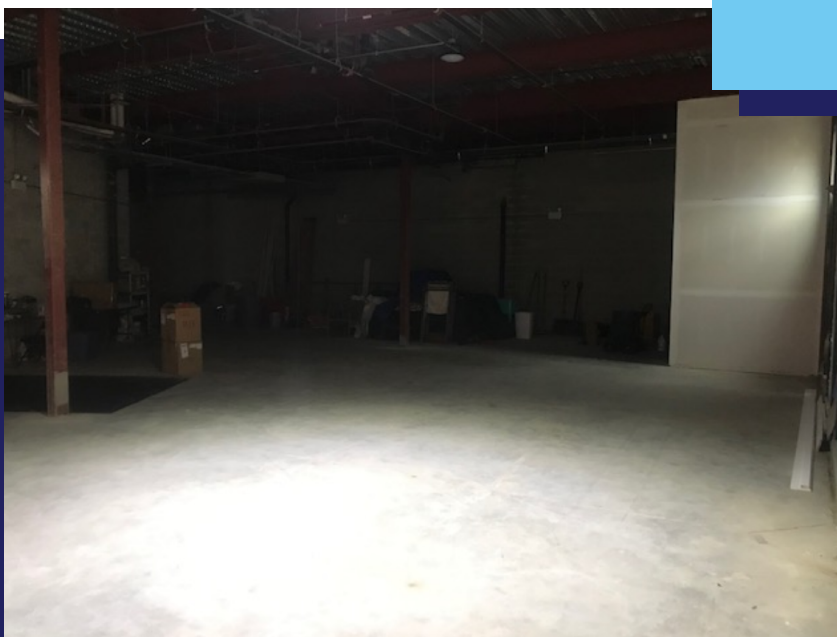




FOR LEASE
Lakeview Corner Retail
with Existing Black Iron
3464 N Lincoln Avenue
Chicago, IL 60657

HIGHLIGHTS

Property Type: Retail
Lease Type: NNN
Size: 2,214 Sq Ft
Ceiling Height: 15'
Zoning: B3-3
Alderman: Martin



SNAPSHOT



- **2,214 Sq Ft retail space available for lease on the first floor of MODE Lakeview, an 18-unit boutique apartment complex**
- **Features floor to ceiling windows, 15' ceilings, and over 33"of frontage on N Lincoln & 40' of frontage on W Cornelia**
- **18"x18" black iron duct to the roof for future restaurant exhaust**
- **Space will be delivered "vanilla box" with 1 ADA restroom**
- **Electrical: 400A @ 120/208V**

TRANSIT



**On CTA #77
Belmont Bus Route**



**0.2 miles to CTA
Belmont Red / Purple /
Brown Line station**



**0.2 miles to CTA #22
Clark Bus Route**

- **High-visibility location with traffic of over 10,450 vehicles per day and a Walk Score of 90**
- **Neighboring retailers include Fernando's Tequila Bar & Restaurant, Starbucks, Finley Dunne's Tavern, Yummy Dental & Orthodontics for Kids, WaterHouse, Loba Pastry & Coffee, Malosa Boutique, and Paulina Meat Market**

FLOOR PLAN

