

3101 N. Clark

CHICAGO, IL 60657 LAKEVIEW EAST

CORNER LOCATION
SUPERIOR VISIBILITY



PLANNED FACADE AND LANDSCAPING IMPROVEMENTS

Doug Renner

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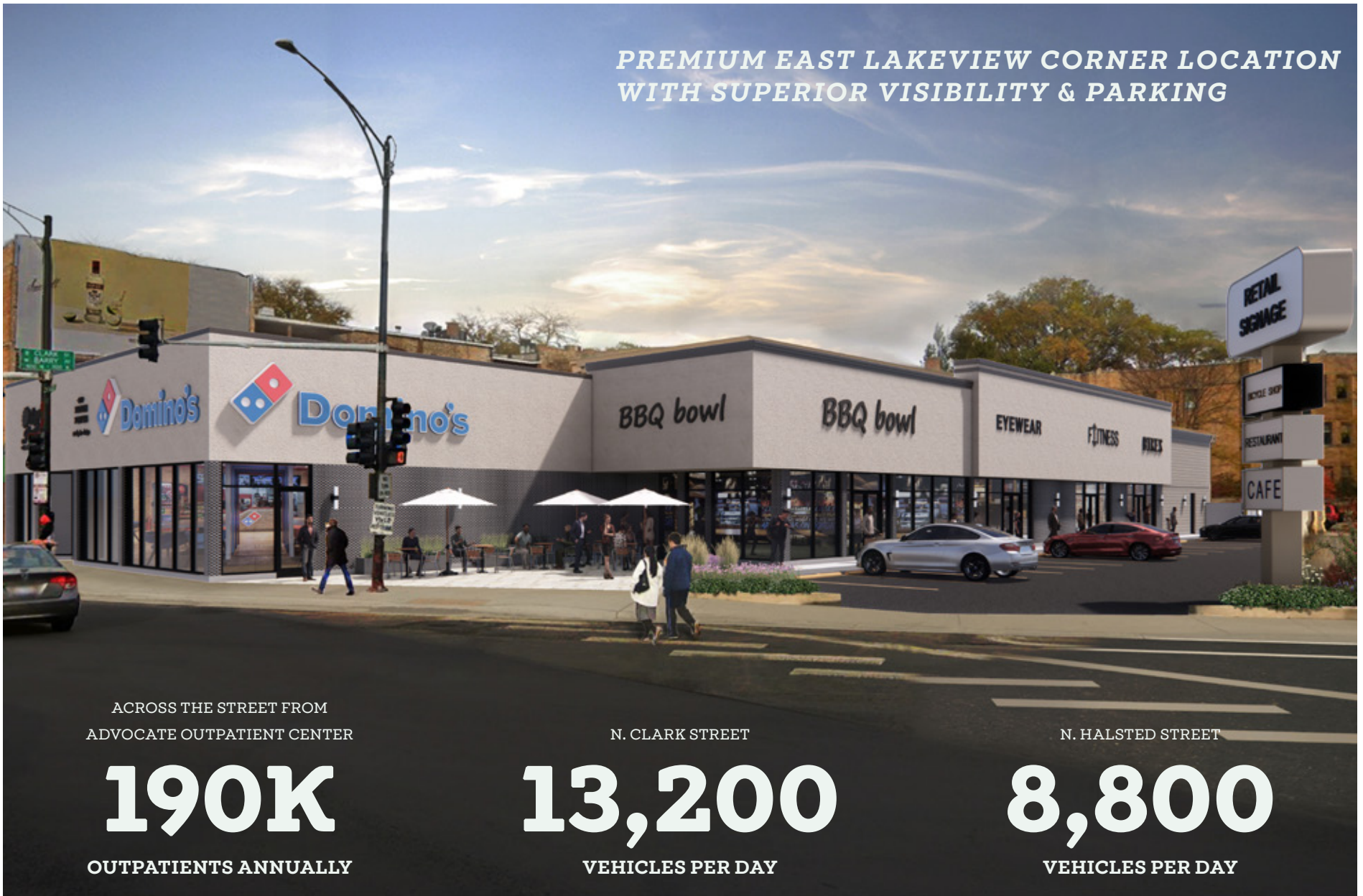
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Newcastle
LIMITED

BAUM
REALTY GROUP

PREMIUM EAST LAKEVIEW CORNER LOCATION
WITH SUPERIOR VISIBILITY & PARKING



ACROSS THE STREET FROM
ADVOCATE OUTPATIENT CENTER

N. CLARK STREET

N. HALSTED STREET

190K

OUTPATIENTS ANNUALLY

13,200

VEHICLES PER DAY

8,800

VEHICLES PER DAY

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PROPERTY HIGHLIGHTS

- » Up to **±15,205 SF contiguous** with **multiple demising opportunities**
- » **±945 SF former restaurant** space
- » Ample parking with **28 surface parking spaces** available
- » Significant **pylon signage** visible to Clark, Halsted and Barry
- » **Planned facade and landscaping improvements**
- » Across the street from Advocate Medical Center with over 4,200 employees, 790 students and approximately 190,000 outpatients per year
- » 6 minute walk to CTA Belmont 'L' Station (3.8 M annual riders)
- » Area retail include Petco, Ulta, Binny's, Mariano's, Bank of America, Michael's, Marshalls and DSW

DEMOGRAPHIC SUMMARY

	0.25 MI	0.5 MI	1 MI
Average HHI	\$127,088	\$123,348	\$134,760
Daytime Population	9,281	32,636	87,949
Residential Population	5,962	33,148	95,099

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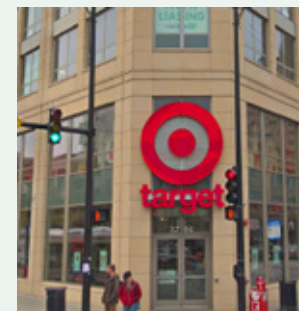
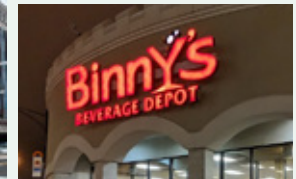
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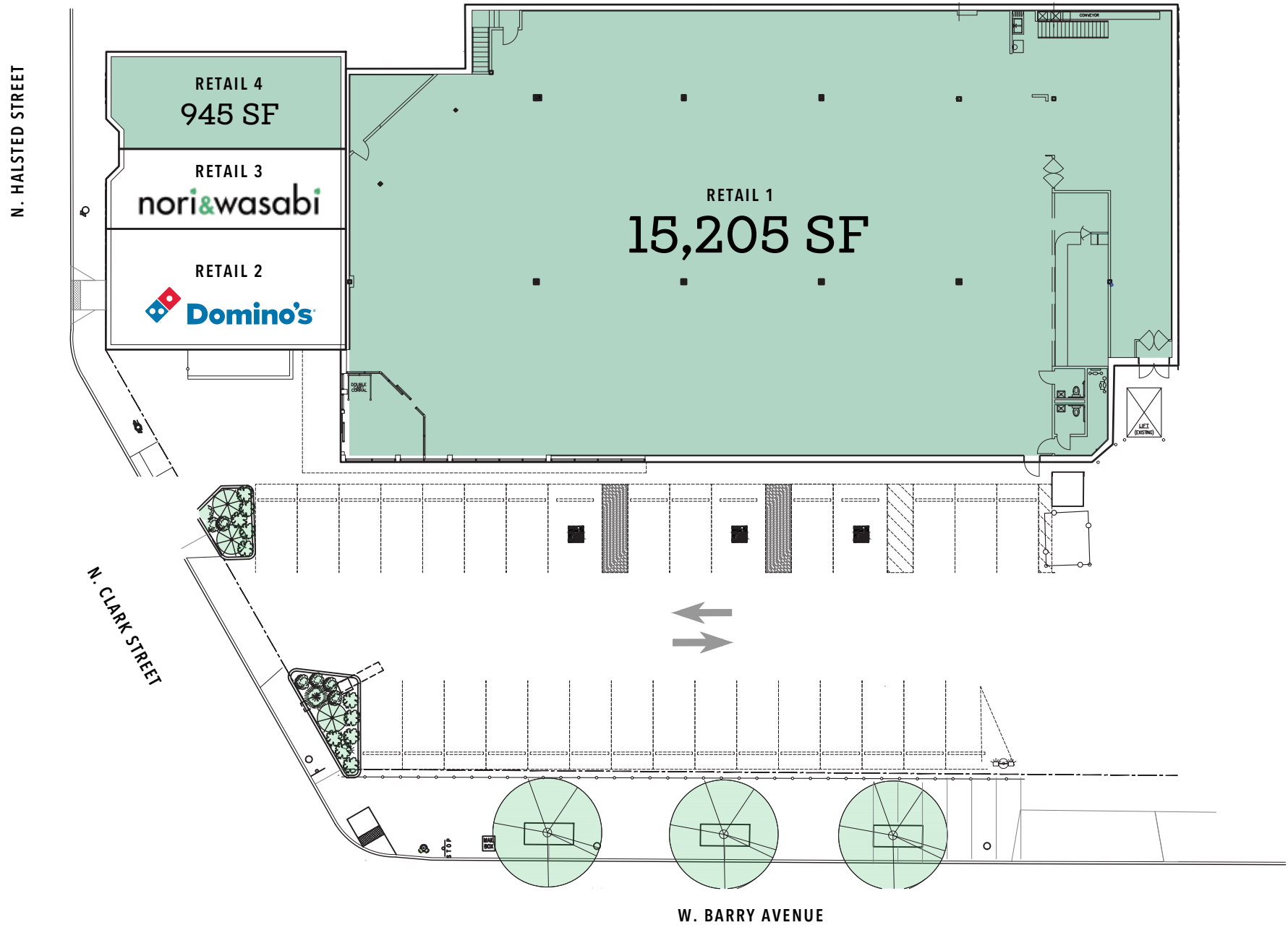
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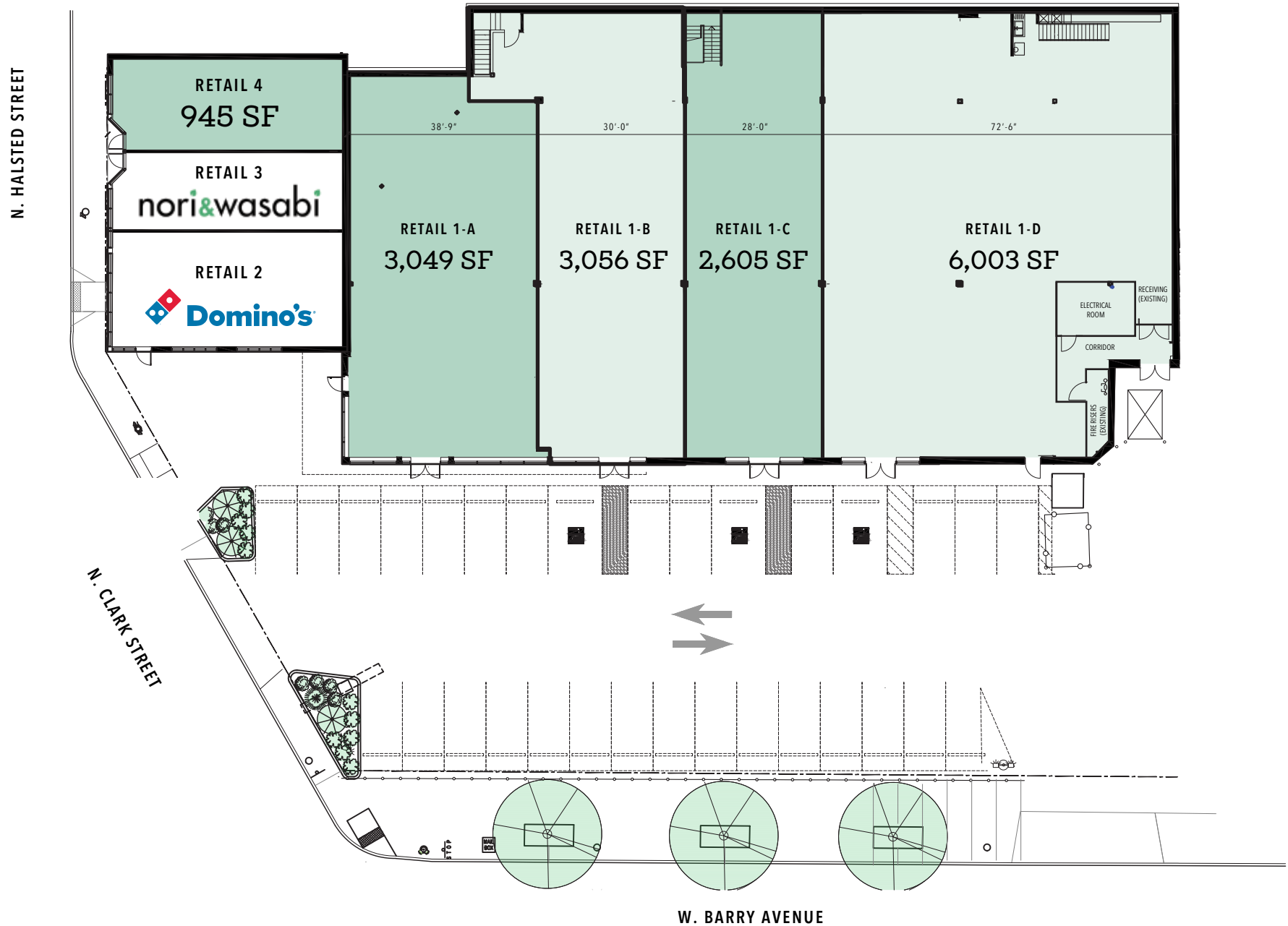


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NEIGHBORHOOD CO-TENANTS



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