

FORMER 7-11 SPACE FOR SALE

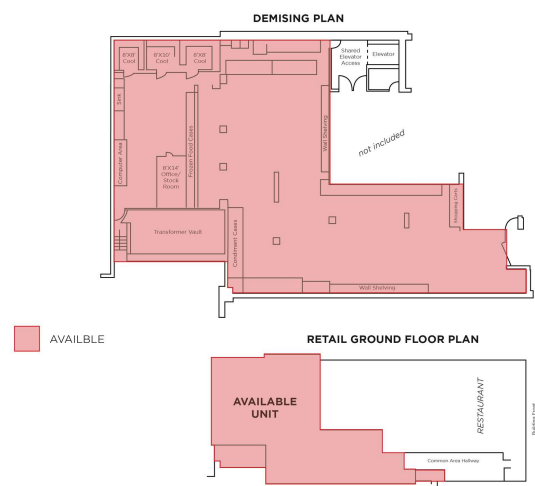
Former Lincoln Park 7-11 For Sale | Commercial Condo

PRESENTED BY:

TIM RASMUSSEN, CCIM
O: 312.676.1875
trasmussen@svn.com

RONALD WEISSENHOFER
O: 630.712.2573
ronald.weissenhofer@svn.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$590,000.00
UNIT SIZE:	4,788 SF
CEILING HEIGHTS:	9'-6"
ZONING:	RM6.5
MARKET:	Lincoln Park
WARD/ALDER	43rd/Timmy Knudson
SUBMARKET:	Lincoln Park

PROPERTY OVERVIEW

Available for the first time in over 20 years, this former 7-Eleven space is located on the ground floor of one of Lincoln Park's largest condominium buildings. With nearly 4,800 square feet and over 9-foot ceiling heights, this space offers a prime opportunity. Benefit from the built-in customer base of the 440-unit building, as well as the surrounding high-density, high-income community.

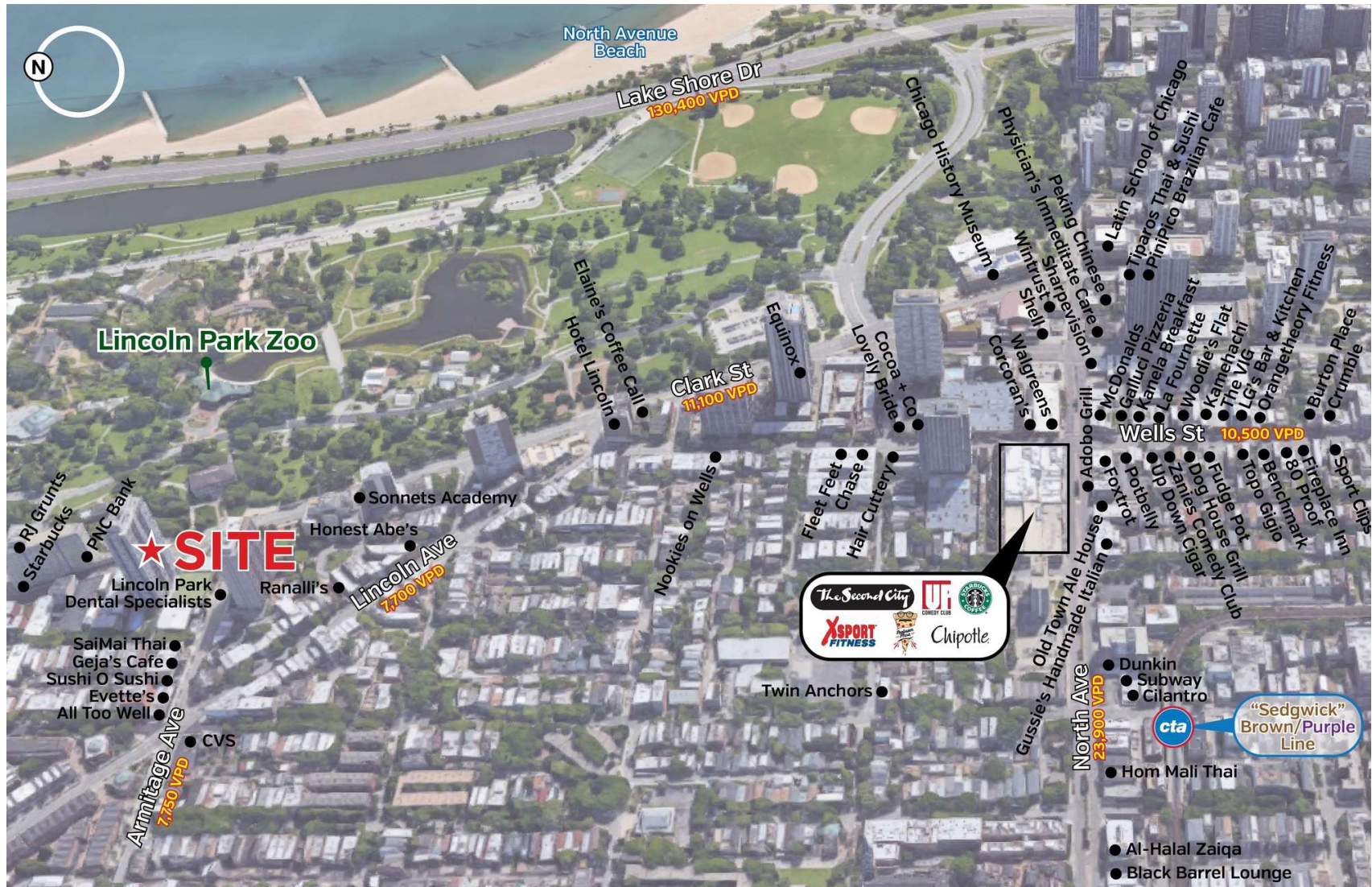
LOCATION OVERVIEW

Discover the charm of 2020 Lincoln Park West, Chicago, in the vibrant Lincoln Park neighborhood. Ideal for Retail investors, this sought-after area offers a lively mix of shopping, dining, and entertainment, drawing both locals and tourists. Near iconic attractions like Lincoln Park Zoo and the Nature Museum, this picturesque area with its historic architecture provides an excellent opportunity to capture bustling foot traffic. Invest in the heart of this thriving Chicago market.

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AREA HIGHLIGHTS



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DEMOGRAPHICS MAP & REPORT

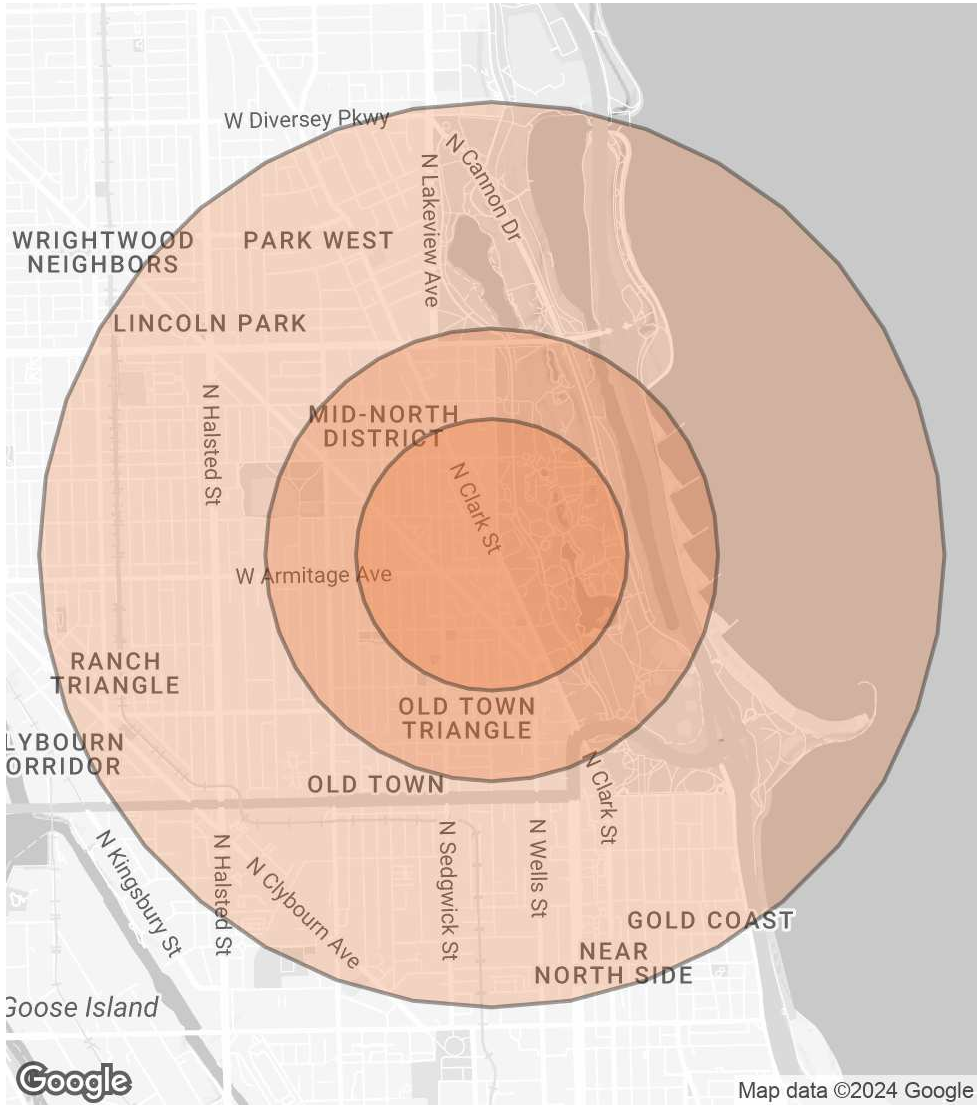
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	7,371	17,006	69,556
AVERAGE AGE	39	38	38
AVERAGE AGE (MALE)	39	39	38
AVERAGE AGE (FEMALE)	39	38	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	4,100	9,481	39,159
# OF PERSONS PER HH	1.8	1.8	1.8
AVERAGE HH INCOME	\$168,938	\$176,162	\$182,032
AVERAGE HOUSE VALUE	\$1,006,064	\$939,432	\$885,960

Demographics data derived from AlphaMap



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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