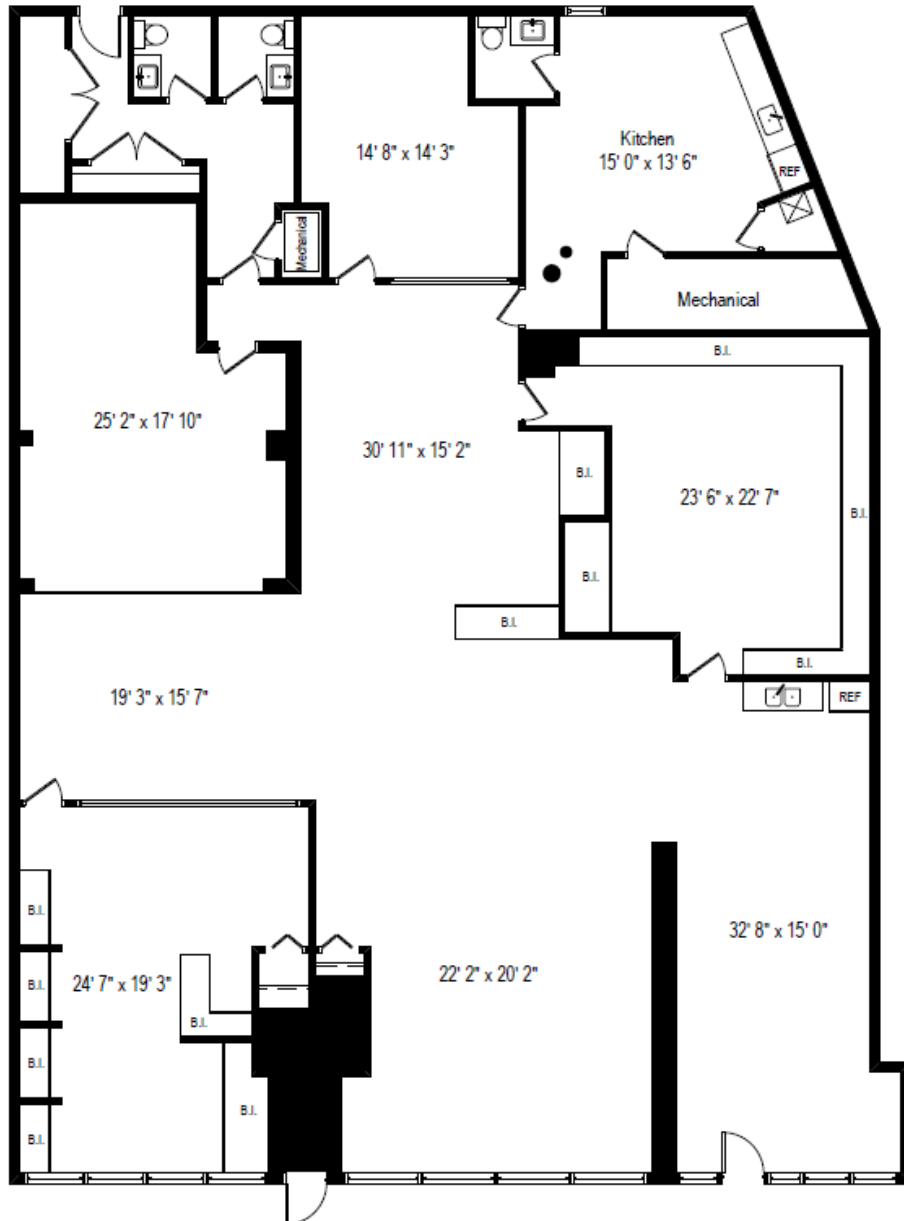
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Floorplan



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NEIGHBORHOOD SNAPSHOT

MEDIAN AGE



30

AVERAGE INCOME
PER HOUSEHOLD



\$135,000

TOTAL
HOUSEHOLDS



37,000

ESTIMATED
POPULATION



80,000

*DEMOGRAPHIC SNAPSHOT DATA PROVIDED BY APPLIED GEOGRAPHIC SOLUTIONS & COSTAR GROUP

LAKEVIEW DESCRIPTION

Lakeview is located on Chicago's north side and easily accessible from CTA Brown, Red & Purple lines. Lakeview's boundaries include Lake Michigan on the west and Irving Park Road on the north.

The neighborhood draws residents all throughout the city with having everything to offer from high end shopping on Southport Avenue, small boutiques, Wrigley Field and endless options for restaurants, bars and pubs.

The neighborhood is the ideal home for many individuals due to the large volume of residential single family homes, luxury condos, apartments and 3-flats. With this in place, Lakeview has seen an increase in demand and an increase in development in all product types ranging from large box retailers to single family homes.



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NOTABLE AREA TENANTS



- | | | | |
|----------------------------|------------------------|------------------------------|------------------------|
| 1. 7-Eleven | 13. Subway | 25. City Suites Chicago | 37. I Dream of Falafel |
| 2. True Value Hardware | 14. Big City Tap | 26. Clarke's | 38. Aloha Poke |
| 3. Bittersweet Pastry Shop | 15. Walgreens | 27. bopNgrill | 39. Kanela |
| 4. Osmium Coffee Bar | 16. The Bar Method | 28. Potbelly's Sandwich Shop | 40. Four Belly |
| 5. Fast Signs | 17. Trader Todd's | 29. Strings Ramen | 41. H&R Block |
| 6. Ukai Sushi | 18. Home Run Inn Pizza | 30. La Boulangerie | 42. Starbucks |
| 7. Giordano's | 19. Blackwood BBQ | 31. Walgreen's Pharmacy | 43. Cesar's |
| 8. Kriser's Natural Pet | 20. Bank of America | 32. Subject Property | 44. MB Financial |
| 9. Big & Little's | 21. The Vic Theatre | 33. Ann Sather's | 45. Ragstock |
| 10. Chipotle | 22. Cheesie's | 34. Target | 46. Furious Spoon |
| 11. Verizon | 23. Blaze Pizza | 35. JC Licht | 47. DSW |
| 12. Native Foods | 24. Dunkin' Donuts | 36. CVS Pharmacy | 48. Marshall's |



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