

DESIRABLE LINCOLN PARK LOCATION RARELY AVAILABLE SMALL SHOP SPACE 1400 N KINGSBURY



SPECIFICATIONS:

Available Space: ± 1,747 sf
Rent: \$50.00 psf net

ATTRIBUTES:

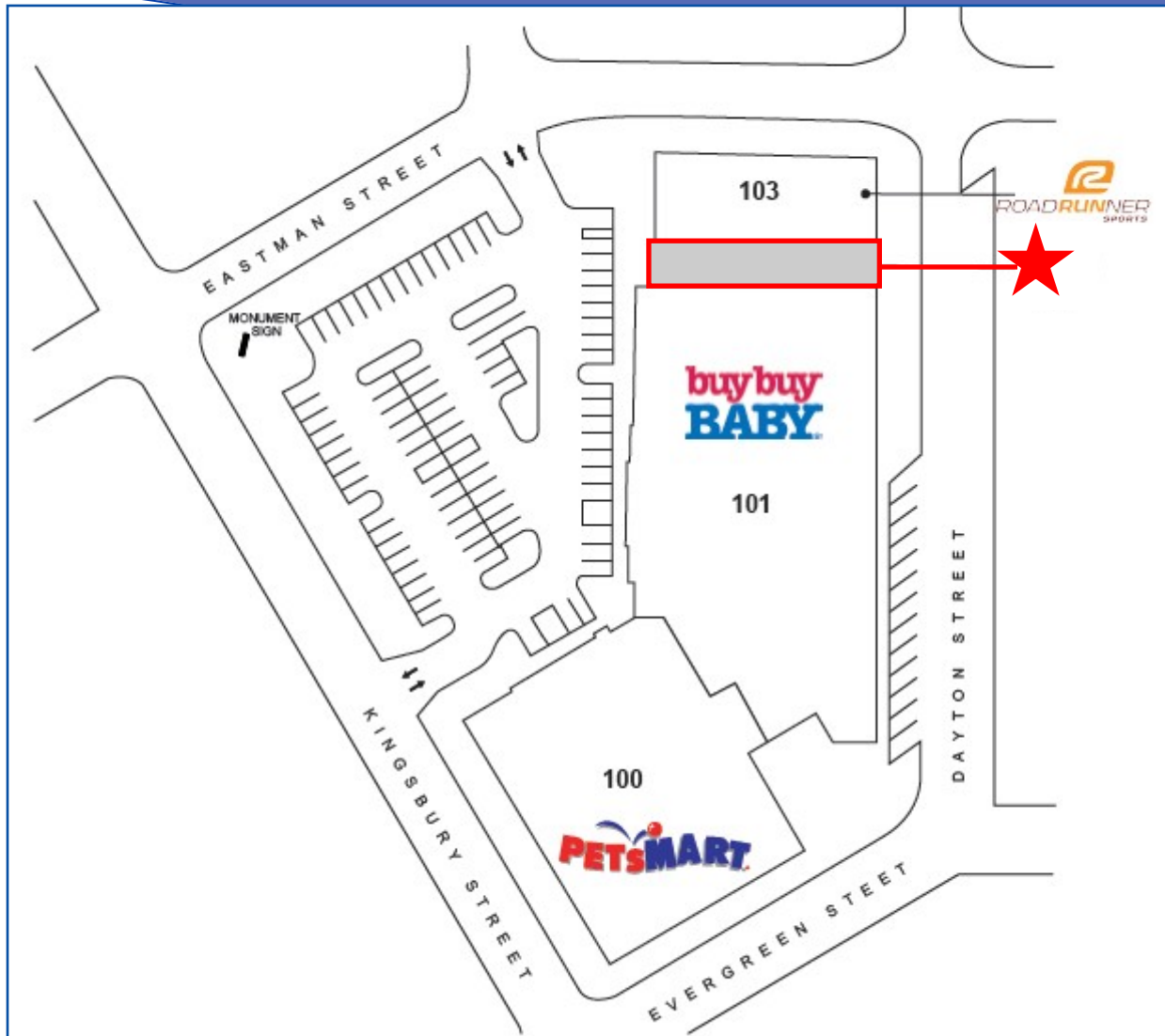
- Unique urban center with convenient parking
- Dominant retail destination - surrounded by national co-tenants
- Infill - high barrier to entry trade area
- Exceptional demos - \$150K+ avg. HH income in a half mile radius
- Existing conditions - quick service restaurant but can be transitioned.



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DEMOGRAPHICS:

	<u>0.50 Mile</u>	<u>1.00 Miles</u>	<u>1.50 Miles</u>
Total Population	5,636	60,245	162,437
Avg. HH Income	\$153,319	\$141,752	\$146,022
Daytime Population	14,639	62,688	192,791



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