

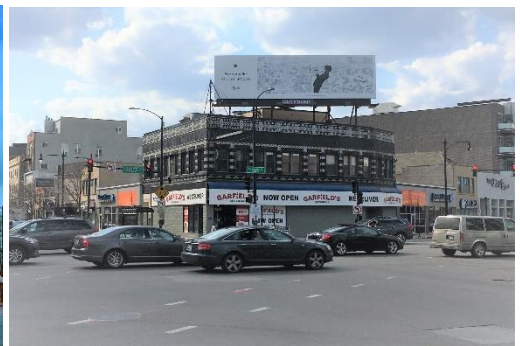
**Nearby Major
Retailers:
Whole Foods
Market & Target**

Amenities:

- 400 Sq. Ft. Suite Available
- Directly Across the Street from Whole Foods Market
- 1st Floor Retail Visible from all 6 corners
- 2nd floor Office With Dynamic Views of Chicago
- Walking distance From the Brown Line "L" Station
- Approximately 3,100 Businesses (29% are Retailers) in 1 Mile Radius
- Charming Vintage Building – Target & Whole Foods Recently Opened Across the Street
- Walk Score of 98 (Walkers Paradise)
- Bike Score of 87 (Very Bikeable)
- Approximately 60,000 VPD from the Intersection at Lincoln, Belmont, & Ashland

For LEASE \$24 psf MG
2-Story Mixed-Use Retail & Office Building

**Corner of Lincoln, Belmont, & Ashland
1 Mile Walk to The Brown Line
: 1608 W. Belmont Ave**



4747 W. Peterson Ave.,
Chicago, IL 60646
P: 773-736-4100
E: info@imperialrealtyco.com
www.imperialrealtyco.com

1608 W. Belmont Ave, Chicago, IL 60657

Features Include: 1608 W Belmont & 3200 – 3206 N Lincoln is a 2-story mixed use retail and office building available for lease in Roscoe Village located at the 6 streets intersection of Lincoln/Belmont/Ashland witnessing approximately 63,000 vehicles per day. CTA Bus Route #9 serves the property. The building is less than 2-blocks from the Brown Line Train Paulina Station.

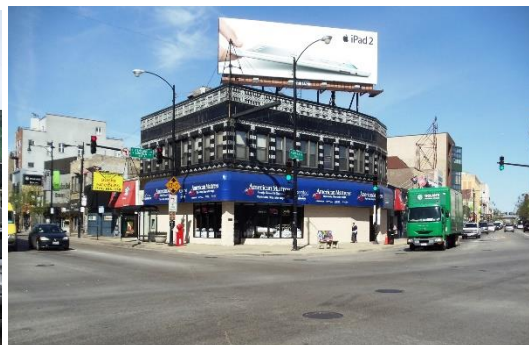
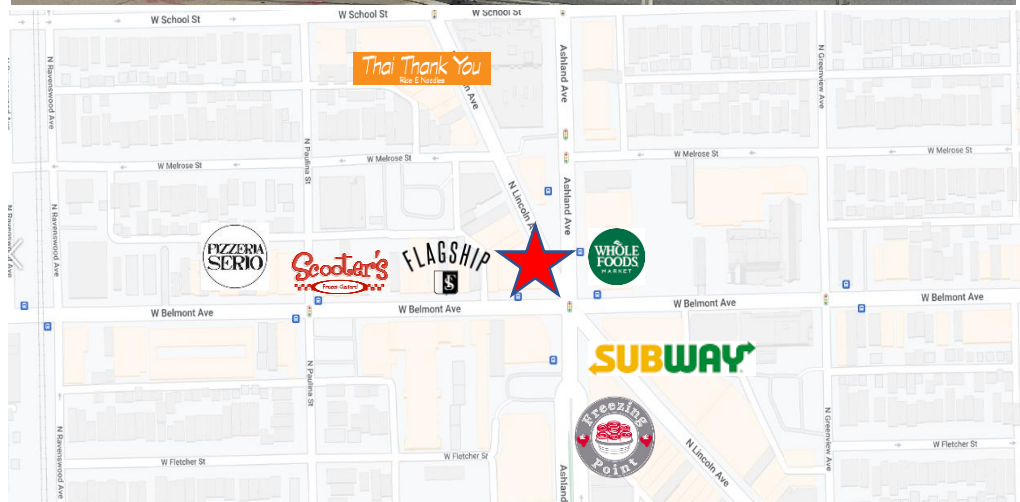
Please call to arrange a private viewing: 773-736-4100 info@imperialrealtyco.com

The information herein has been gathered from sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it.

*Prime Visibility
From 6 Streets*



For LEASE \$24 psf MG
Recently Renovated Professional Office Building



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Additional Information: The intersection is home for many national and local retailers including Whole Foods, Target, Starbucks, JP Morgan Chase, Petco, Bank of America, Office Depot, Core Power Yoga, Citibank, Subway, Hair Cuttery, The Little Gym, Walgreens, Central Savings Bank, State Farm & L.A. Tan.

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