be realty MANAGEMENT

FOR LEASE



1101–1109 W LAWRENCE AVE

Corner retail at Lawrence & Winthrop · Uptown, Chicago, IL 60640

$28.00 /SF NNN

TI ALLOWANCE FOR QUALIFIED TENANTS

20,700	$134K	4,700 SF
Cars per day on Lawrence Ave	Avg household income, 5-mile radius	Divisible from 1,900 SF



Aragon Ballroom, across the street



The corner, next to the Lawrence Red Line



Entrances to Units 1101 & 1109

A corner storefront in the center of Uptown's entertainment district. The Red Line station is next door and the Aragon Ballroom is across the street, so the sidewalk stays busy day and night. Lease the 2,800 SF corner, the 1,900 SF unit next to it, or combine both for 4,700 SF.

- Corner with glass on two streets
- Lawrence Ave frontage
- Red Line station next door
- Individual HVAC
- ADA restrooms
- Dedicated parking
- Divvy station on Winthrop
- Zoning B3-3

ANASTASIA LOZHKINA

anastasia@lozhkinacre.com · Be Realty Management, LLC · IL Lic. #475.192879

847-532-1613

CALL OR TEXT TO SCHEDULE A TOUR

TRADE AREA

UPTOWN · CHICAGO



Property · CTA Red Line station · Destination · ¼-mile walk · Traffic counts: CDOT / IDOT · Map is schematic

AVAILABILITY

UNIT	SF	BASE/MO	ALL-IN/MO
1101	2,800	$6,533	$8,463
1109	1,900	$4,433	$5,743
Combined	**4,700**	**$10,967**	**$14,206**

$28.00/SF NNN. Estimated NNN $8.27/SF (taxes, insurance, CAM). All-in $36.27/SF.

TENANT IMPROVEMENTS
TI allowance available for qualified tenants. Terms negotiable.

NEIGHBORS

ARAGON BALLROOM	RIVIERA THEATRE
GREEN MILL	STARBUCKS
WALGREENS	MARIANO'S
LA FITNESS	OLD NATIONAL BANK
TRUMAN COLLEGE	MCDONALD'S

DEMOGRAPHICS

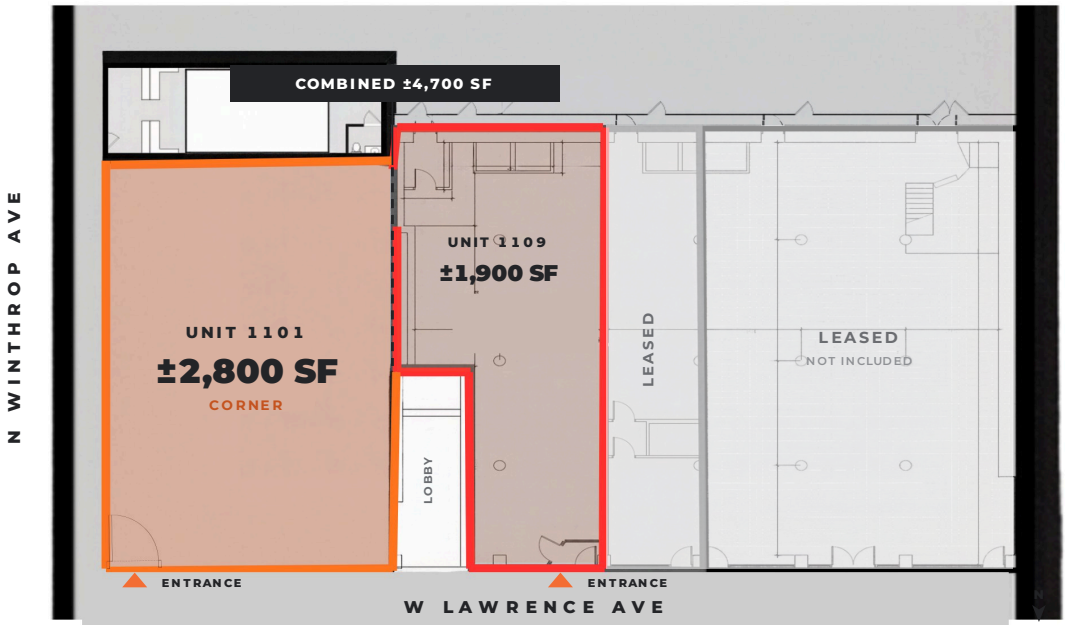
	1 MI	5 MI	10 MI
Population	76K	884K	2.15M
Households	44K	433K	984K
Avg HH income	$95K	$134K	$127K
Bachelor's+	62.3%	48.7%	42.1%
Avg age	38.8	36.0	37.4

2019–2023 ACS, US Census Bureau; 2025 estimates.

ANASTASIA LOZHKINA
anastasia@lozhkinacre.com · Be Realty Management, LLC · IL Lic. #475.192879
847-532-1613
CALL OR TEXT TO SCHEDULE A TOUR

FLOOR PLAN · COMBINED UNITS

GROUND FLOOR



UNIT 1101 · CORNER

2,800 SF

$28.00/SF NNN · $8,463/mo all-in

UNIT 1109 · INLINE

1,900 SF

$28.00/SF NNN · $5,743/mo all-in

COMBINED

4,700 SF

$28.00/SF NNN · $14,206/mo all-in



Aerial looking south toward downtown · Lawrence Red Line next door

Plan is for illustration only and not to scale. Square footage is approximate. Estimated NNN $8.27/SF. Terms subject to signed lease.

ANASTASIA LOZHKINA
anastasia@lozhkinacre.com · Be Realty Management, LLC · IL Lic. #475.192879

847-532-1613
CALL OR TEXT TO SCHEDULE A TOUR