



4759 NORTH LINCOLN AVENUE FOR SALE

MIXED-USE RETAIL/RESTAURANT PLUS RESIDENTIAL

LINCOLN SQUARE/RAVENSWOOD

SPACE DETAILS

BUILDING

- ▶ Three story mixed-use/retail building
- ▶ Approximately 12,000 SF total building size
 - ▶ Approximately 6,000 SF retail/restaurant space
 - ▶ Approximately 6,000 SF total residential space

PRICE

\$3,100,000.00

HIGHLIGHTS

- ▶ Take this opportunity to become the first new owner in 30 years of this truly unique Lincoln Square property!
- ▶ This fully occupied building features 6 apartments above the 6,000 SF of prime retail space on the first floor
- ▶ Located at the entry gate of Lincoln Square's commercial corridor
- ▶ A Walkers Paradise with close proximity to the Western Brown Line L sopt and just steps from Lawrence Avenue
- ▶ Reach out now to learn more about this unique building with value add potential!

DEMOGRAPHICS

	1 MI	3 MI
TOTAL HOUSEHOLDS	25,952	223,929
AVERAGE HH INCOME	\$68,840	\$59,229
TOTAL POPULATION	58,092	517,177
AVERAGE AGE	36.3	36.4
DAYTIME EMPLOYEES	20,193	166,072







**4759 NORTH
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CHICAGO, IL 60625**

EXCLUSIVE AGENT

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