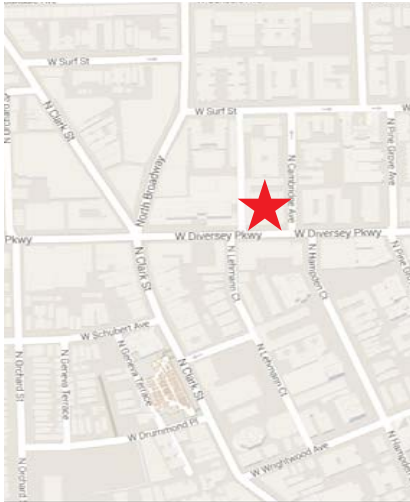


538 WEST DIVERSEY

REIMAGINED RETAIL SPACE

IN THE HEART OF LAKEVIEW



PROPERTY

Located within the Clark/Diversey trade area, 538 W. Diversey offers unparalleled access to Lakeview's dense residential population. Close proximity to major bus routes combined with a vibrant retail and nightlife area makes this a true seven day a week location.

AVAILABLE SPACE

- 2,460 - 15,166 sf (Divisible)

AREA RETAILERS

Trader Joe's, Urban Outfitters, Wal-Mart Neighborhood Market, Express, Crossroads Trading, TJ Maxx, Nando's, Kuma's Corner, Stan's Donuts, Walgreen's, Chipotle, Starbucks, Potbelly Sandwich Works.

TRAFFIC COUNTS

13,000 vehicles per day on Diversey

DEMOGRAPHICS

	½ MILE	1 MILE	2 MILE
POPULATION	34,409	80,739	199,649
AVERAGE HH INCOME	\$100,463	\$113,833	\$121,802
DAYTIME POPULATION	13,0106	32,022	86,592

RENT

Upon request.



Existing Building



Conceptual Rendering, Subject to Change



150'

Diversey Pkwy
frontage



2.4-15k

Square feet
available



13k

Vehicles on
Diversey Pkwy



32k

People work
within a one-
mile radius



80.7k

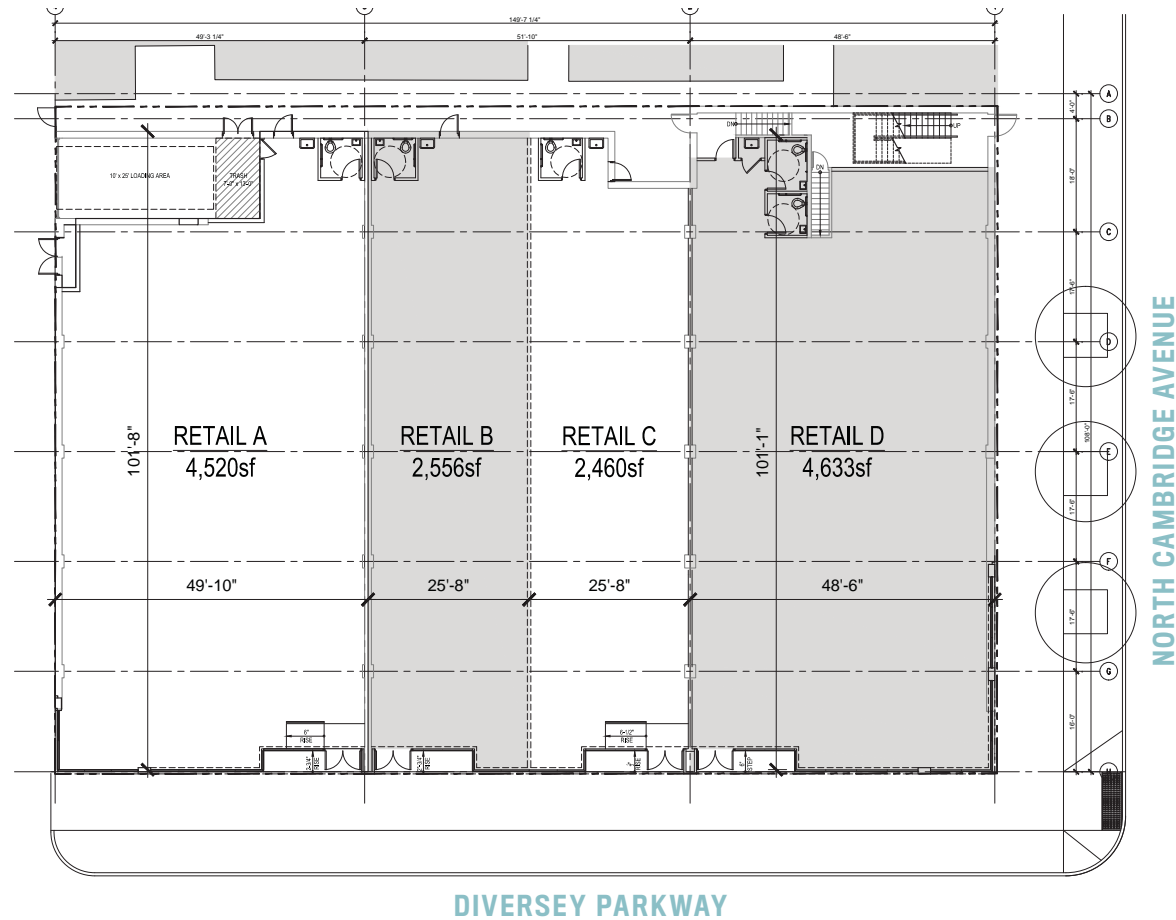
Total
population in
one-mile radius

EXCLUSIVE AGENT Jason Gustavson (jason@stonerealestate.com, 312/372-2688)
and William Winter (wwinter@stonerealestate.com, 312/878-9445)

STONE
REAL ESTATE

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