

FOR LEASE

LATHROP

2000 W Diversey Parkway
Chicago, IL 60614

1,500 Sq Ft Corner Cafe / Retail Space with Outdoor Patio



MILLER
CHICAGO
www.millerchicagorealestate.com

Andrea Lyons
312.513.8333
andrea@millerchicagorealestate.com

HIGHLIGHTS

LATHROP

2000 W Diversey Parkway
Chicago, IL 60614

Property Type: Retail / Restaurant
Lease Type: Gross
Size: 1,500 Sq Ft
Zoning: PD 1315
Alderman: Moreno



- 1,500 Sq Ft corner anchor space
- Large, private patio for outdoor seating
- Ideal for coffee shop, cafe, or any type of restaurant / retail tenant
- Tenant pays trash and water
- Gas charged on a pro-rata basis
- Electric is separately metered
- 225 Amp 3-phase

- Nestled between Bucktown, Lincoln Park, Roscoe Village, and the Chicago River, Lathrop is next door to some of the city's favorite shopping, dining, and social spots
- Lathrop's 34-acre site rolled out 414 units in its 1st phase of move-ins and will reintroduce 1,116 total residences over the next few years which will also include a nature walk, kayak / boat launch, new dog park, and much more
- High-visibility location with over 53,300 vehicles per day & Walk Score of 88



MILLER
CHICAGO

www.millerchicagorealestate.com

Andrea Lyons
312.513.8333

andrea@millerchicagorealestate.com

SNAPSHOT

DEMOGRAPHICS

1 MILE**3 MILES****5 MILES**

Population



46,792

543,241

1,161,458

Households



20,737

246,985

509,419

Average Household Income



\$138,039

\$102,618

\$96,300

TRANSIT AT SITE

CTA #76 Diversey
& Damen/
Clybourn Bus StopDivvy Bike
StationCTA #50 Diversey
& Damen/
Clybourn Bus Stop

TRAFFIC COUNTS

Diversey Avenue: 23,329 (VPD)

Damen Avenue: 15,394 (VPD)

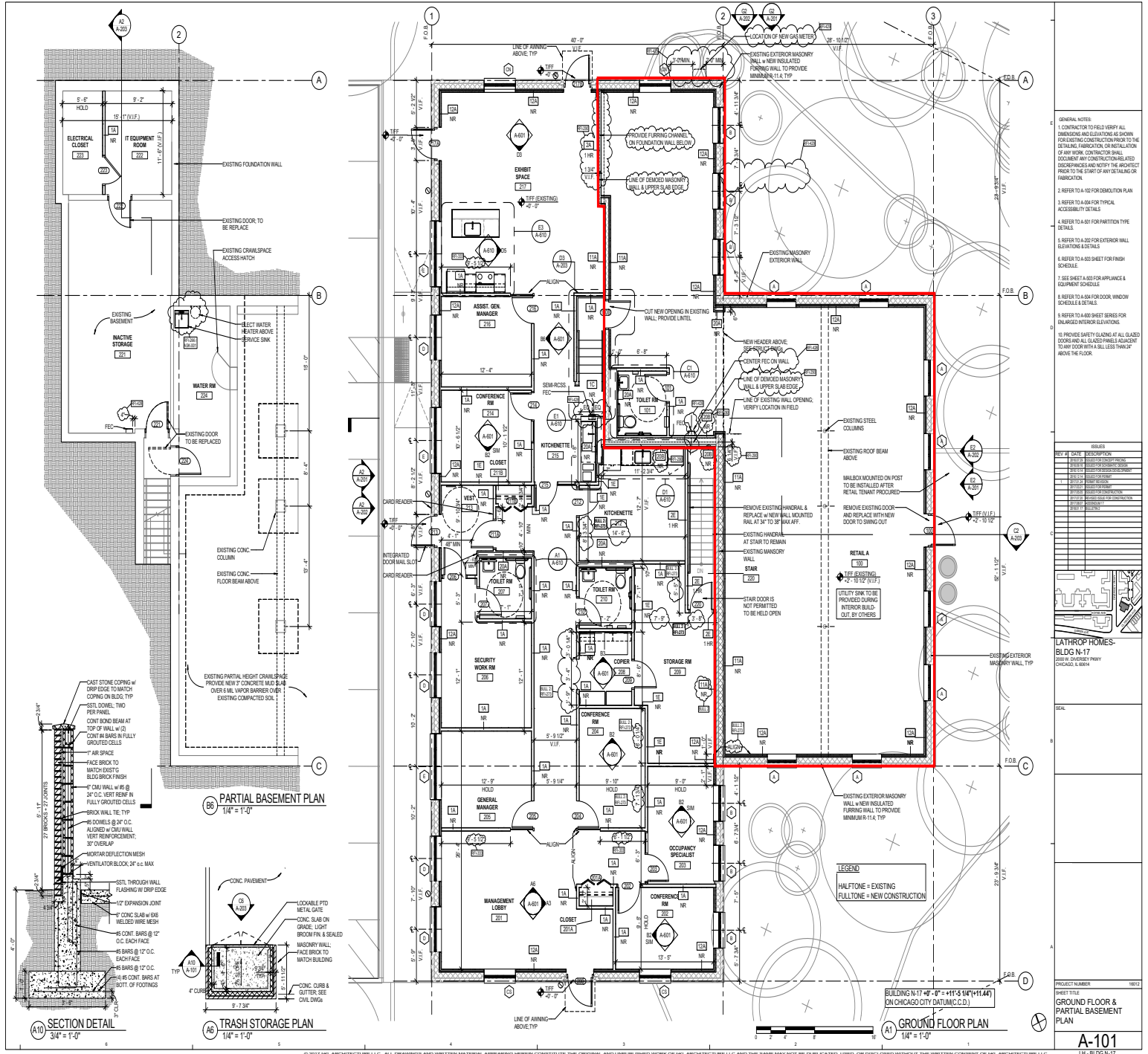
Clybourn Avenue: 14,276 (VPD)



LATHROP

2000 W Diversey Parkway Chicago, IL 60614

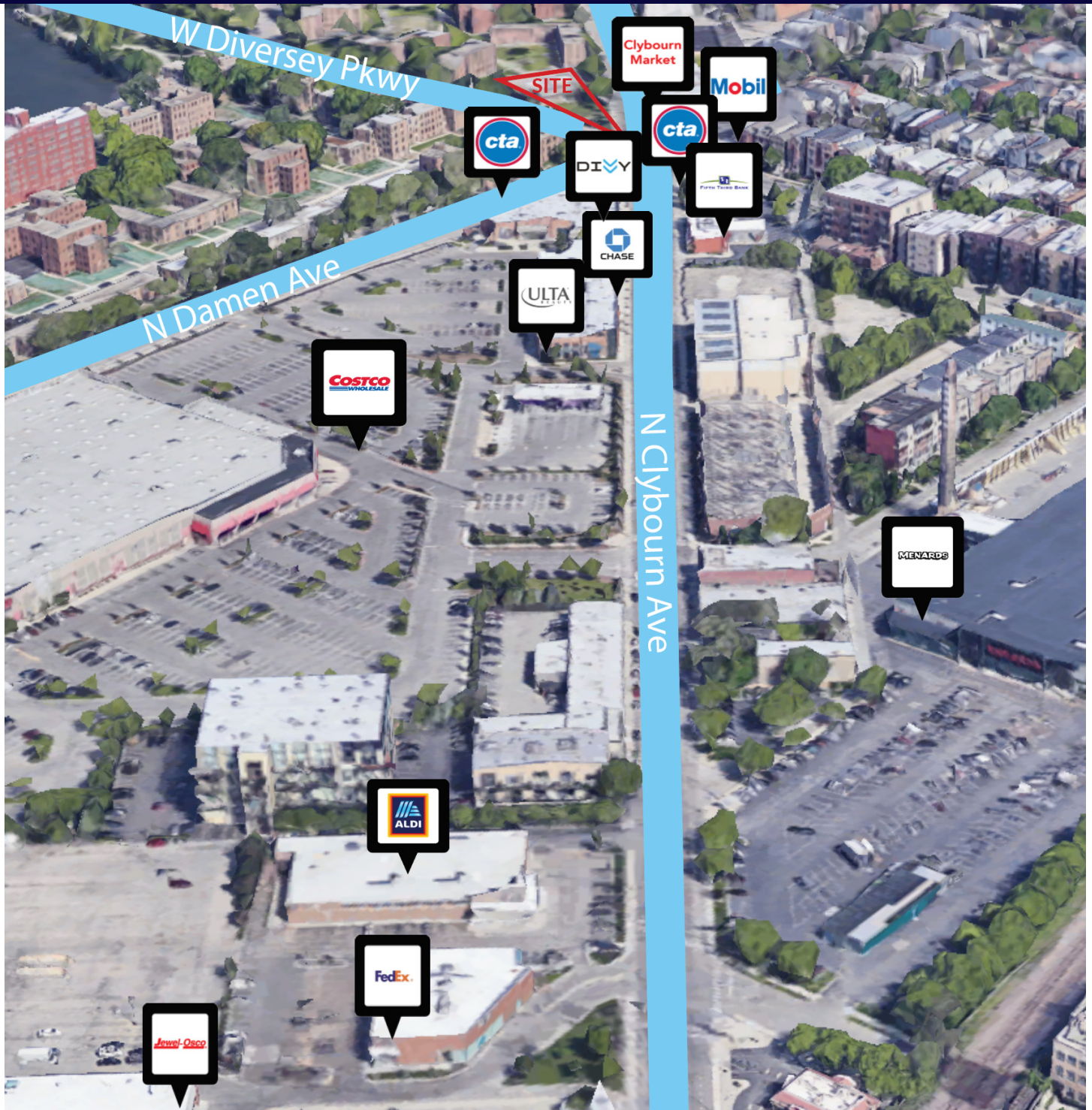
FLOOR PLAN



LATHROP

2000 W Diversey Parkway
Chicago, IL 60614

AREA MAP



MILLER
CHICAGO

www.millerchicagorealestate.com

Andrea Lyons
312.513.8333

andrea@millerchicagorealestate.com