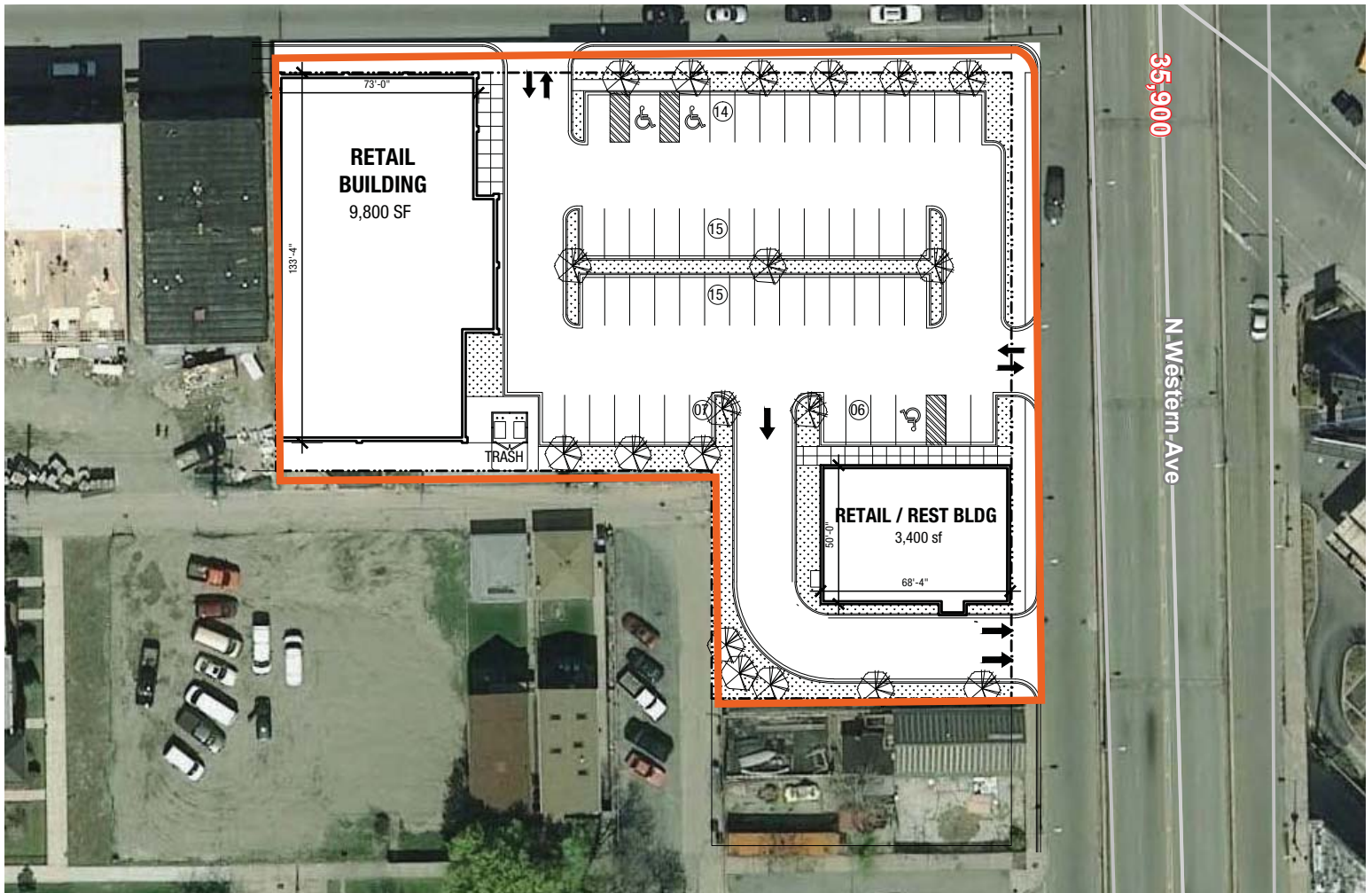


For Lease

Lease | Ground Lease | Build-to-Suit

SWC Belmont & Western

Chicago, IL 60618 | West Lakeview



- ±1 acre available for lease or build-to-suit
- Up to 3,400 SF building and a 9,800 SF free standing building under the proposed layout
- Excellent redevelopment opportunity on site
- Increased visibility on Belmont & Western with the demolition of the Western Avenue bridge
- Serves as a gateway east into Lakeview and south into Bucktown
- Caps the Clybourn retail corridor
- Riverview Plaza just north on Western Avenue includes retailers such as Mariano's, Toys "R" Us, Walgreens, Chipotle, Unleashed, Meatheads, PNC Bank & Supercuts

- Lane Tech High School, DeVry University and the Chamberlain College of Nursing are located north of the site

DEMOGRAPHIC SUMMARY

	RADIUS		
	.25 MILE	.5 MILE	1 MILE
AVERAGE HHI	\$139,414	\$123,368	\$133,463
DAYTIME POPULATION	1,327	8,419	29,395
RESIDENTIAL POPULATION	2,205	11,231	45,775

TRAFFIC COUNTS

W. BELMONT AVENUE	14,000 VPD
N. WESTERN AVENUE	35,900 VPD

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For Lease

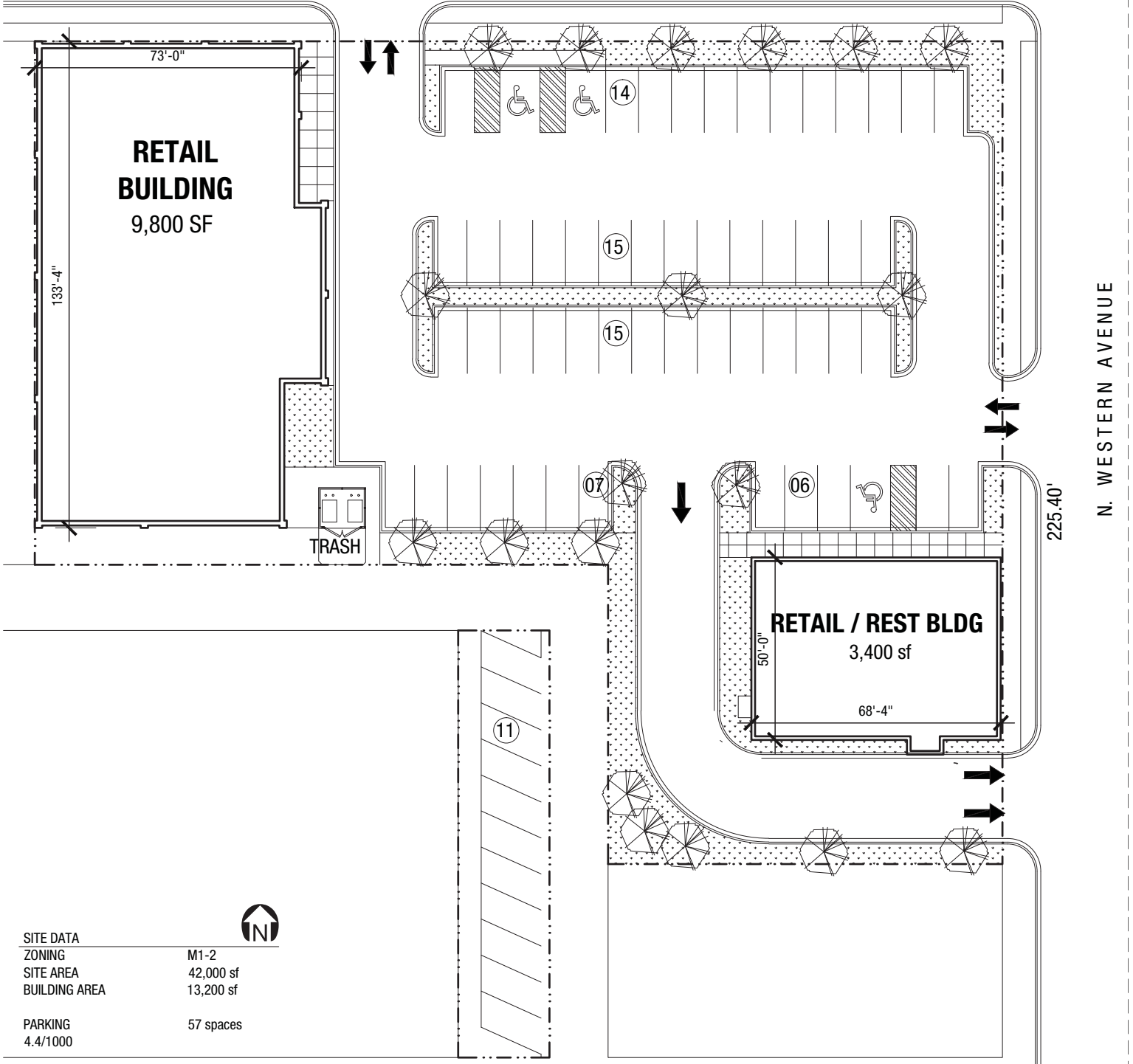
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W. BELMONT AVENUE

265.00'



SITE DATA	
ZONING	M1-2
SITE AREA	42,000 sf
BUILDING AREA	13,200 sf
PARKING	57 spaces
	4.4/1000

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