

## ***EXCEPTIONAL RETAIL/COMMERCIAL OPPORTUNITY!***

### **PRIME NORTH CENTER COMMUNITY LOCATION**

#### **HIGH VISIBILITY TRAFFIC LIGHT TRIANGLE INTERSECTION OF LINCOLN AVENUE/IRVING PARK ROAD/ DAMEN AVENUE 1,500 SQ. FT. AVAILABLE**



#### **3954 N. LINCOLN AVENUE CHICAGO, ILLINOIS HIGH TRAFFIC/HIGH VISIBILITY LOCATION**

A fantastic retail opportunity is now available in this vibrant community. Strategically located at the heavily travelled intersection of Irving Park Road, Lincoln Avenue and Damen Avenue in the north side Chicago neighborhood of North Center, this high profile property provides superior visibility. Area retailers include Starbucks, Fifth Third Bank, Wintrust Bank, CVS the UPS Store, AT&T, numerous restaurants, and Swedish Covenant Immediate Care. Ideal for any retail, commercial or medical operation.

- ◆ Prominent 1,500 square foot corner unit/ Zoned B2-1
- ◆ 66 Foot frontage on Lincoln Avenue
- ◆ Tremendous Average Daily Traffic Counts – Lincoln Avenue - 10,450 vehicles  
Irving Park Road - 31,300 vehicles  
Damen Avenue - 13,200 vehicles
- ◆ Busy commercial district
- ◆ 2 restrooms
- ◆ Densely populated community
- ◆ CTA bus stops in immediate proximity
- ◆ Excellent residential and commercial base
- ◆ Demographics

	<u>.5 mile radius</u>	<u>1 mile radius</u>	<u>1.5 mile radius</u>
2020 Estimated Total Population	14,637	54,553	138,996
2020 Average Household Income	\$142,392	\$141,229	124,714

#### ***For Additional Information:***



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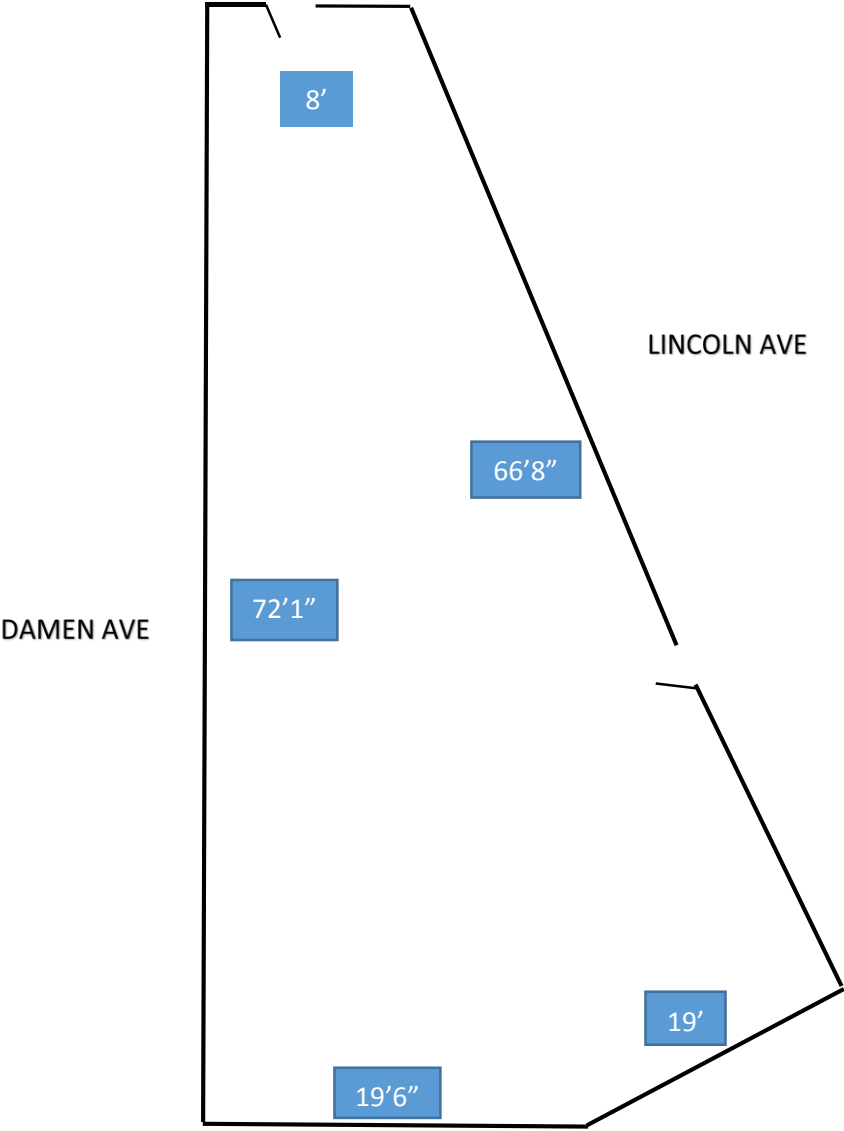






3954 N. LINCOLN AVENUE  
CHICAGO, IL

IRVING PARK RD



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