

# 3461 N. Lincoln Avenue

Chicago, IL 60657 | Roscoe Village

# For Lease

\$4,200/Month



- ▶ ±1,630 SF available on the corner of Lincoln & 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

3461 N Lincoln

## 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

### DOUG RENNER

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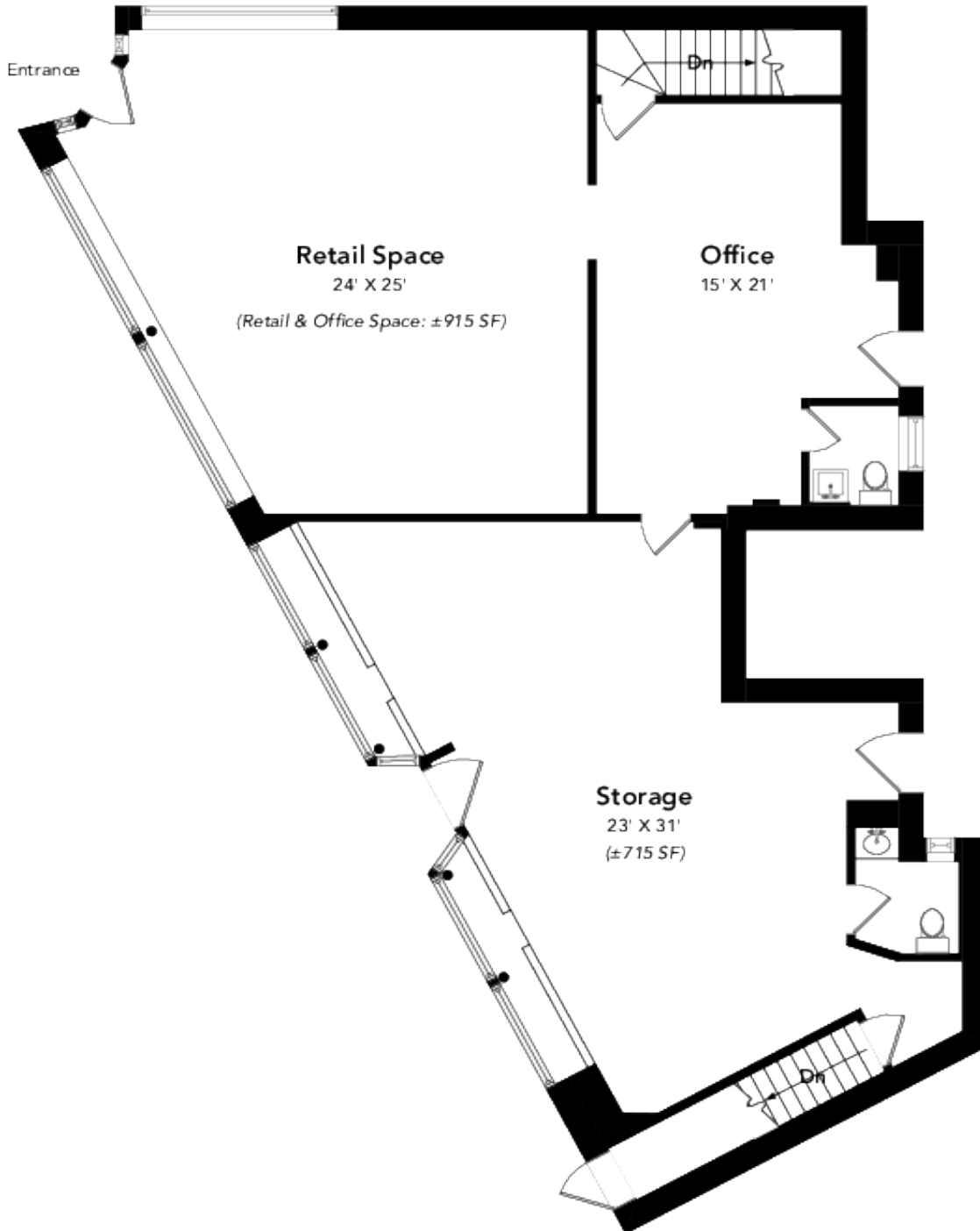
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Google

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