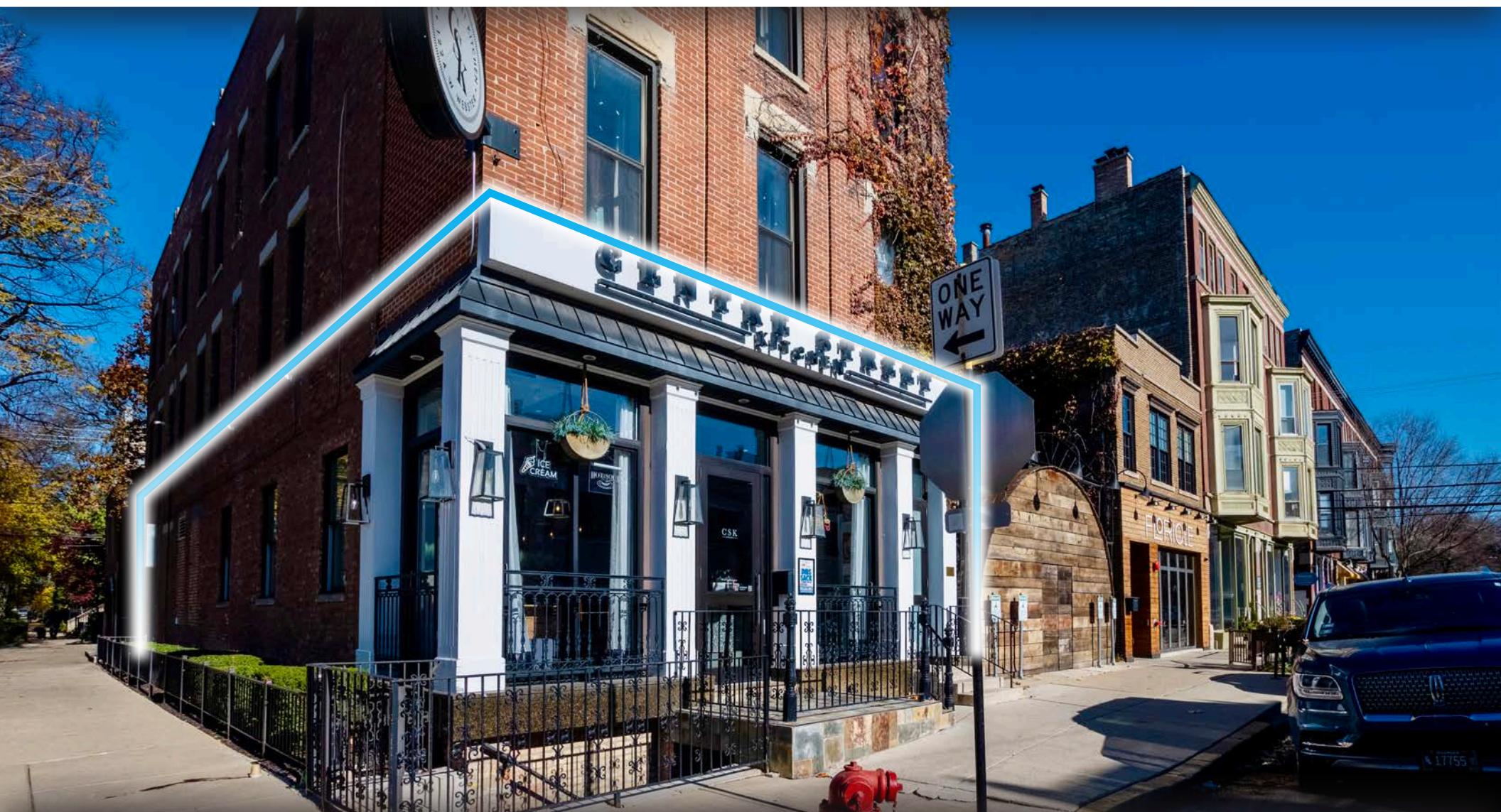


RETAIL/RESTAURANT SPACE
AVAILABLE FOR LEASE

1224 W. Webster Ave.
LINCOLN PARK - CHICAGO



CANVAS

LINCOLN PARK

Located at the Northeast corner
of Webster and Magnolia

HIGHLIGHTS

- Prime retail/restaurant opportunity in the heart of Lincoln Park
- Situated less than one block from the renowned 1.85 acre Trebes Park, known for drawing neighborhood residents of all ages
- Surrounded by a dense residential population with average household income exceeding \$250,000 within one mile
- Just West of DePaul University and a stone's throw from Oscar F Mayer School
- Full kitchen with black iron ventilation plus usable lower level space with built out bathrooms, prep, storage, office, and refrigeration

NEIGHBORHOOD RETAILERS



Monograms
on
Webster

Coté lac

OLD PUEBLO
cantina

THE
CryoBar[°]
CRYOTHERAPY

SALON V

FLORIOLE

Sweet Mandy B's
~ OLD FASHIONED DESSERTS ~

CANVAS

DEMOGRAPHICS



63.2k+

Total Population
1 Mile



\$215k+

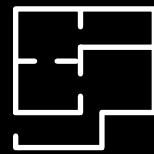
Average HH Income
1 Mile



55.8k+

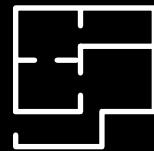
Daytime Population
1 Mile

SPACE AVAILABLE



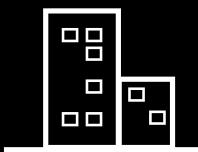
2,123 sf

First Floor



2,077 sf

Lower Level

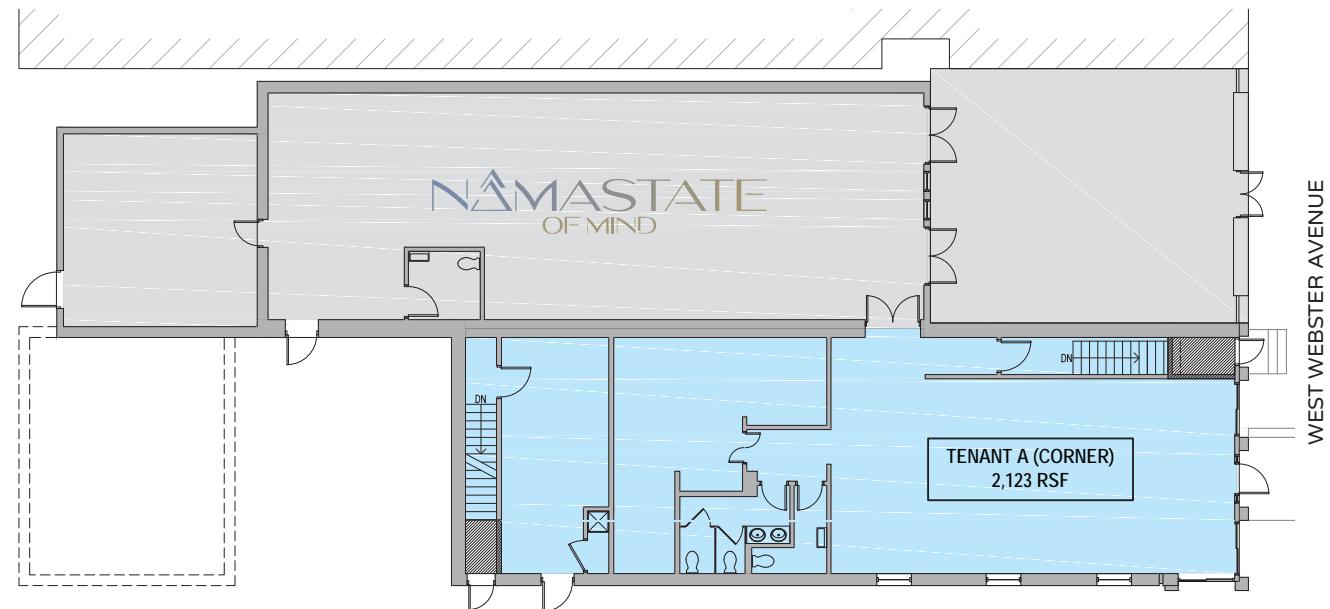


30'8"

Frontage on W. Webster

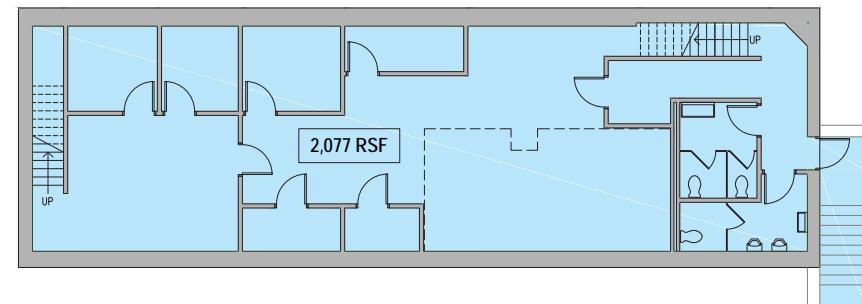
FLOOR PLANS

First Floor

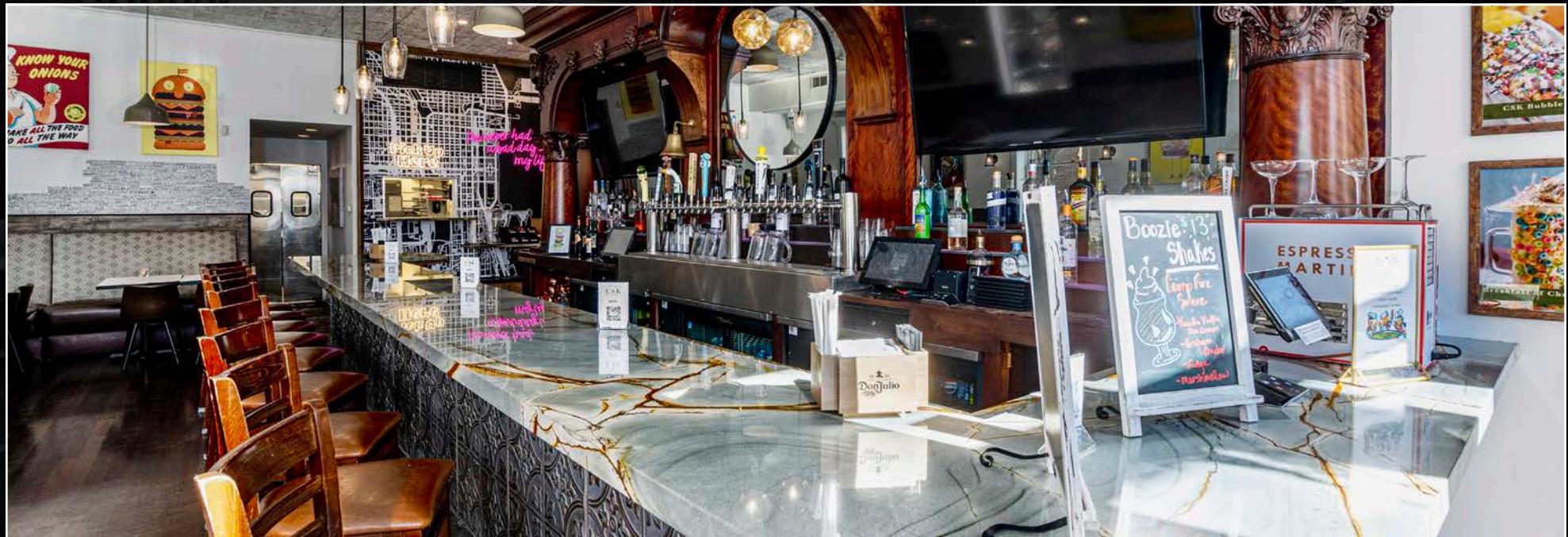


NORTH MAGNOLIA AVENUE

Lower Level



CANVAS



CANVAS



5

A detailed map of the North Clark Street area in Chicago, showing a grid of streets and numerous businesses. Key landmarks include the Oscar F. Meyer School (Middle School), Trebes Park, and DePaul University. The map also highlights the North Kingsbury Street area and various commercial zones along Clark Street. Businesses shown include Rosin, spavia, Carrara, Fat Shack, COSMO PROF, physicians, SHREWDIS, AR Fit, INDY CITY DENTISTICS, Formally Modern Tuxedo, LIFT, Eiffel Waif, State Penn, McGees, T & G Grill, Sushi Tou, Foxtrot, and many others. The map also shows the North Kingsbury Street area and various commercial zones along Clark Street.

FOR MORE INFORMATION, PLEASE CONTACT

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