

1500 W Webster Ave

Lincoln Park

Chicago, IL 60614

FOR SALE/LEASE 2,000 - 30,000 SF

Rare Build to Suit Retail Space Available



Webster Ave between Clybourn and Ashland
A main artery between Lincoln Park and Bucktown

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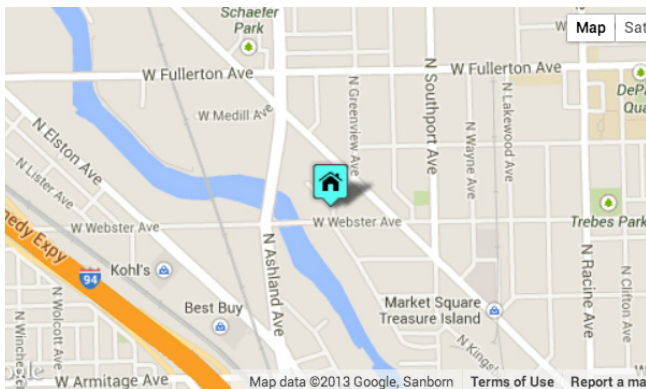
Property Highlights

1500 W Webster Ave

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DEMOGRAPHICS (2012 Estimates)

	.5 Mile	1 Mile
Population	11,261	52,937
Households	4,460	24,552
Average Income	\$166,223	\$155,203



Sale Price (Land): \$1,950,000
Land Sq Ft : 22,825

1st Floor Retail
Lease Rate: \$35 / Sq Ft
Lease Type: NNN
Min. Available: 2,000
Max. Available: 20,000

2nd Floor Retail / Office
Lease Rate: \$20
Lease Type: Mod Gross
Min. Available: 2,000
Max. Available: 10,000

Zoning: PD-1031
Parking: 61 Spaces
Alderman: Waguespack

Highlights:

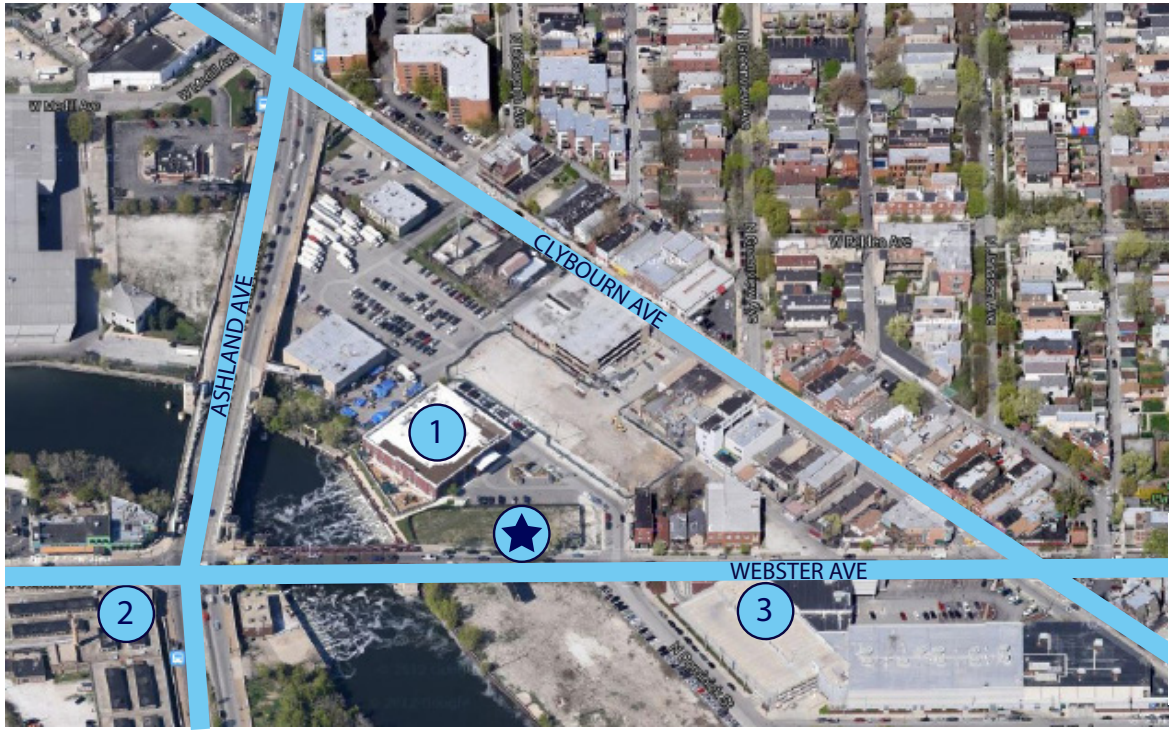
- New Build-to-Suit construction in the smokin' hot Lincoln Park Clybourn Corridor. Phenomenal location adjacent to new \$9 million Creme de la Creme daycare, caddy corner to the new Mariano's Fresh Market, directly across the street from Webster Place (Theater, LA Fitness, Barnes & Noble). Three blocks to the Lincoln Park Costco.
- Ground level spaces from 2,000 – 20,000 Sq Ft, 2nd floor spaces from 2,000 – 10,000 Sq Ft. Approved for retail, office, and restaurant uses. 61 parking spaces with ample supplemental off street parking (garage across the street).
- Additional existing area retailers include Trader Joe's, Treasure Island, Kohl's, Best Buy, Mariano's Fresh Market (under construction), Whole Foods, Sephora, Ulta, Crate & Barrel, Binny's, Pottery Barn, PetCo, West Elm, Bed Bath & Beyond, Bath & Body Works, Express, Victoria's Secret, and the Apple Store.
- Site has all utilities, landscaping, and lighting in place. Frontage of 250 feet Webster, 240 feet along the Chicago River. Class "C" real estate tax designation, which limits assessment increases.
- Easy transportation access – 1 block to Metra, 1 block to 90/94 Armitage exit, 1/2 block to Ashland bus. El stops at Clybourn & North, and Fullerton & Sheffield. Average daily traffic count - Ashland at Webster 34,100.



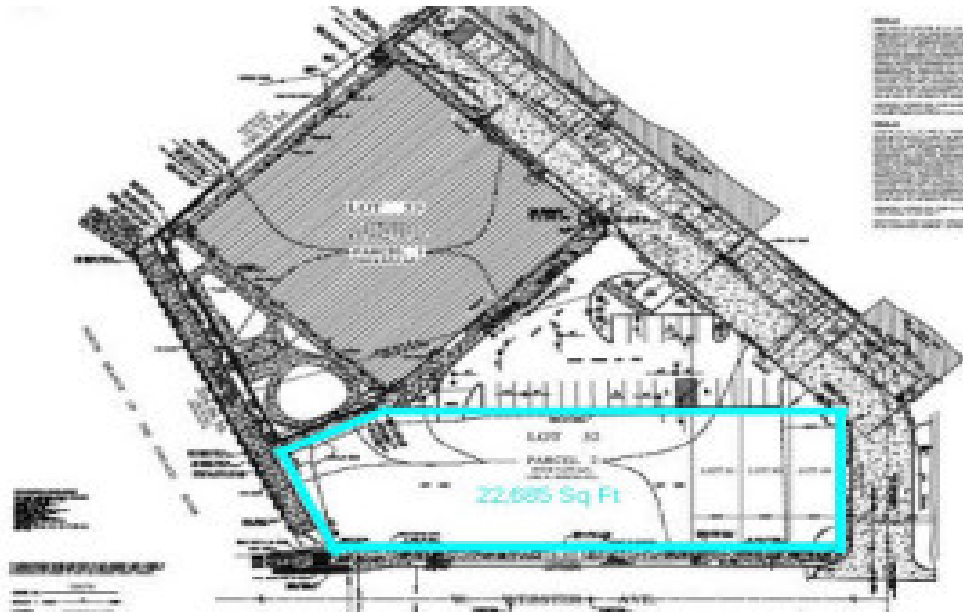
Site Plan

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Site 1 Creme de la Creme 2 Mariano's Fresh Market (under construction) 3 Webster Place (theaters, shopping)



Area Retail Map 1500 W Webster Ave

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