

FOR LEASE Lincoln Square New Development 4874 North Lincoln Avenue, Chicago

**McDonald's
Anchored**

**Dramatic
building signage
opportunities**



New development with rare high-visibility opportunity in dynamic urban trade area

Exciting new development opportunity in the Lincoln Square neighborhood of Chicago at the high-traffic intersection of Lincoln Avenue & Western Avenue which is a block north of Lawrence Avenue. The confluence of these roadways produce heavy traffic counts with 52,400 vehicles per day past the site. The development will share a common parking field with McDonalds with an easement in perpetuity for 20 shared spaces. Lincoln Square enjoys excellent demographics comprised largely of young families and professionals. The retail market is vibrant with a strong mix of national and local restaurant, service and boutique tenants.

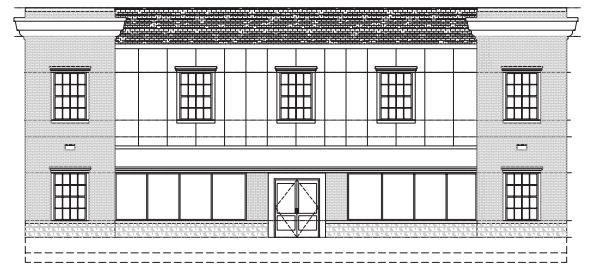
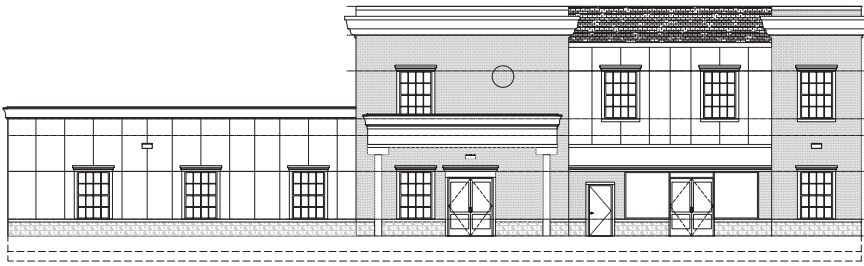
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DEMOGRAPHICS

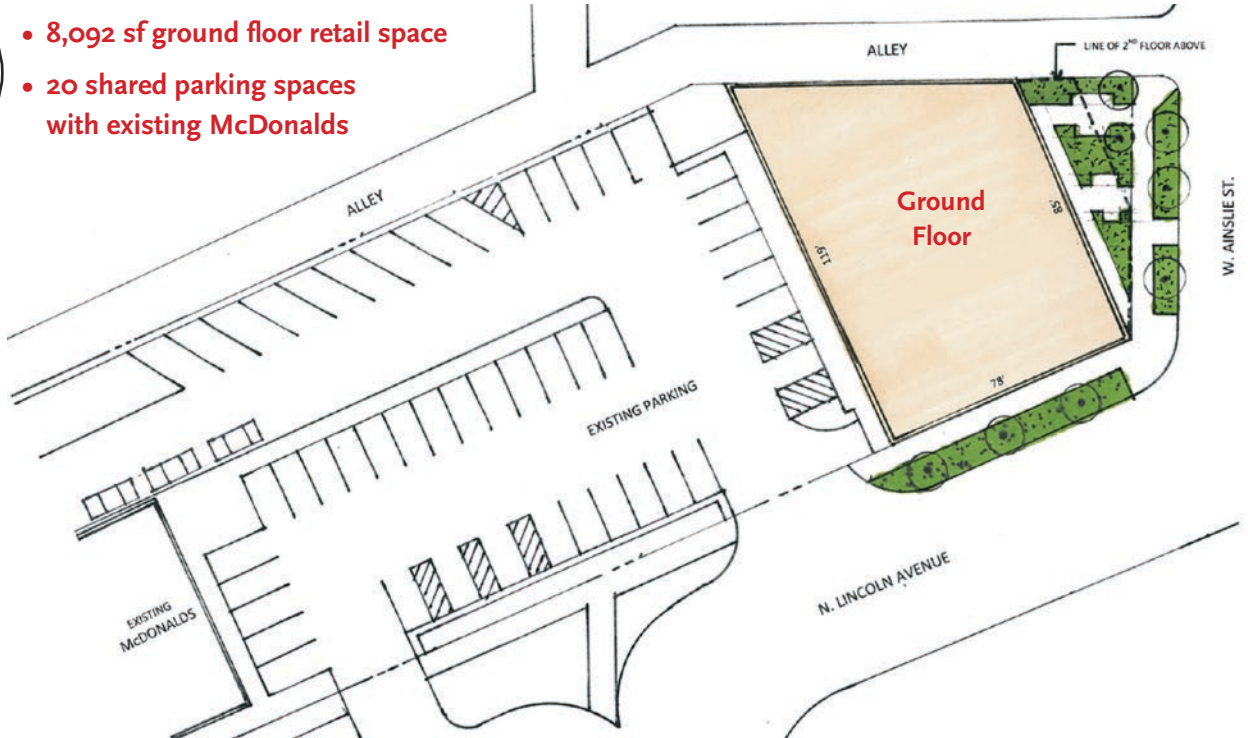
	.25 mi	.5 mi	1 mi
Population	3,879	15,294	60,414
Daytime Pop.	2,552	8,577	34,907
Ave. HH Income	\$85,341	\$86,357	\$86,405

- 8,092 sf ground floor retail space
- 5,000 sf second floor space, with proposed 3,000 sf outdoor patio for potential daycare or office/retail
- 20 shared parking spaces with existing McDonalds
- 52,400 vehicles per day at Lincoln Ave & Western Ave
- Over 60,000 residents within one mile



Ground Floor

- 8,092 sf ground floor retail space
- 20 shared parking spaces with existing McDonalds



Second Floor

- 5,000 sf second floor space, with proposed 3,000 sf outdoor patio for potential daycare or office/retail
- Elevators to access second floor

