

LINCOLN PARK RETAIL/RESTAURANT SPACE FOR LEASE

2433-2445 N. Lincoln Avenue

CHICAGO, IL 60614



Doug Renner
312.275.3137 // doug.renner@baumrealty.com

Mark Fredericks
312.275.3109 // mark@baumrealty.com





Lincoln Park Retail/Restaurant Opportunity next door to the iconic Victory Gardens Biograph Theater

2433-2445 N. Lincoln Avenue

AVAILABLE SPACE

±2,300 SF (divisible)

PROPERTY HIGHLIGHTS

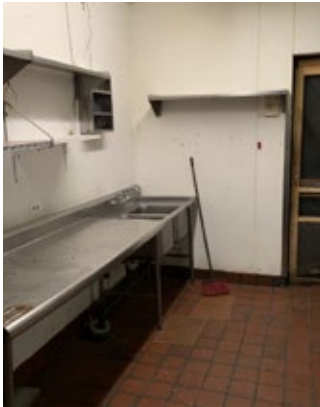
- + Former restaurant available along busy Lincoln Avenue in the heart of Lincoln Park
- + Retail space features great natural light and excellent frontage to the street
- + Located across the street from DePaul University and excellent residential population
- + Space is adjacent to Victory Gardens Biograph Theater
- + Surrounding retail includes Chipotle, Studio Three, Fifth Third Bank, Chase Bank, Kohler Water Spa and many more

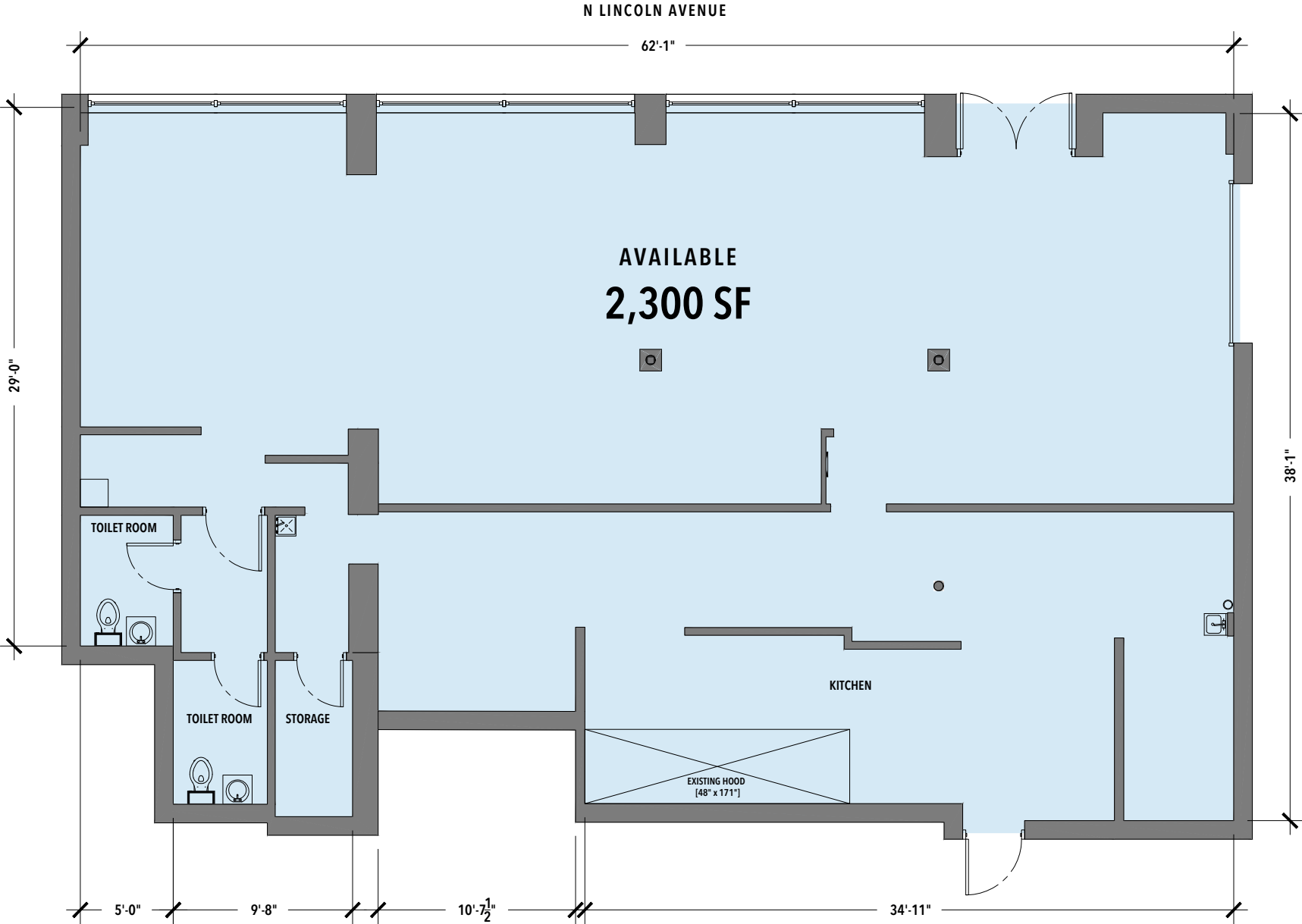
Doug Renner
312.275.3137 // doug.renner@baumrealty.com



DEMOGRAPHIC SUMMARY			
	.25 MI	.5 MI	1 MI
Est. Population	5,278	20,288	62,402
Adj. Daytime Population	3,503	12,517	50,561
Est. Households	2,622	9,882	29,831
Est. Average Household Income	\$175,371	\$189,288	\$177,825

Mark Fredericks
312.275.3109 // mark@baumrealty.com





2433 - 2445 N. Lincoln Avenue · Chicago, IL

Lincoln Park

Anchored by the historic Victory Gardens Biograph Theater and directly across from Lincoln Hall, one of Chicago's premier live music venues, **2433-2445 N. Lincoln Avenue sits at the heart of a vibrant neighborhood that pulses with activity.**

This prime location is surrounded by cultural, culinary, and retail attractions, including Michelin-starred Galit, which draws food enthusiasts from across the city with its innovative Middle Eastern cuisine. Just steps away, DePaul University brings youthful energy and a steady flow of students, faculty, and visitors who frequent the area's eclectic mix of cafes, boutiques, and everyday conveniences. The nearby Kohler Waters Spa adds a touch of luxury to the neighborhood, offering an upscale destination for relaxation and wellness. Together, the entertainment, dining, and retail options along this stretch make Lincoln Avenue a dynamic hub in Lincoln Park, where culture, commerce, and community seamlessly converge.



WALK SCORE
97
WALKER'S PARADISE



BIKE SCORE
89
VERY BIKEABLE



TRANSIT SCORE
81
EXCELLENT TRANSIT

Doug Renner

312.275.3137 // doug.renner@baumrealty.com

Mark Fredericks

312.275.3109 // mark@baumrealty.com





LINCOLN PARK RETAIL/
RESTAURANT SPACE FOR LEASE

2433-2445 N. Lincoln Avenue

CHICAGO, IL 60614

FOR MORE INFORMATION CONTACT

Doug Renner
312.275.3137 // doug.renner@baumrealty.com

Mark Fredericks
312.275.3109 // mark@baumrealty.com

