

1136 W Armitage Ave

Chicago, IL 60614

Lincoln Park

FOR LEASE

1,100 Sq Ft | Prime Corner Retail Available



HIGHLIGHTS

Property Type:	Retail
Lease Type:	Gross
Size:	1,100 Sq Ft
Ceiling Heights:	11'8
Basement:	Not Included
Zoning:	C1-2
Alderman:	Smith

DEMOGRAPHICS

(2015 Estimates)

	1 Mile	3 Miles
Population	46,795	419,672
Households	24,950	248,239
Average Income	\$123,624	\$105,936

DESCRIPTION

- 1,100 Sq Ft corner retail storefront available in vintage Lincoln Park brick building
- Prime location between Sheffield and Racine, directly across from Salon 1800 / Fairways / The Goddard School and within 3 blocks of Walgreens, Starbucks, 7-Eleven, PAWS Chicago & Old Town School of Folk Music
- Situated on high-end Armitage Avenue retail corridor that includes Intermix, Bonobos, BCBG, L'Occitane, Kiehl's, MAC Cosmetics, Lush, Benefit Cosmetics & Paper Source
- Light-filled interior features oversized windows, tin ceiling tiles, freshly painted drywall, one bathroom, and utility sink

- Easily accessible to public transportation, adjacent to Divvy Bike Clifton & Armitage station, located on CTA #73 Armitage bus route and 0.2 miles from Brown/Purple line Armitage station
- Tenant shall pay pro-rata share of water (estimated at \$70/month for 2016 but shall be charged at actual cost)
- Tenant responsible for contracting their own commercial trash service
- Black iron NOT allowed / basement not included

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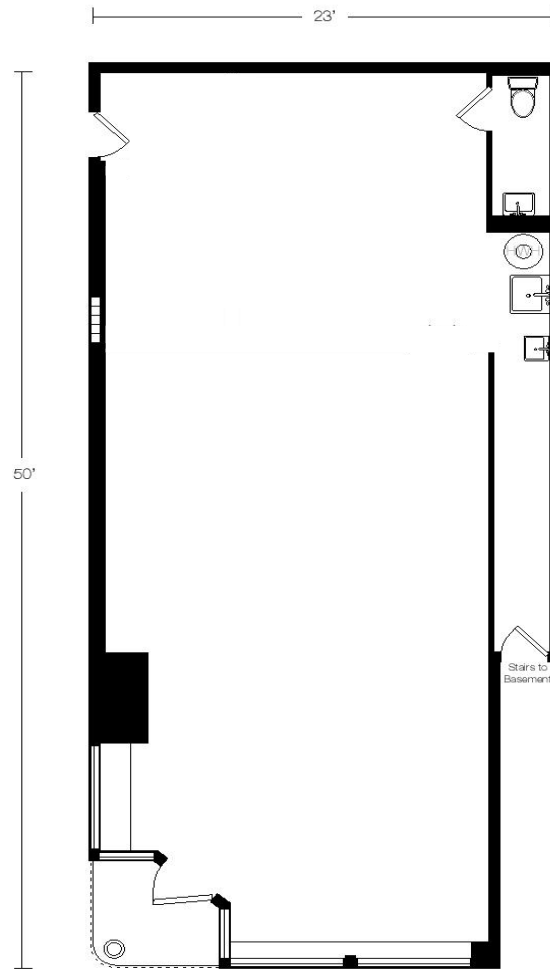
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FLOOR PLAN

1136 W Armitage Ave

Lincoln Park

Chicago, Illinois 60614



Flr 1, Retail Unit
1100sf

1136 W. ARMITAGE

Floorplans are for marketing purposes only- actual measurements may vary slightly. Cannot be used as a rider to a contract.



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