

# For Lease

Retail Space

# 945 W. Belmont Avenue

Chicago, IL 60657 | Lakeview



- New development opportunity with 3,750 SF ground floor (divisible) 7,000 SF second floor with 12' ceilings
- Signage opportunity along the western facade visible from train platform
- Located adjacent to the CTA Belmont 'L' stop, which sees 4.4 million riders annually
- Summer 2017 delivery
- Area tenants include Blaze Pizza, Big & Little's, Native Foods Café, Giordano's Pizzeria, HomeRun Inn, The Bar Method and Chipotle Mexican Grill

- Just steps from the Target Express development which includes 90 new apartments

## DEMOGRAPHIC SUMMARY

	RADIUS		
	0.25 MILE	0.5 MILE	1 MILE
AVERAGE HHI	\$122,706	\$118,497	\$110,353
DAYTIME POPULATION	8,218	18,804	61,088
RESIDENTIAL POPULATION	5,521	24,449	99,562

## TRAFFIC COUNTS

W. BELMONT AVENUE	18,600 VPD
W. SHEFFIELD AVENUE	9,350 VPD

Doug Renner  
312.275.3137  
doug.renner@baumrealty.com

Nicole Cardot  
312.275.0371  
nicole@baumrealty.com

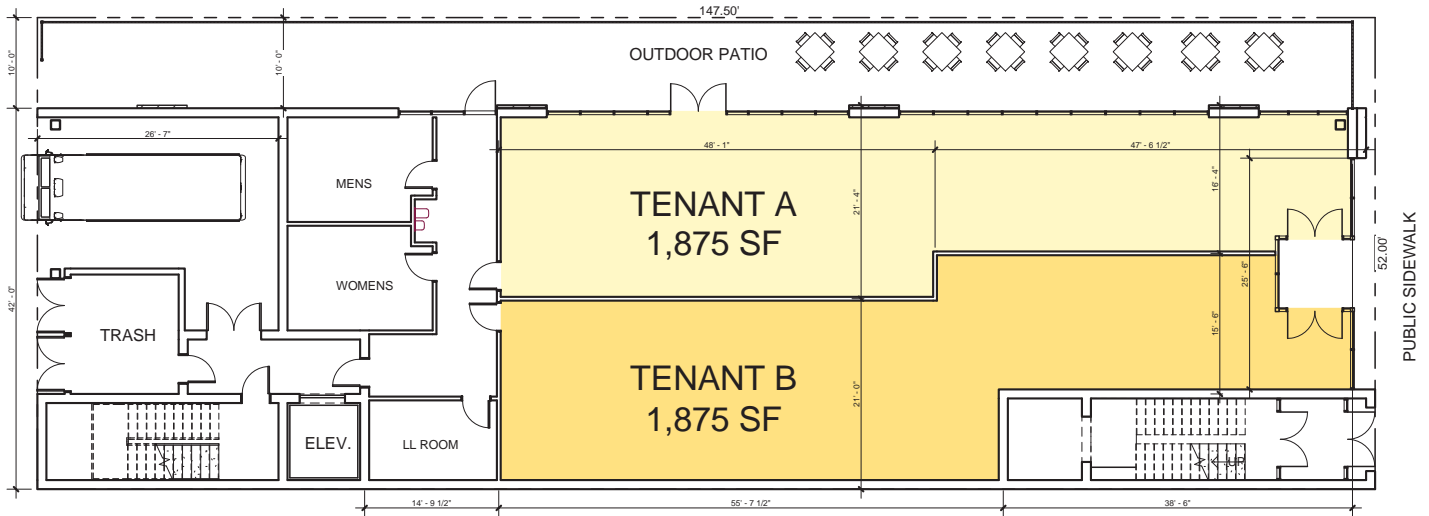


# For Lease

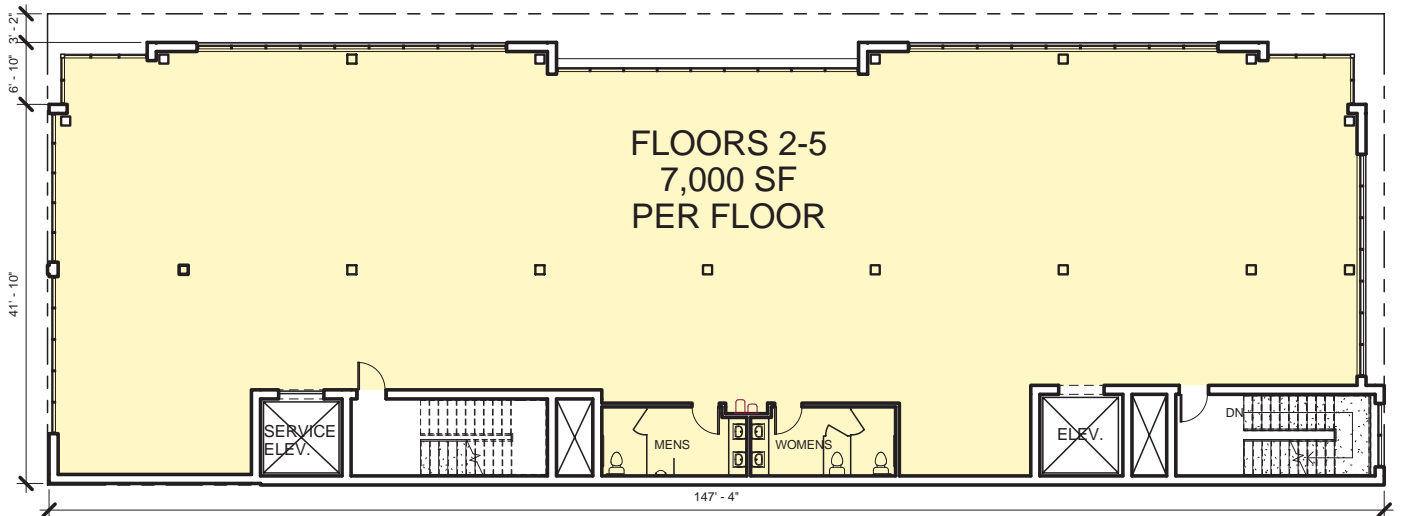
Retail Space

# 945 W. Belmont Avenue

Chicago, IL 60657 | Lakeview



Proposed First Floor Plan



Proposed Second - Fifth Floor Plan



Doug Renner  
312.275.3137  
doug.renner@baumrealty.com

Nicole Cardot  
312.275.0371  
nicole@baumrealty.com



