

STONE REAL ESTATE

# 538 WEST DIVERSEY



Conceptual Rendering, Subject to Change



**2.4-15K**

Square feet available



**79.3K**

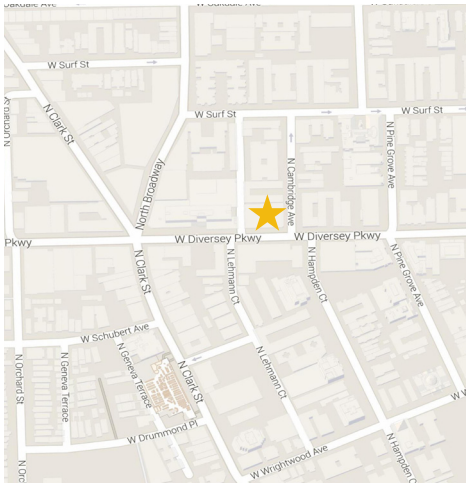
Population in a one mile radius



**34K**

Daytime population in one mile radius

## Reimagined Retail Space in the Heart of Lakeview



### PROPERTY DESCRIPTION

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)

### TRAFFIC COUNTS

13,000 vehicles per day on Diversey



**150'**

Diversey Parkway frontage



**128K**

Avg HH income in one mile radius

### DEMOGRAPHICS

	½ MILE	1 MILE	2 MILE
POPULATION	32,530	79,337	196,939
HOUSEHOLDS	21,915	47,220	111,962
AVERAGE HH INCOME	\$112,242	\$128,103	\$139,525
DAYTIME POPULATION	14,114	34,330	93,620

### AREA RETAILERS



**13K**

Vehicles per day on Diversey Parkway

### EXCLUSIVE AGENT

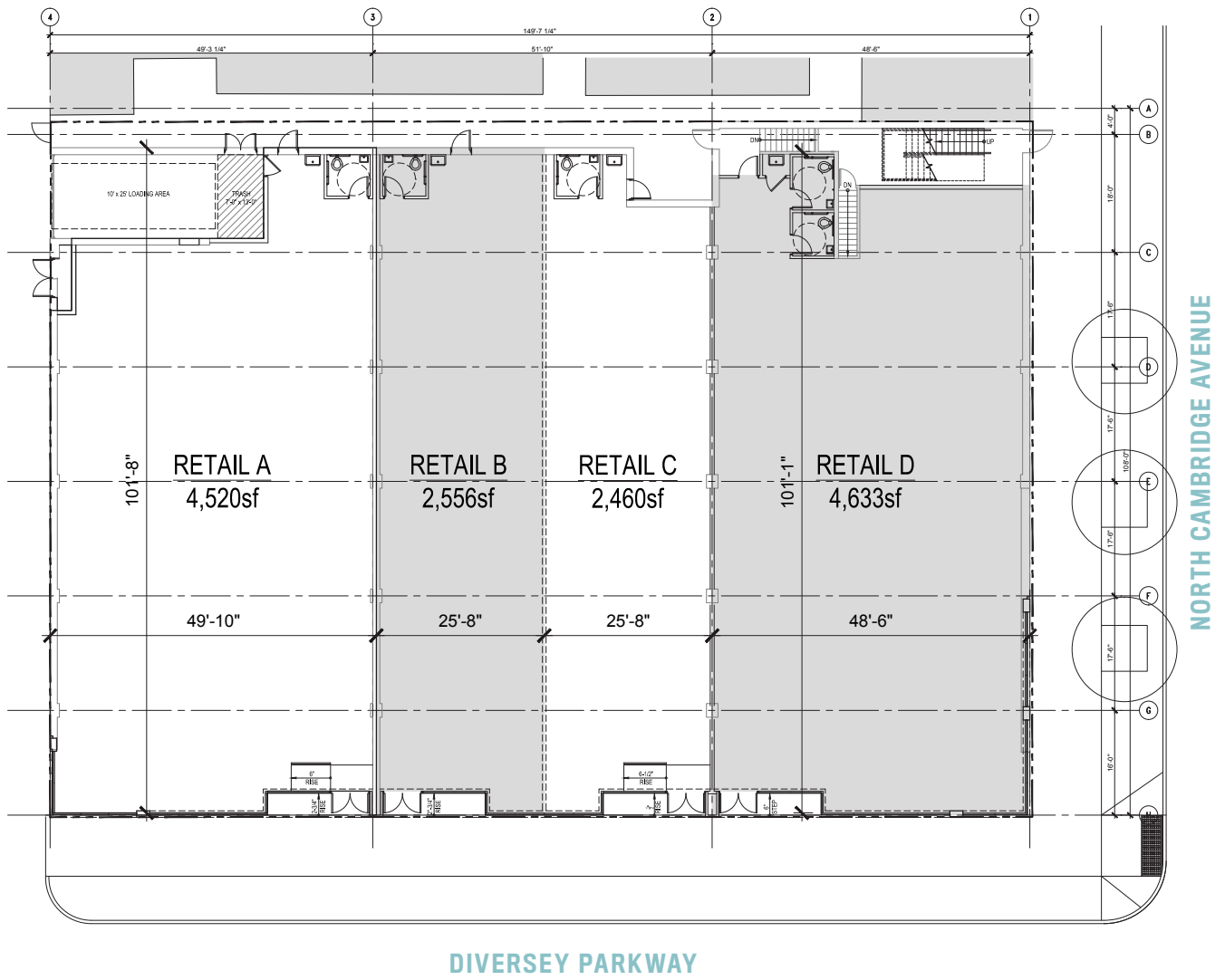
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DIVERSEY PARKWAY

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