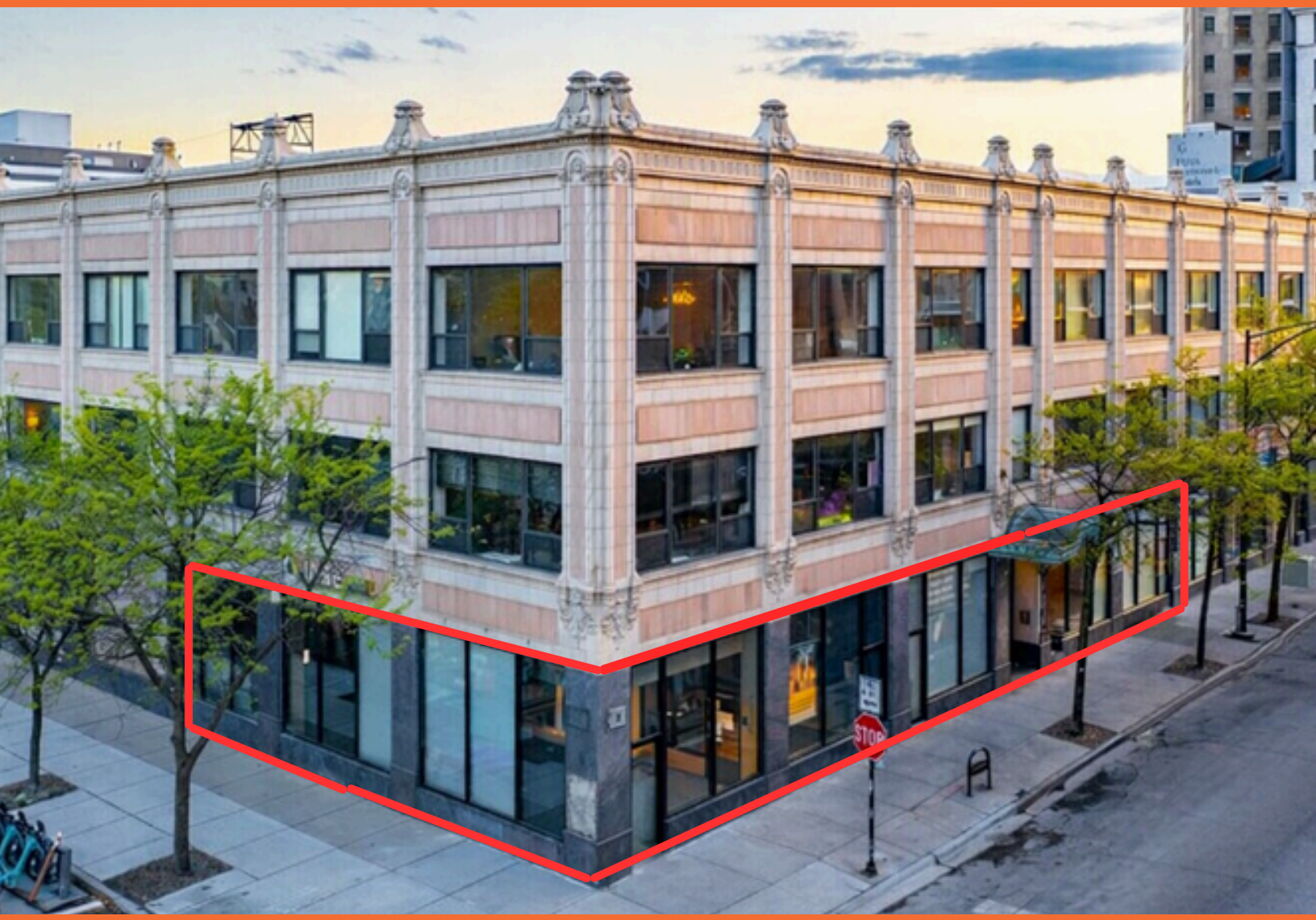
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Available

UNIT 1111 : 1,000 SQFT

$24.00 PSF+ 8.27/SF EST. NNN

- PRIME LOCATION
- GROUND-FLOOR SPACE
- ZONING B3-3
- ADJACENT TO CTA RED LINE
- STEPS FROM WORLD-CLASS ENTERTAINMENT, LAKEFRONT PARKS & BEACHES
- VIBRANT, WALKABLE COMMUNITY

berealty MANAGEMENT

CONTACT US:

847-532-1613

ANASTASIA LOZHKINA

ANASTASIA@LOZHKINACRE.COM

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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	76,108	883,847	2,152,640
AVERAGE AGE	38.8	36.0	37.4
AVERAGE AGE (MALE)	39.2	35.9	36.9
AVERAGE AGE (FEMALE)	38.6	36.3	38.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	44,210	432,500	984,030
# OF PERSONS PER HH	1.7	2.0	2.2
AVERAGE HH INCOME	$95,218	$134,126	$126,547
AVERAGE HOUSE VALUE	$378,420	$498,215	$451,380

EMPLOYMENT & EDUCATION	1 MILE	5 MILES	10 MILES
TOTAL EMPLOYEES	38,450	512,780	1,287,400
UNEMPLOYMENT RATE	5.4%	5.8%	6.2%
BACHELOR'S DEGREE+	62.3%	48.7%	42.1%

** Demographic data derived from 2019-2023 ACS – US Census Bureau; 2025 estimates based on Census Population Estimates Program & market data.*

Prime Location

BENEFITS

Major Corridor

West Lawrence Avenue - high traffic count and excellent visibility

Established Neighborhood

Ravenswood/Lincoln Square - thriving retail district with strong demographics

Transit Access

Direct access to Lawrence & Ravenswood Metra Train Stop (3 blocks) + Brown Line L Stop (3 blocks)

Parking

Ample off-street parking available (B3-3 zoning advantage)

Walkability

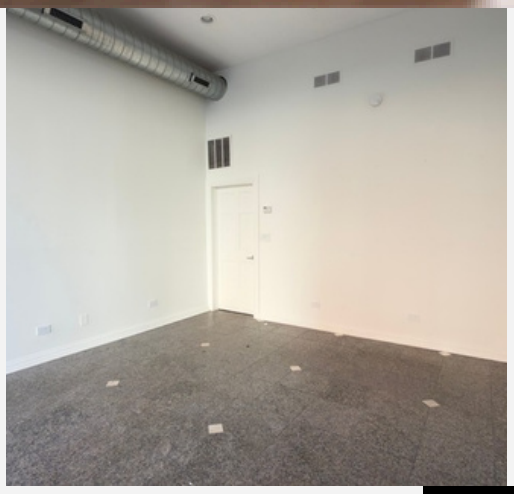
High pedestrian traffic from residential community above + surrounding neighborhoods

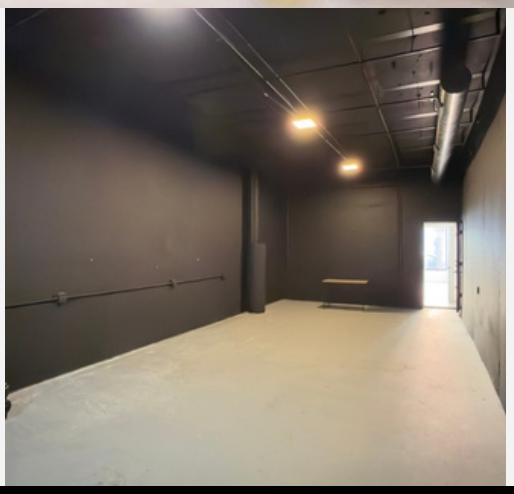
UNIT 1111

FOR LEASE









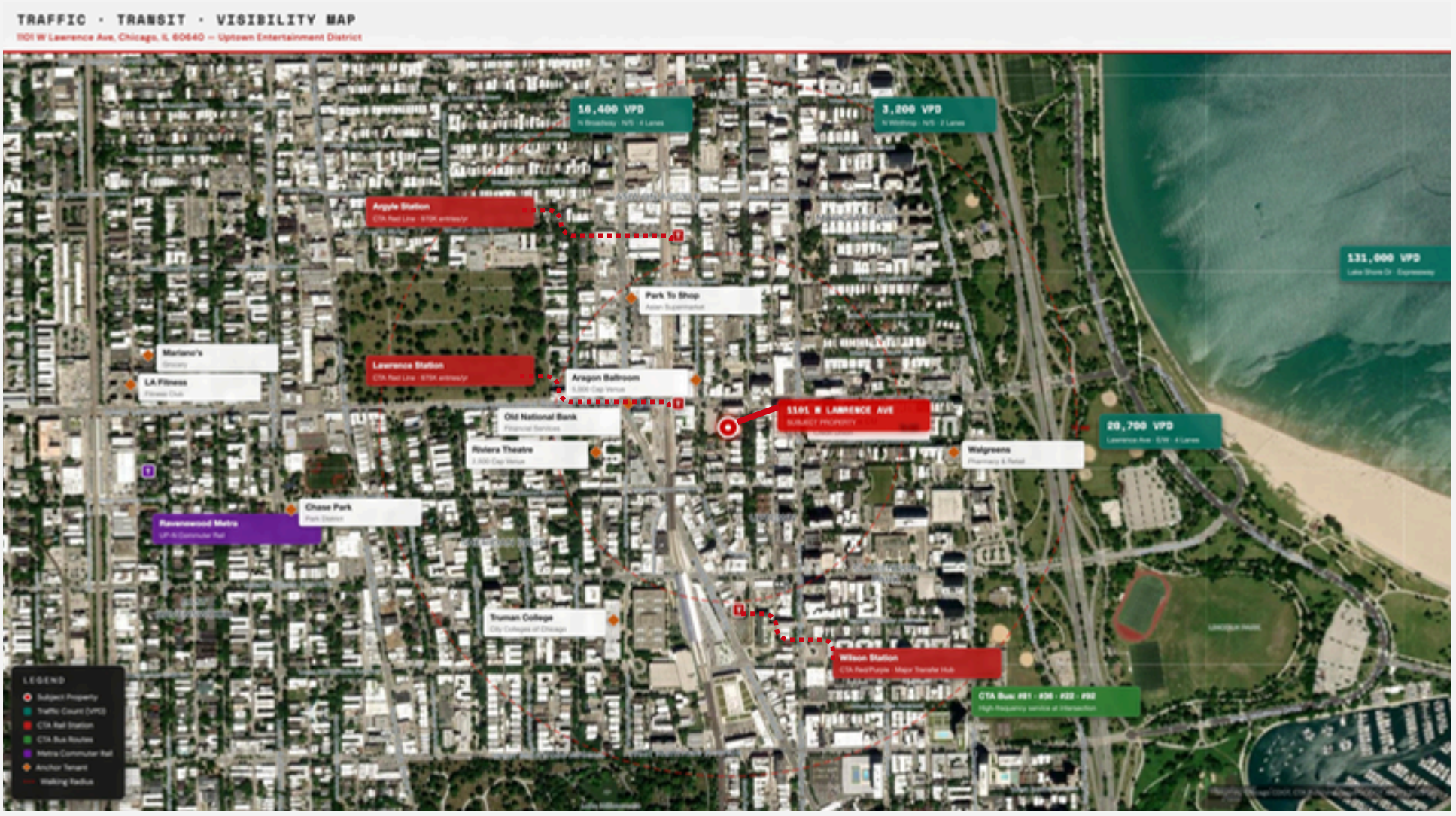
Premium inline retail and personal service space on Chicago's vibrant Lawrence Avenue. Perfect for nail salons, professional services, boutique retail. Strong foot traffic, excellent transit access, ample parking, and B3-3 zoning support diverse uses. Market-rate pricing with opportunity for long-term tenants. Ideal for owner-operator businesses seeking established neighborhood location with strong customer base.

SPACE SPECIFICATION

✓1,000 SF GROUND FLOOR
✓ ON-SITE PARKING
✓ STREET-FACING STOREFRONT WITH STRONG WALK-IN TRAFFIC
✓ LOYAL RESIDENTIAL CUSTOMER BASE FROM SURROUNDING NEIGHBORHOOD
✓$32/SF NNN | ANNUAL $40.24/SF | MONTHLY: $3,354

JOIN THESE GREAT TENANTS

Starbucks · McDonald's · KFC · Sonic · Walgreens · Bank of America · CitiBank · Wintrust Bank · H&R Block · T-Mobile · Cricket Wireless · USPS · First Ascent · Dib Sushi Bar · Fiesta Mexicana · Heritage Outpost & more



FLOOR PLAN


LEASED
UNIT 1111
UNIT 1109
UNIT 1101
LEASED
Up
Entrance
LAWRENCE AVE