

STONE REAL ESTATE

# RARE FREESTANDING LINCOLN PARK BUILDING



**3K-11.3K**

Square feet  
available



**56K**

Daytime population in a  
1.5 mile radius



Easy to Find. Easy to Park. Easy to Succeed

## PROPERTY DESCRIPTION

- Highly visible, freestanding building with dedicated on-site parking.
- Flexible layout suitable for a variety of tenants including medical, educational, fitness and other daily needs providers.
- Large pylon sign presents a distinct branding opportunity on some of Chicago's most highly trafficked thoroughfares including the highway as well as the adjacent Metra station.
- While situated on the border of Lincoln Park and Bucktown, the building's close proximity to the highway offers access to the rest of urban Chicago and surrounding suburbs.



**\$241K**

Average HH income in a  
1.5 mile radius



**68K**

Households in a  
1.5 mile radius

## DEMOGRAPHICS

	0.5 MILE	1 MILE	1.5 MILE
POPULATION	7,409	55,317	142,257
HOUSEHOLDS	3,541	25,242	68,065
AVERAGE HH INCOME	\$246,051	\$274,639	\$241,003
DAYTIME POPULATION	6,454	25,641	56,072

## AREA RETAILERS & ATTRACTIONS

MARIANO'S

BEST  
BUY

KOHL'S

5i  
FIVE IRON GOLF

WHIRLYBALL  
THE GOLF CENTER

HIDEOUT

SALT SHED

REGAL

Advocate  
Medical Group

PUP  
SOCIAL



**142K**

People in a  
1.5 mile radius

## EXCLUSIVE AGENTS

**William Winter** 312/878-9445  
wwinter@stonerealestate.com

**Noah O'Neill** 312/245.5206  
noah@stonerealestate.com

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This information is from sources we deem to be reliable, however nothing contained herein should be construed as a representation on our part, as no independent verification of the information has been made by us.

Member of  
SITE SOURCE  
REAL ESTATE NETWORK

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# 1940 N. ELSTON AVE. | LINCOLN PARK



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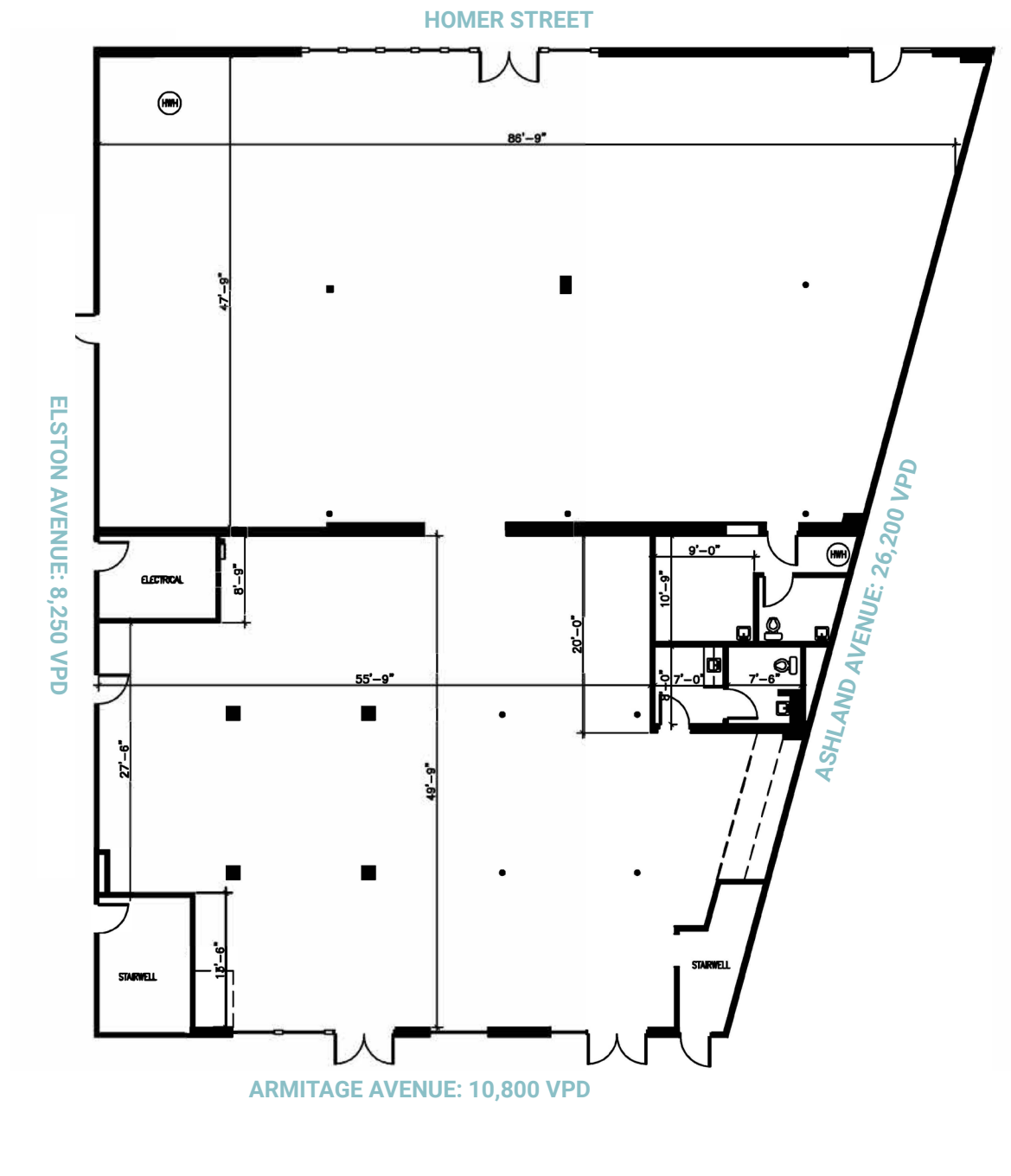
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FIRST FLOOR: 7,370 SF



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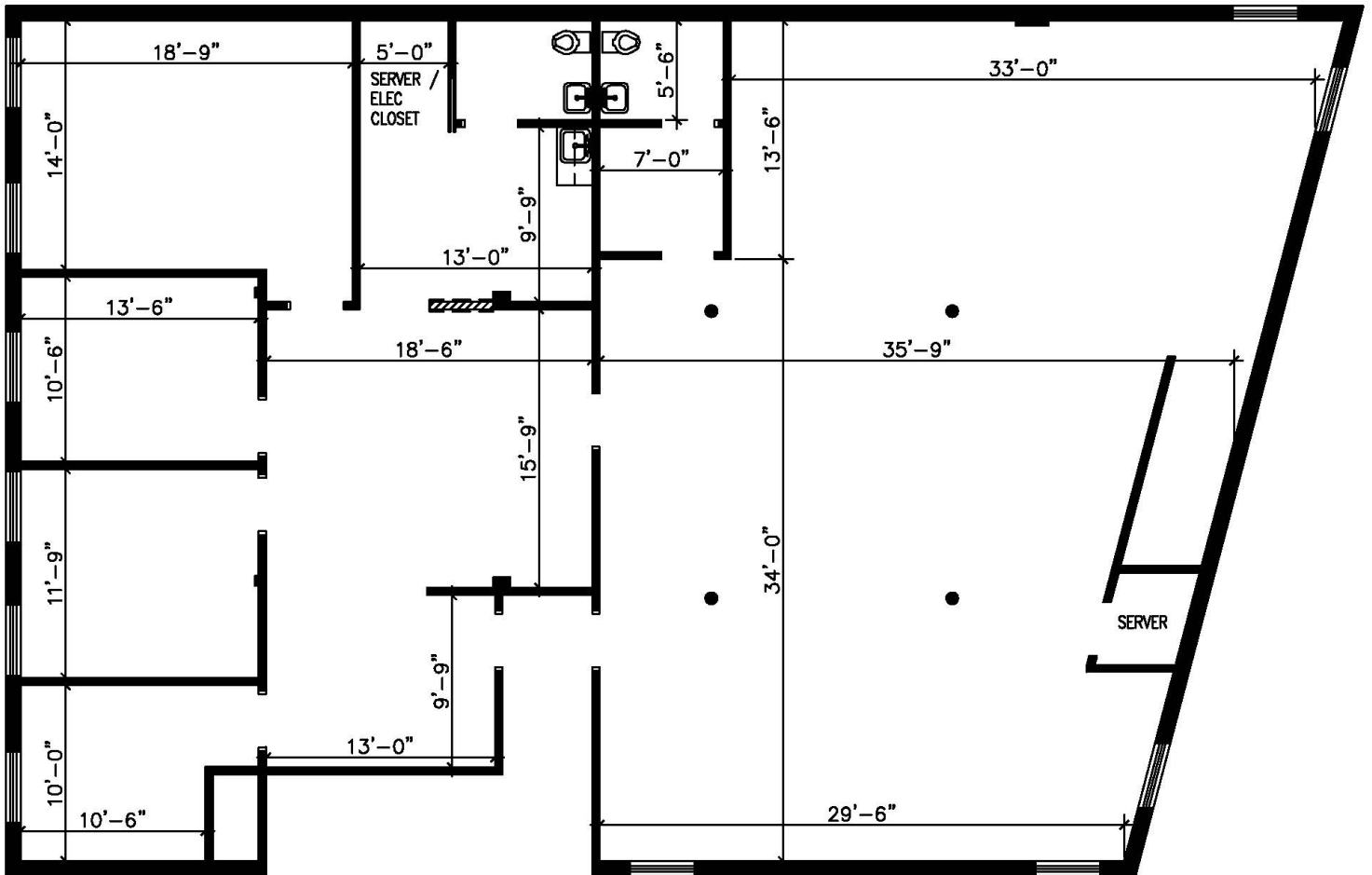
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## SECOND FLOOR: 3,960 SF



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