

UNIQUE SINGLE TENANT BUILDING W/PARKING +/- 2,400 SF FOR LEASE 3436 N. LINCOLN AVENUE



ATTRIBUTES:

- First time available in 15 years
- Rare freestanding retail building with parking
- Approximately 50 ft of windowline frontage
- Highly visible monument sign on the corner
- Steps from the Paulina Brown Line train stop
- Surrounded by tremendous demographics

DATA:

Building Size:	+/- 2,400 sf
Parking:	8 Spaces
Net Rent:	\$45.00 psf

DEMOGRAPHICS:

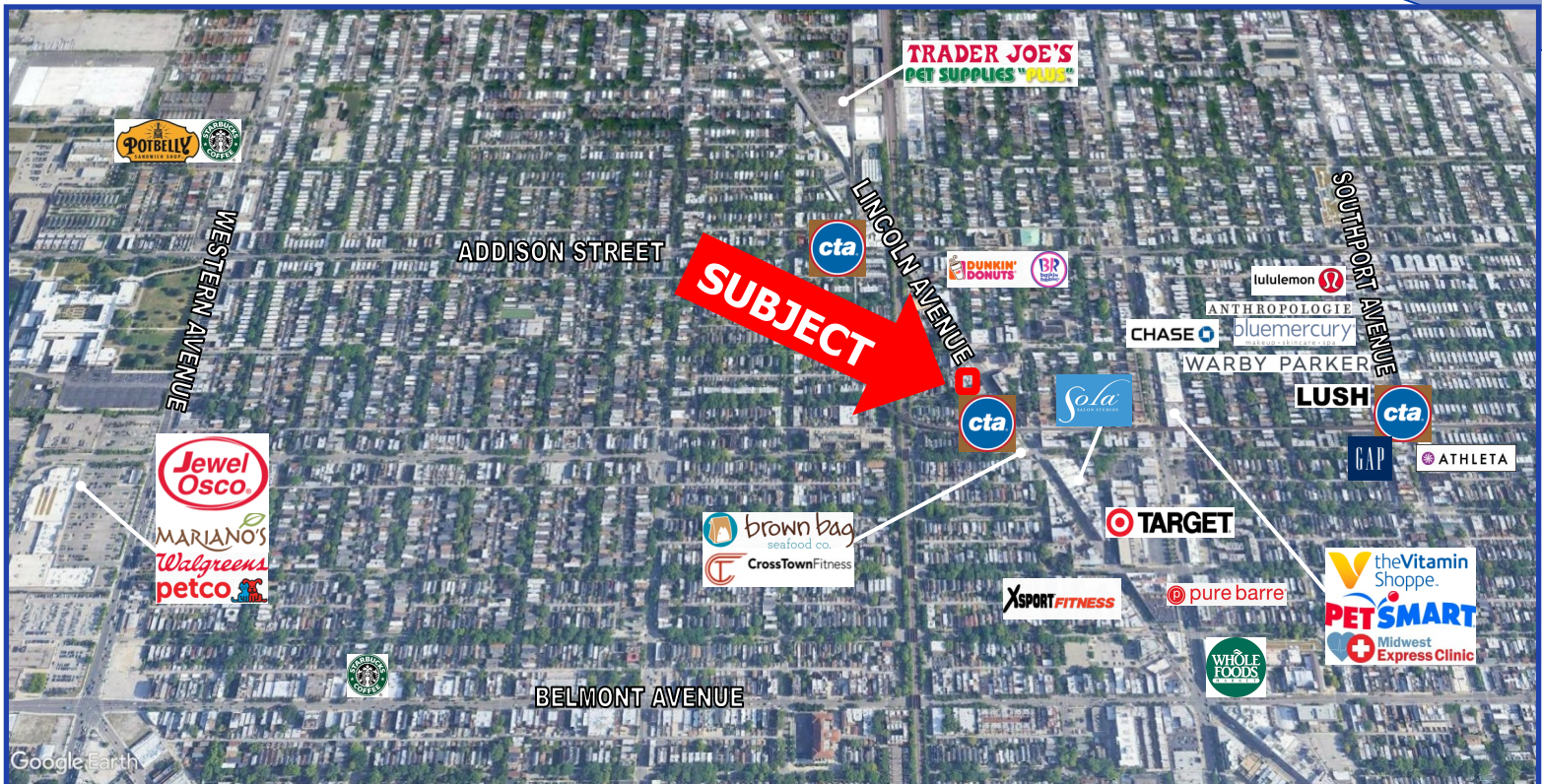
	0.25 Mile	0.50 Mile	1.00 Mile
Total Population	3,807	17,342	64,417
Avg. HH Income	\$187,541	\$192,298	\$178,096
Daytime Population	3,587	16,202	59,977



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No representations or warranties are made or implied hereby. Tenant signage does not depict existing conditions.

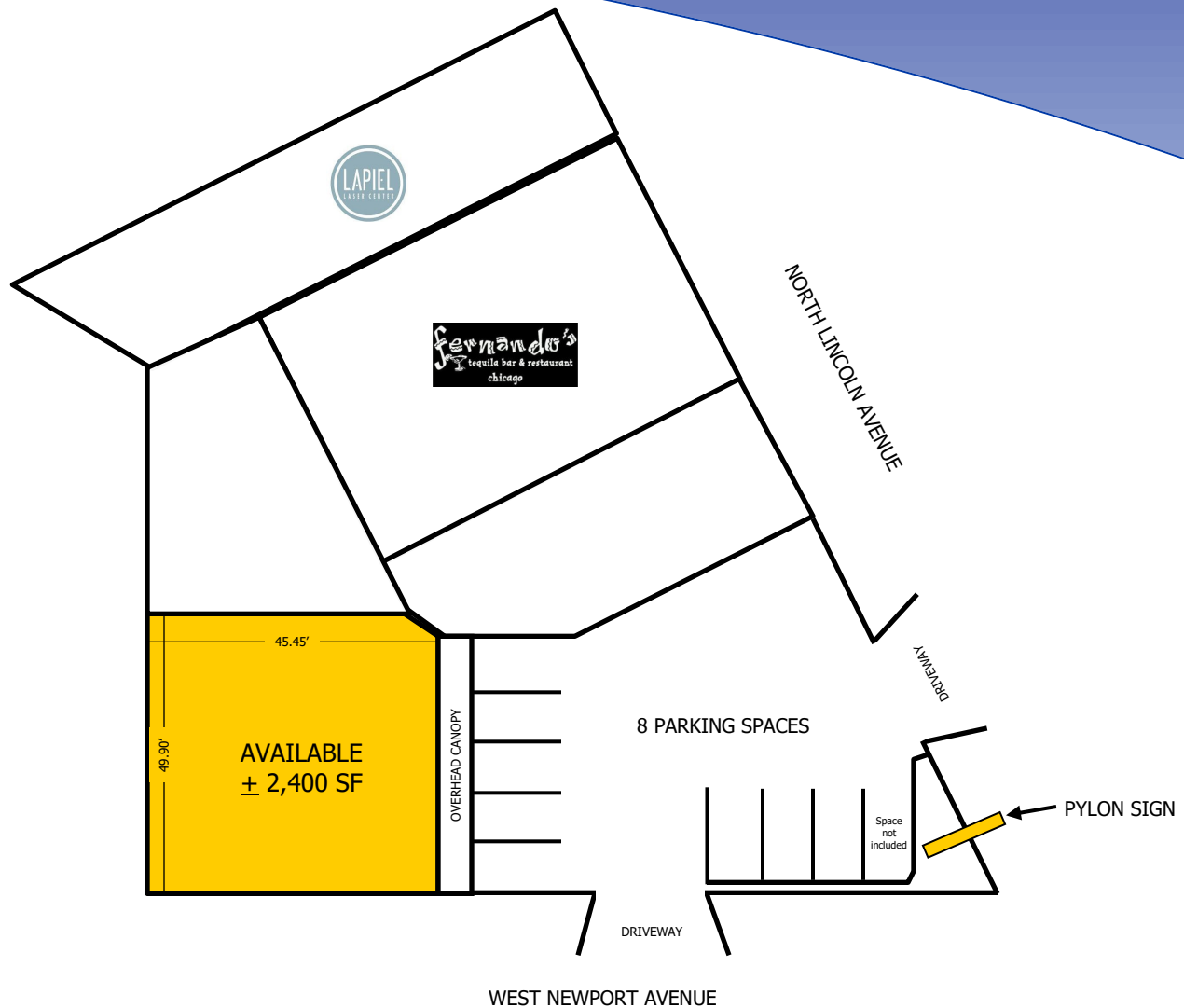
AERIAL



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SITE PLAN



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