



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)

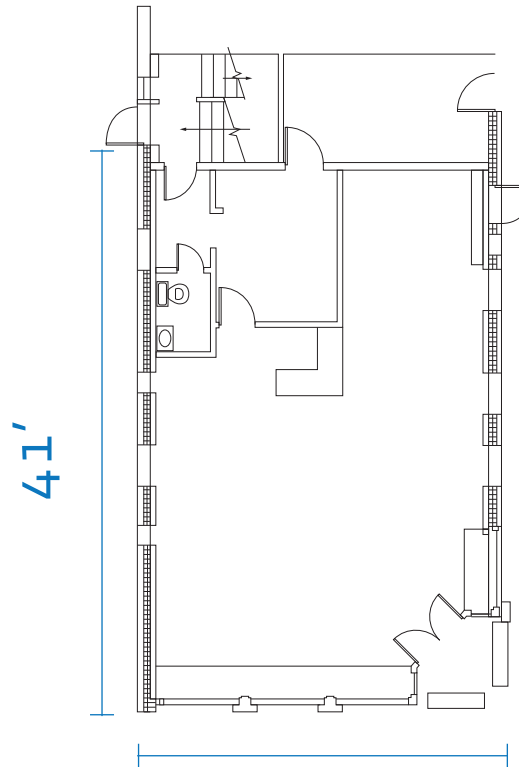


500 SF

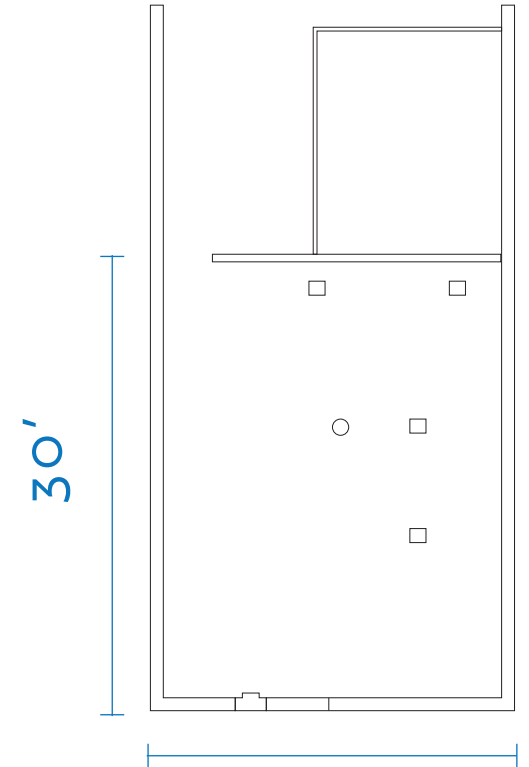
SIGNAGE OPPORTUNITY

(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



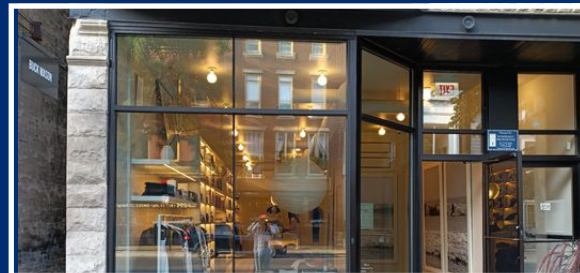
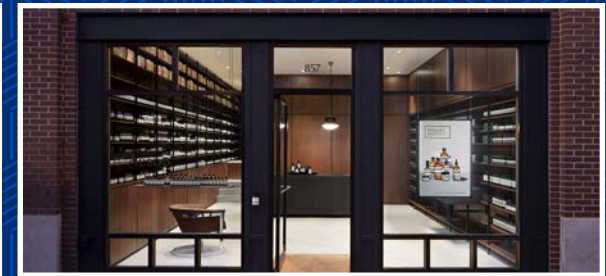
+34.8K

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> MANOA DRY CLEANER Clare V. WINTRUST </p>	<p>NORTH SHEFFIELD AVENUE</p> <p> ART OF PURE ALPHA FAMILY CHIROPRACTIC KINCADE'S BAR & GRILL TACO BELL cantina ART EFFECT </p> <p>BLONDIES</p> <p></p> <p>1.3 MILLION ANNUAL RIDERSHIP</p>
<p>NORTH BISSELL STREET</p> <p> PERUVIAN CONNECTION PAPER+SOURCE Old Town School of Folk Music </p> <p>WEST ARMITAGE AVENUE</p>	<p>NORTH BISSELL STREET</p> <p> ANNETTE'S ITALIAN ICE TRES BIEN NAIL SALON THE TIE BAR jenni kayne INDOCHINO Lp DREAMDRY Chocolat. </p>
<p>NORTH FREMONT STREET</p> <p> LUSH Aesop. SERENA & LILY WARBY PARKER BONOBOS allbirds Outdoor Voices PARACHUTE INTERIOR DEFINE </p>	<p>NORTH FREMONT STREET</p> <p> Dr. COLOMBE BUCK MASON benefit NAADAM ROTHY'S FIVE PACS GOLDBERG & PERL REALTORS State of Liberty TRUE CLASSIC Walgreens </p>
<p>ET</p> <p> FAHERTY TODD SNYDER NEW YORK </p> <p>WEST ARMITAGE AVENUE</p> <p> </p>	<p>NORTH DAYTON STREET</p> <p> SUMMER THORNTON DESIGN LORI'S topdrawer </p> <p>WEST ARMITAGE AVENUE</p> <p> Bedside Manor Ltd. azil boutique FNK W FACE FONDRIE Lancelotti CREDIT UNION 1 MESHANES EXCHANGE CONSIGNMENT BLUE DOOR FARM STAND HELEN FIGALORA MCSHANE'S EXCHANGE CONSIGNMENT FARM STAND </p>
<p>NORTH HALSTED STREET</p> <p> one medical BARRY'S O V M E Small Chemical shloh soul prime citibank </p>	<p>NORTH HALSTED STREET</p> <p> M5 CHICAGO citibank </p>