



For Lease

Southport Corridor Corner Retail

3501 N Southport Ave, Chicago, IL 60657

Negotiable

Very Rare Prime Corner Retail space available FOR LEASE in the heart of Lakeview's bustling Southport Corridor. Widely accepted as the North Side's most vibrant and desirable shopping, restaurant, and entertainment destination, the Southport Corridor is nestled just a few blocks from Wrigley Field and offers very high average household incomes and consistent 7-day-a-week pedestrian traffic. The property is situated 550 feet from the entrance/exit platform of the Southport CTA Brown Line station. Take advantage of this rare opportunity to capture a corner on one of Chicago's most celebrated streets. The property is a walker's paradise. This unit's prime location offers near-unmatched access to public transportation and nearby amenities.

Contact us:

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Executive Summary



Offering Summary

Lease Rate:	Negotiable
Size:	1,250 SF
Taxes:	\$9.95 SF
Expenses:	\$2.48 SF
Zoning:	B3-2
Market:	Chicago
Submarket:	Lakeview
Walk Score®	Walker's Paradise (96)
Transit Score®	Excellent Transit (79)

Property Overview

Prime Corner Retail space available FOR LEASE in the heart of Lakeview's bustling Southport Corridor. Widely accepted as the North Side's most vibrant and desirable shopping, restaurant, and entertainment destination, the Southport Corridor is nestled just a few blocks from Wrigley Field and offers very high average household incomes and consistent 7-day-a-week pedestrian traffic. The property is situated 550 feet from the entrance/exit platform of the Southport CTA Brown Line station. Take advantage of this rare opportunity to capture a corner on one of Chicago's most celebrated streets. The property is a walker's paradise. This unit's prime location offers unmatched access to public transportation and nearby amenities.

Property Highlights

- Vibrant Corner of a Shopping & Entertainment Corridor Near Wrigley Field
- High 7 Day-a-Week Pedestrian Traffic
- Strong 24-35-Year-Old Demographic
- Very High Avg. Household Income \$202,834 (.25 Miles)
- 550 Ft from the CTA Brownline Platform
- 1.3M Riders Annually at Southport Station
- Walkers Score 96 - Walker's Paradise

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Area Details



CTA - 550 Ft. Away
Transportation



3M+ Vistors/yr
Wrigley Field



\$202K+
Household Income



1.3M YR
CTA Ridership



80K+
Population (1 mile)



Paradise (96)
Walk Score®



\$1M+
AVG Home \$ (.25 mile)



Location Overview

Lakeview is a vibrant and diverse neighborhood on the north side of Chicago. With a bustling entertainment scene, outstanding restaurants, and picturesque parks, Lakeview is an ideal location for businesses looking for a dynamic setting to call home. One of the most sought-after areas within Lakeview is the Southport Corridor. This stretch of Southport Avenue is lined with charming boutiques, trendy cafes, and upscale restaurants. It's a destination for shoppers and foodies, offering a unique blend of old-school charm and modern conveniences. The Southport Corridor is also a hub for commercial real estate. With a mix of new developments and renovated historic buildings, it offers a wide range of options for businesses of all sizes. From cozy storefronts to spacious office spaces, the Southport Corridor has something for everyone. In addition to its prime location, Lakeview is known for its strong sense of community. With its unbeatable location, thriving business community, and strong sense of community, Lakeview and its Southport Corridor are the perfect place for your business to succeed.

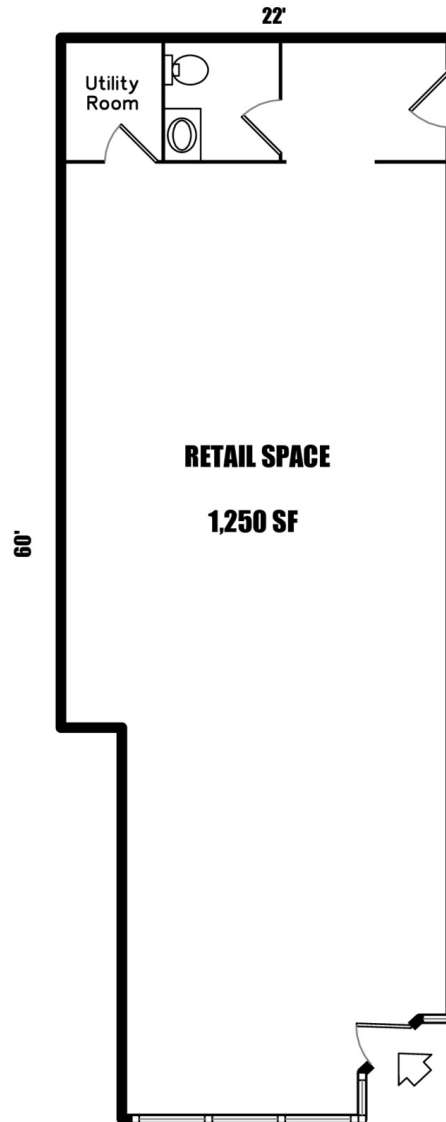
Area Tenants

- Anthropologie
- J. Crew
- Johnny Was
- Bonobos
- Warby Parker
- Kendra Scott
- Athleta
- Framebridge
- Hotel Chocolat
- Sweetie Betty
- GAP & GAP Kids
- Free People
- Madewell
- Starbuck's
- Lululemon
- Stretch
- Evereve
- Abecrombie & Fitch
- Sephora
- Sweetgreen
- LUSH

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Floor Plans



Measurements may not be 100% accurate.
Floor plans are provided for convenience only.
Room sizes are not used to calculate area.

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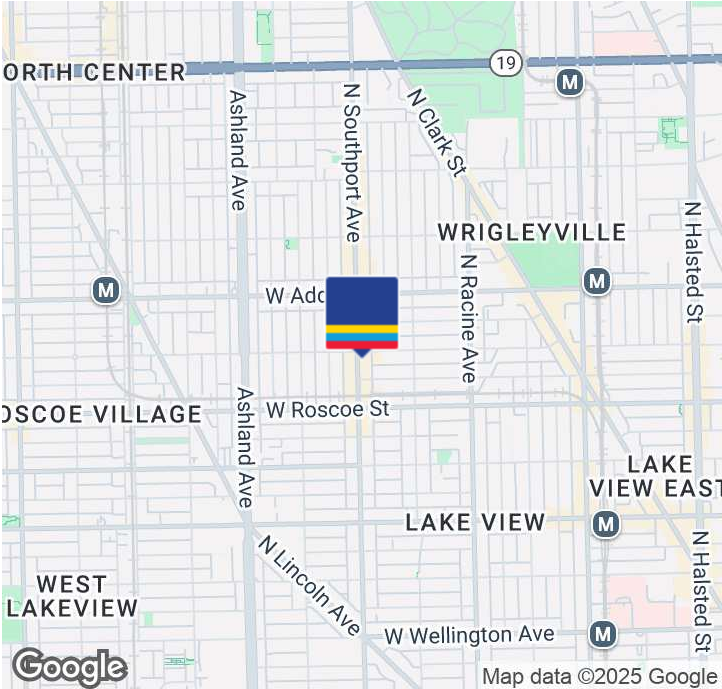
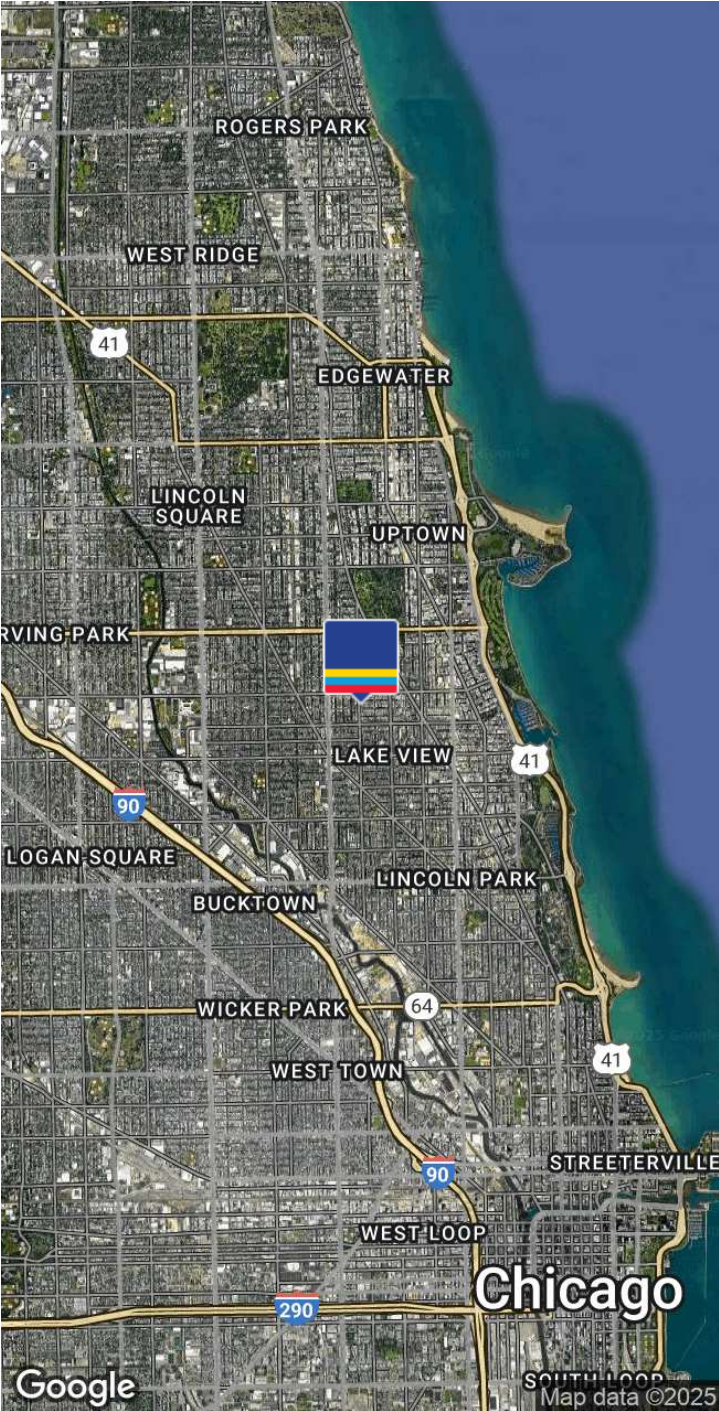
Area Tenants



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Location | Demographics



Demographics	0.3 Miles	0.5 Miles	1 Mile
Total population	7,531	21,115	80,172
Median age	33	33	34
Median age (Male)	34	34	35
Median age (Female)	33	33	34
Total households	3,444	9,773	39,618
Total persons per HH	2.2	2.2	2
Average HH income	\$212,207	\$204,795	\$187,154
Average house value	\$990,961	\$920,754	\$820,387

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