

# 3461 N Lincoln

3461 N. Lincoln Avenue, Chicago, IL 60657 | Roscoe Village

# For Lease

Retail Property



- ▶ ±1,630 SF available on the corner of Lincoln and Cornelia
- ▶ Large signage ability along Lincoln Avenue
- ▶ One block from the Paulina CTA Brown Line 'L' Station (853K Annual Riders)
- ▶ The area is home to a variety of unique shops, like the iconic Chicago Music Exchange and Chicago institutions offering vintage charm, such as Dinkel's Bakery and Paulina Market
- ▶ Walking distance to Trader Joe's and Whole Foods
- ▶ Other nearby retailers include Corepower Yoga, Starbucks, Brown Bag Seafood, Verizon, Waterhouse Tavern and Grill, and Fernando's Tequila Bar & Grill
- ▶ Broker Owned Property

## LOCATION OVERVIEW

Lakeview is conveniently connected to downtown and is known for its main street character that attracts families and young professionals alike

## DEMOGRAPHICS

|                                    | .25 MILE  | .5 MILE   | 1 MILE    |
|------------------------------------|-----------|-----------|-----------|
| Estimated Population               | 3,965     | 18,086    | 66,250    |
| Adj. Daytime Demographics          | 2,522     | 12,103    | 42,370    |
| Estimated Households               | 2,022     | 8,608     | 30,964    |
| Estimated Average Household Income | \$160,550 | \$166,200 | \$156,246 |

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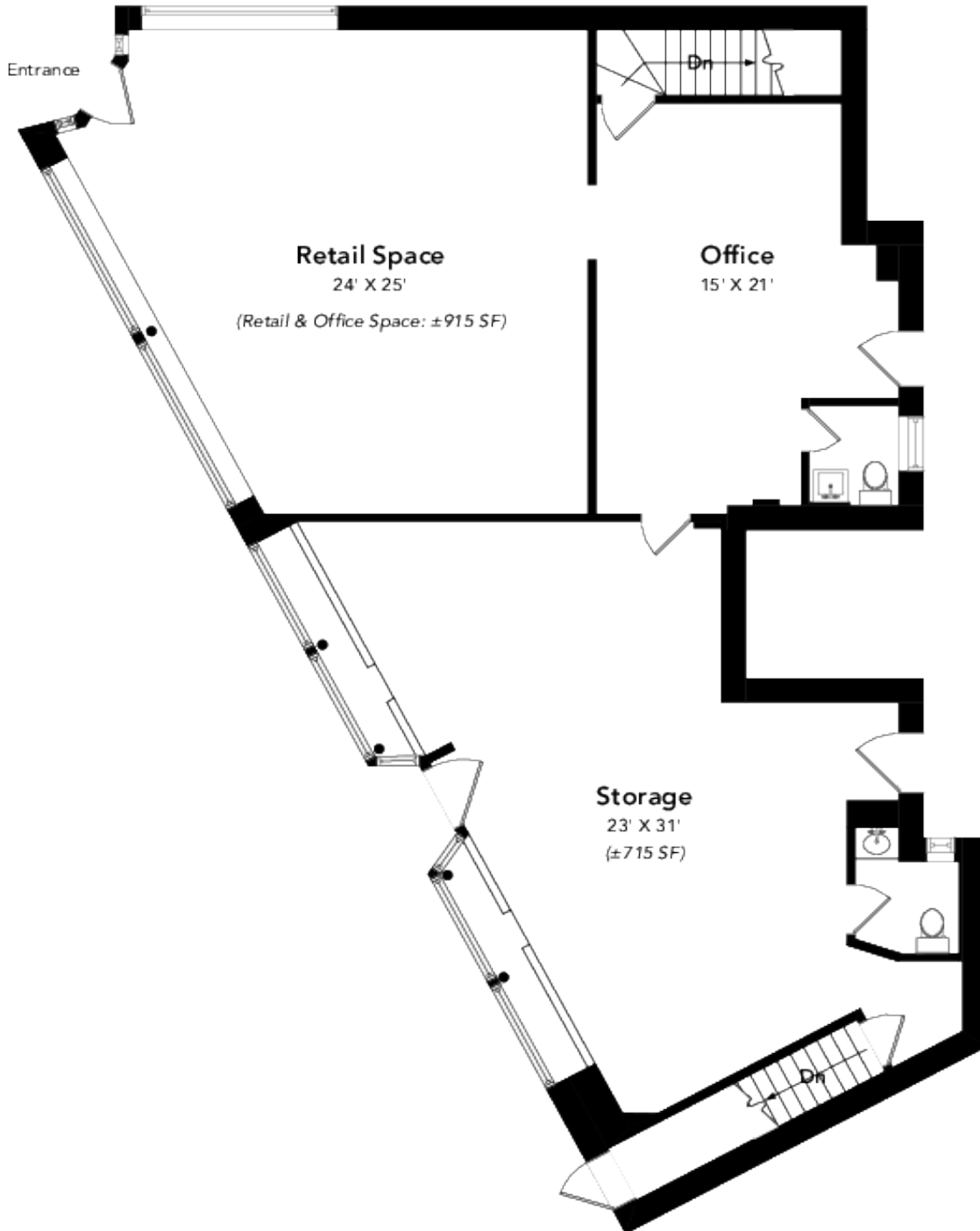
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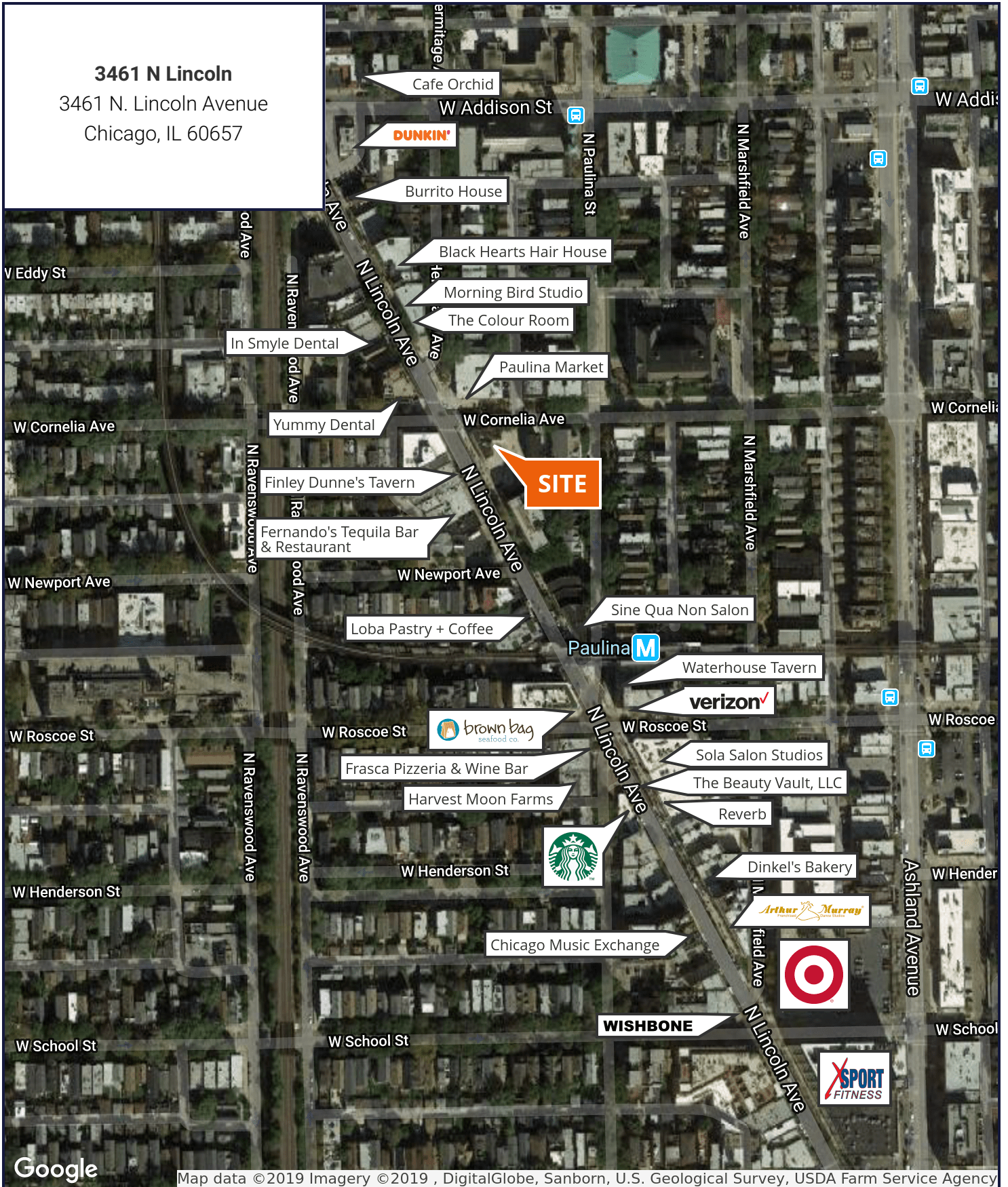
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Google

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