



825

W ARMITAGE

LINCOLN PARK

1,150 SF RETAIL  
SPACE FOR LEASE

CANVAS



# 825 ARMITAGE OPPORTUNITY

- **Corner Location:** trophy retail store in the heart of Lincoln Park's vibrant Armitage Shopping Corridor, a premier shopping destination within Chicago's safest and most desirable neighborhood
- **IL's #1 Income Zip Code:** Lincoln Park's ample retail options & dining scene, nestled among its tree-lined streets has drawn an influx of wealthy young professionals & families
  - Site is within ½ mile of DePaul University and its 22k+ student population
- **Prime Brand Exposure:** immediately surrounded by some of the country's most coveted brands
  - Significant branding / on premise advertising opportunity
- **Limited Inventory:** Only corner available in the market and 1st time the space has been available in 20 years
- **Proximity To Transit:** highly trafficked & easily accessible – a "Walker's Paradise"
  - 2 blocks west of the Armitage Brown & Purple 'L' Station which sees +1.3mm passengers annually
  - 1 block east of the Halstead & Armitage intersection (20k daily passings) with CTA buses servicing both N/S and E/W routes
  - 3 Divvy Bike stations with ¼ mile



# FLOOR PLAN



1,150 SF

**GROUND FLOOR**



800 SF

**LOWER LEVEL**  
(Storage)



65+ FT

**CORNER FRONTAGE**

(25+ ft on Armitage Ave with  
40+ ft wraparound on Dayton St)

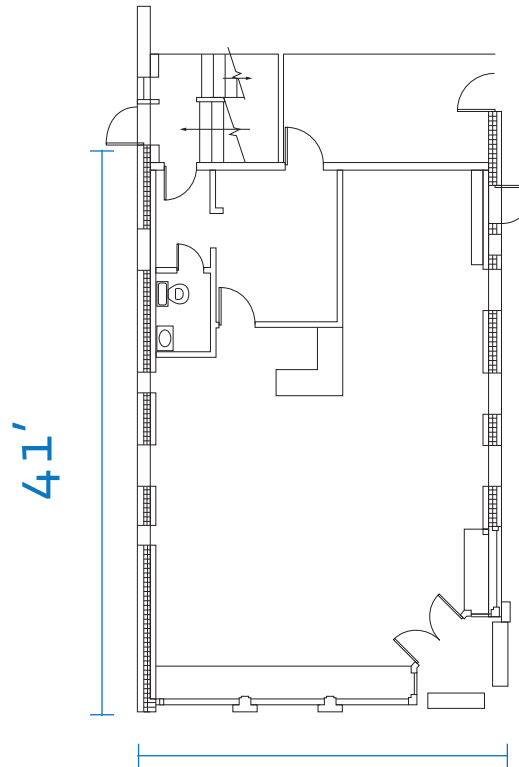


500 SF

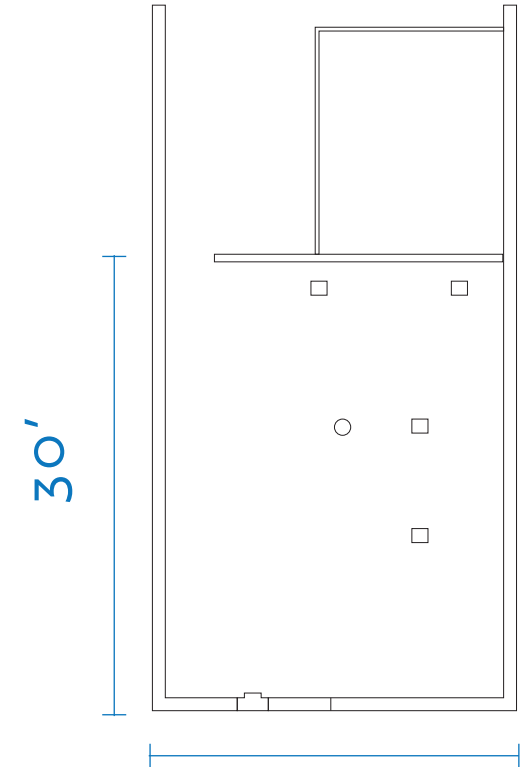
**SIGNAGE OPPORTUNITY**

(on premise  
advertising & mural)

**GROUND FLOOR**



**LOWER LEVEL**



**Additional ground level space available in building rear**



# DEMOGRAPHICS

## WITHIN 1-MILE



+194K

AVE. HH  
INCOME



+67.5K

TOTAL  
POPULATION



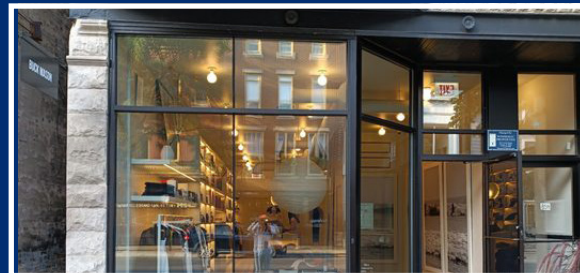
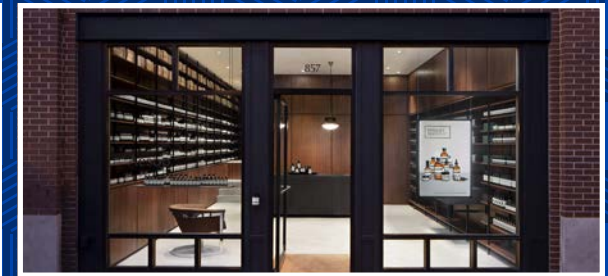
+34.8K

TOTAL  
HOUSEHOLD



+1.3M

CTA  
RIDERSHIP



# NEIGHBORING RETAILERS

Aēsop®

*allbirds*

BONOBOS

BUCK MASON

*Catbird*

Clare V.

FAHERTY

 gorjana

INDOCHINO

INTERIOR  
DEFINE

jenni kayne

*Kiehl's*  
SINCE 1851

*La* COLOMBE  
COFFEE ROASTERS

*Levain*  
BAKERY

LUSH

*Margaret  
O'Leary*

PAPER  SOURCE

PARACHUTE

 ROTHY'S

Rowan

*State & Liberty*

SERENA & LILY

THE  
BLK  
TUX

TODD SNYDER  
NEW YORK

WARBY PARKER





CANVAS

FOR MORE INFORMATION,  
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# RETAIL MAP

<p>NORTH SHEFFIELD AVENUE</p>	<p>NORTH SHEFFIELD AVENUE</p>
<p>NORTH BISSELL STREET</p> <p>PERUVIAN CONNECTION</p> <p>WEST ARMITAGE AVENUE</p>	<p>NORTH BISSELL STREET</p> <p>ANNETTE'S ITALIAN ICE TRES BIEN NAIL SALON</p> <p>THE TIE BAR jenni kayne</p> <p>INDOCHINO lp DREAMDRY Catbird HOTEL Chocolat.</p>
<p>NORTH FREMONT STREET</p> <p>LUSH Aesop. SERENA &amp; LILY WARBY PARKER Marine Layer</p> <p>BONOBOS allbirds Outdoor Voices PARACHUTE INTERIOR DEFINE</p>	<p>NORTH FREMONT STREET</p> <p>Dr. COLOMBE BUCK MASON benefit NAADAM ROTHY'S GOLDBERG &amp; PERL REALTORS TRUE CLASSIC Walgreens</p>
<p>825 WEST ARMITAGE</p>	<p>NORTH DAYTON STREET</p> <p>SUMMER THORNTON DESIGN LORI'S topdrawer</p> <p>pure barre LEFT ON THREAD Beside Manor Ltd. azil boutique fNc W LancetAway CREDIT UNION 1 HELEN FIGALORA MCSHANE'S EXCHANGE BLUEDOOR FARM STAND SCENARIOS KeyMe Locksmiths THE STORE BYline Bank</p>
<p>NORTH HALSTED STREET</p>	<p>NORTH HALSTED STREET</p>