

**RESTAURANT/RETAIL
SPACE FOR LEASE**

3036 N. Lincoln Ave.
LAKEVIEW - CHICAGO



CONCEPTUAL RENDERING

CANVAS

LAKEVIEW

Located at the Southwest block of Lincoln
between Barry & Wellington

HIGHLIGHTS

- Full liquor license in place, one of the only available Lincoln Avenue spaces cleared to pour
- Ground-up new construction delivering 9/1/26
- Ground floor of a 16-unit luxury residential building, built-in customer base overhead
- Rare rooftop opportunity with unobstructed skyline views
- On-site parking potential, a true rarity on this stretch of Lincoln

NEIGHBORHOOD RETAILERS

Bank of America



DUNKIN'

Jewel-Osco



LA|FITNESS

Orangetheory
FITNESS



pure barre

SportClips
HAIRCUTS



SUBWAY

Taco Maya

TARGET

Walgreens



xfinity

DEMOGRAPHICS



78.2k+

Total Population
1 Mile



\$238k+

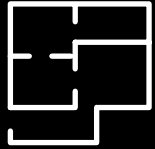
Average HH Income
1 Mile



71.3k+

Daytime Population
1 Mile

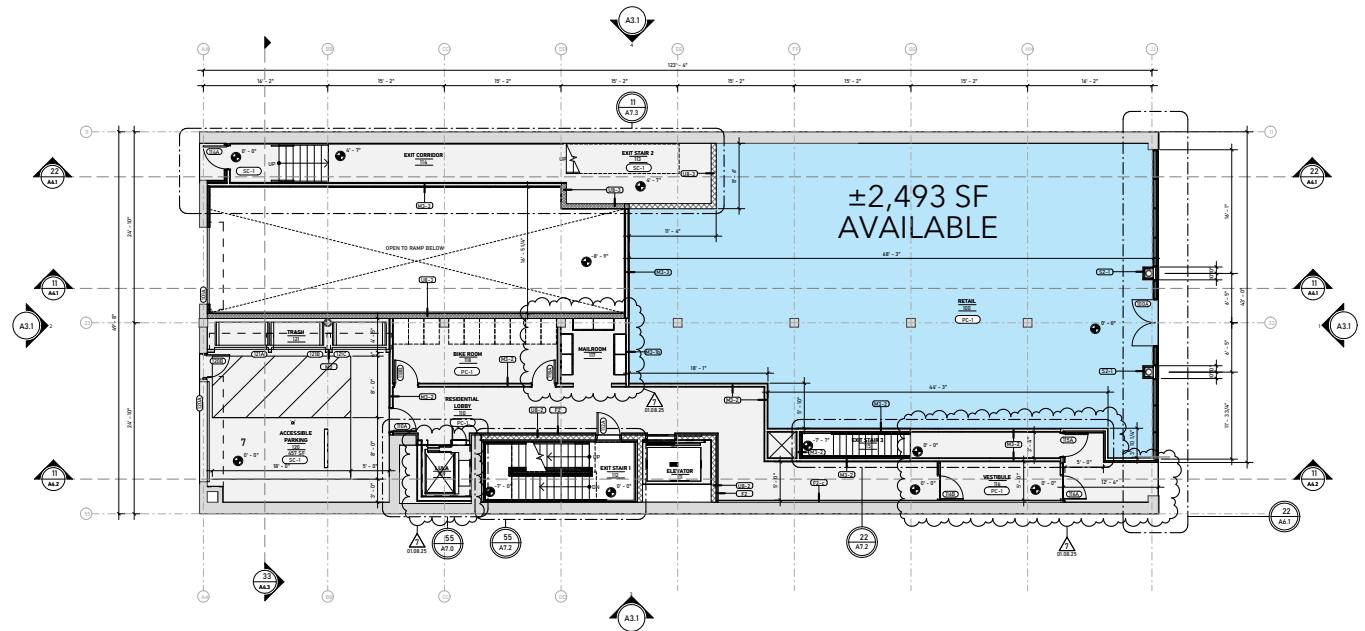
SPACE AVAILABLE



2,493 sf

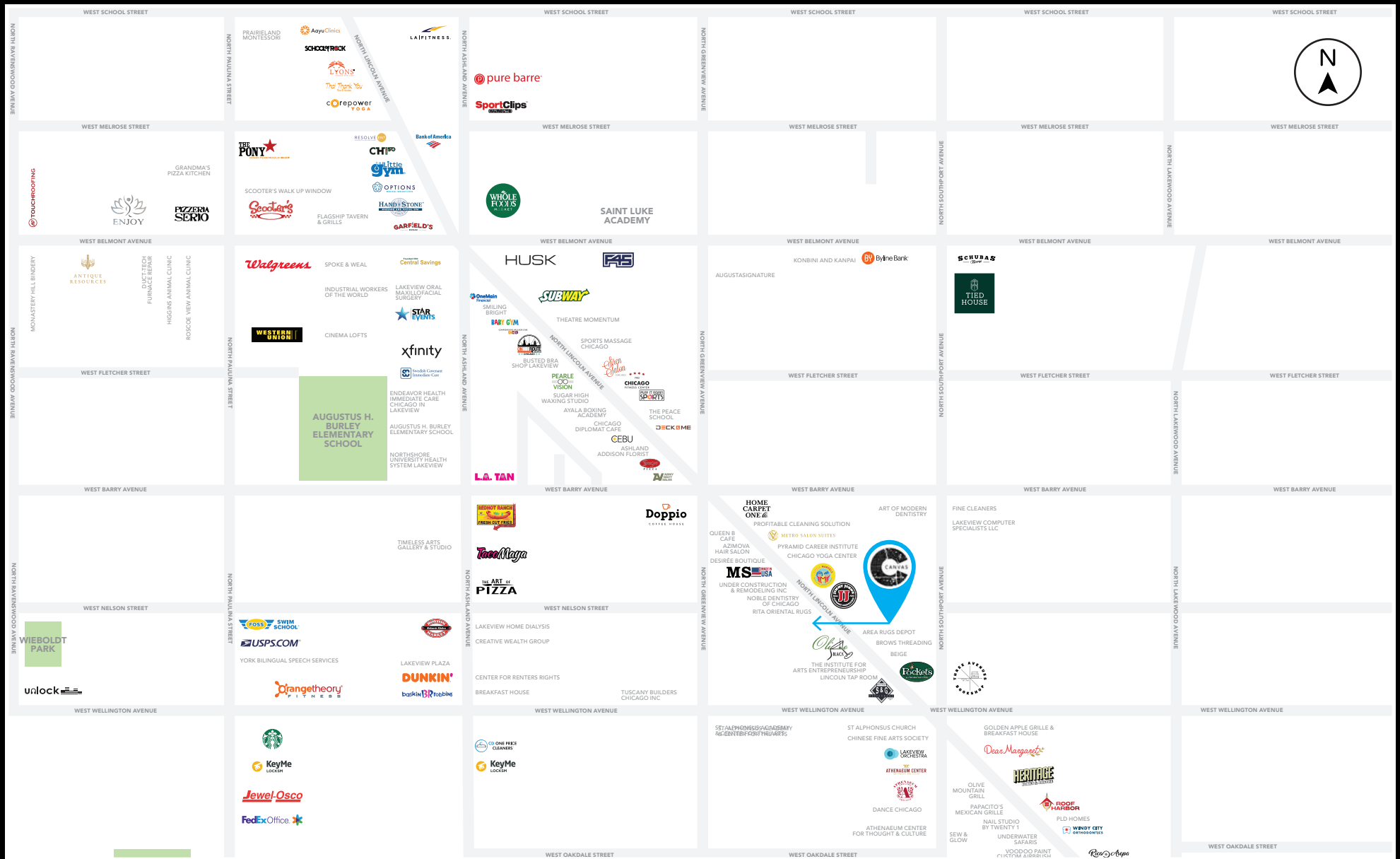
Ground Floor

SINGLE TENANT PLAN





CANVAS



FOR MORE INFORMATION, PLEASE CONTACT

CANVAS

ANDREW BECKER
 abecker@canvasrealestate.com
 312.231.2600

RACHEL NASATIR
 rnasatir@canvasrealestate.com
 312.361.4282

2211 North Elston Avenue,
 Suite 307, Chicago
 www.canvasrealestate.com