



Offering Summary

Lease Rate:	\$45.00 PSF MG
Available SF:	1,400 SF
Building Size:	15,204 SF
Year Built:	2007
Zoning:	B3-2: Community Shopping District
Market:	Lincoln Park
Traffic Count:	7,750 VPD

Property Overview

Highly visible 1,400 SF storefront for lease along the highly sought after Armitage Avenue in Chicago's Lincoln Park neighborhood. The storefront features an excellent opportunity to join co-tenants Studio Lagree and the Goddard School in a thriving shopping district including renowned restaurants, along with numerous national & local boutiques and other retailers. The space features floor to ceiling window displays, excellent natural lighting, and a spacious interior, providing flexibility for various tenant layouts. The storefront is conveniently accessible, located just steps from the Armitage "L" Station (Brown/Purple line), within one (1) mile of Interstate-94, and two (2) miles of Lake Shore Drive. Neighboring retailers include Trader Joe's, ALDI, Best Buy, Binny's Beverage Depot, Walgreens, HomeGoods, Arhaus, Petco, Men's Wearhouse, 7-Eleven, Warby Parker, Allbirds, Bonobos, Foxtrot, Armitage Ale House, Butcher and the Burger, The Budlong Hot Chicken, Taco Bell Cantina, Starbucks, and Buffalo Wild Wings, among many others.

Property Highlights

- Small shop storefront along Armitage Avenue in the highly affluent Lincoln Park neighborhood
- The storefront features floor to ceiling window displays, excellent natural lighting, and a spacious interior, providing flexibility for various tenant layouts
- Conveniently located steps from the Armitage "L" Station and less than one (1) mile from Interstate-94

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FOR LEASE | 1123 WEST ARMITAGE AVENUE

RETAILER MAP



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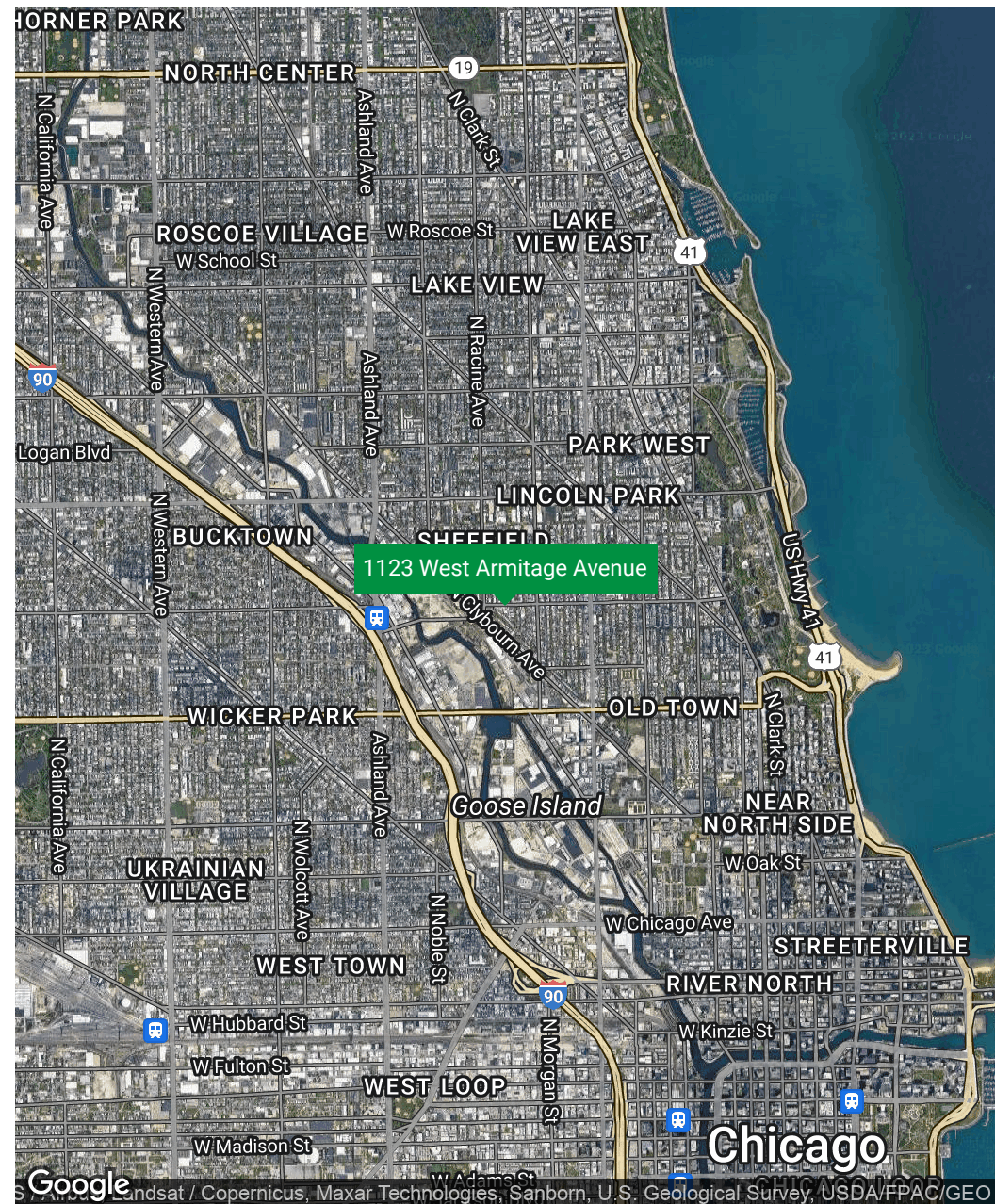
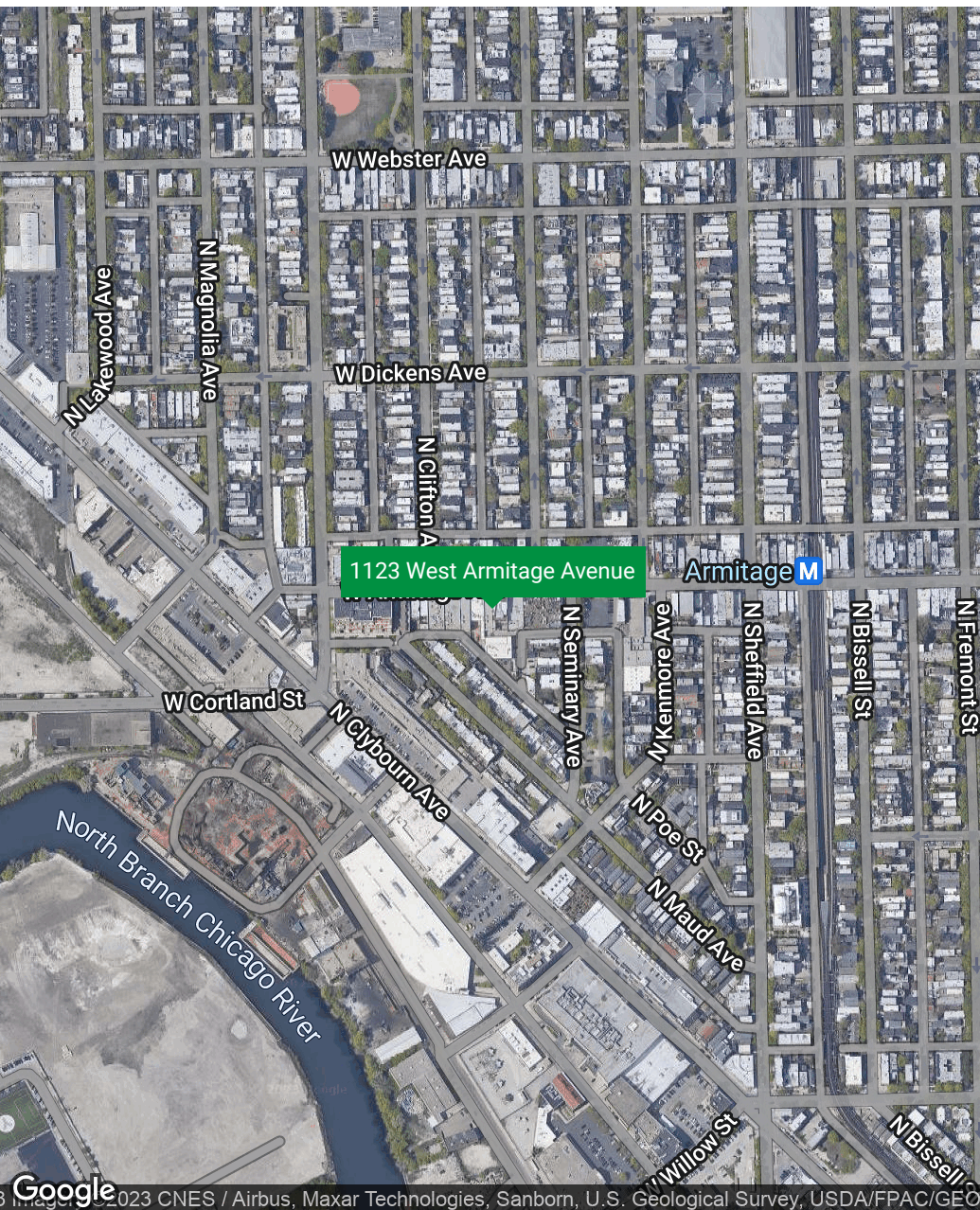
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LOCATION MAP



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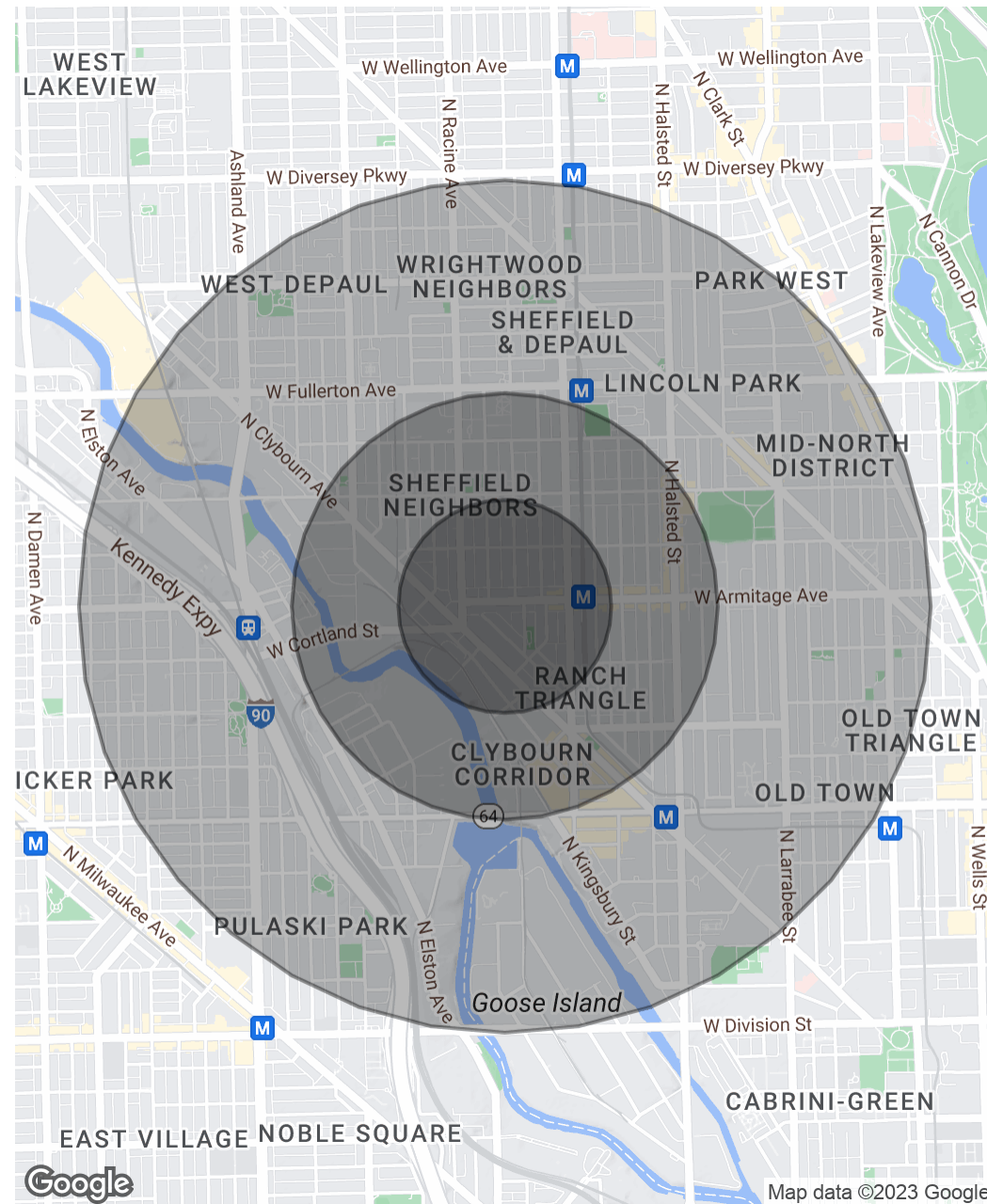
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DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	3,397	13,633	58,485
Average Age	28.7	27.2	31.1
Average Age (Male)	29.6	27.9	31.1
Average Age (Female)	28.2	26.9	31.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,447	4,933	26,834
# of Persons per HH	2.3	2.8	2.2
Average HH Income	\$245,697	\$224,772	\$188,346
Average House Value	\$813,840	\$861,624	\$692,431

* Demographic data derived from 2020 ACS - US Census



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