

2769 North Lincoln

Prime Retail/Office Space Available in Chicago's Lincoln Park



DEMOGRAPHICS

Population

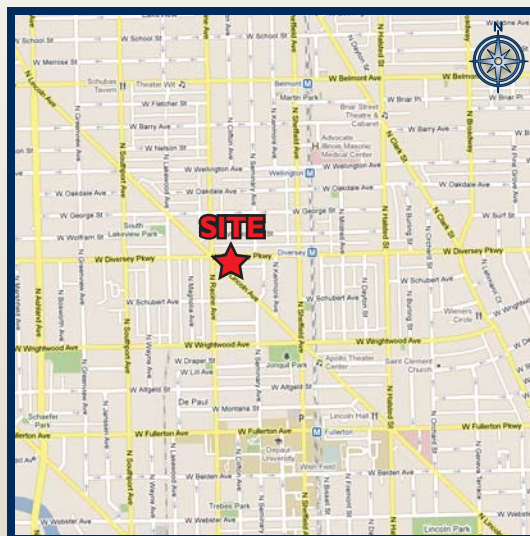
1/2 Mile	20,079
1 Mile	81,663
1 1/2 Mile	152,554

Average HH Income

1/2 Mile	\$139,618
1 Mile	\$126,909
1 1/2 Mile	\$118,379

AVAILABLE for LEASE

- ±2,500 SF of retail/office
- Entrance /frontage on BOTH Lincoln Avenue and Diversey Parkway
- Abundant area street parking
- Close to public transportation including the CTA Brown & Purple Line Diversey station
- Traffic Counts:
 - 18,500 VPD on Diversey
 - 13,000 VPD on Lincoln
- Area co-tenants include Delilah's, Maza, i.d. gym, Rotofugi, The Bedding Experts, Gino's East of Chicago, Taco & Burrito Los III Panchos, Bodega Ramos, Circle K, Ole Lounge, Quitology, Jim Noodle & Rice, and Hyper Fitness



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Project Leasing • Restaurant & Entertainment • Tenant Representation
Urban Retail • Office Brokerage • Asset Management



DIVERSEY PARKWAY



Diversey Parkway entrance



Lincoln Avenue entrance



2769 North Lincoln
 Chicago, IL
 existing first level floor plan



FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 41.93209/-87.65782

2769 N. Lincoln		0.5 Mile	1 Mile	1.5 Miles
Chicago, IL				
POPULATION	2010 Estimated Population	20,079	81,663	152,554
	2015 Projected Population	20,706	85,266	160,035
	2000 Census Population	19,325	82,840	154,858
	1990 Census Population	17,480	77,281	147,782
	Historical Annual Growth 1990 to 2010	0.7%	0.3%	0.2%
	Projected Annual Growth 2010 to 2015	0.6%	0.9%	1.0%
HOUSEHOLDS	2010 Est. Households	10,552	45,079	85,267
	2015 Proj. Households	10,890	47,259	89,884
	2000 Census Households	10,142	46,640	87,567
	1990 Census Households	9,175	43,486	81,630
	Historical Annual Growth 1990 to 2010	0.8%	0.2%	0.2%
	Projected Annual Growth 2010 to 2015	0.6%	1.0%	1.1%
AGE	2010 Est. Population 0 to 9 Years	8.9%	8.1%	8.3%
	2010 Est. Population 10 to 19 Years	6.7%	7.6%	7.3%
	2010 Est. Population 20 to 29 Years	29.8%	30.2%	27.1%
	2010 Est. Population 30 to 44 Years	27.7%	27.0%	27.3%
	2010 Est. Population 45 to 59 Years	15.3%	15.6%	16.8%
	2010 Est. Population 60 to 74 Years	7.1%	7.4%	8.3%
	2010 Est. Population 75 Years Plus	4.5%	4.1%	4.9%
	2010 Est. Median Age	31.3	30.9	32.6
MARITAL STATUS & SEX	2010 Est. Male Population	51.5%	50.5%	50.3%
	2010 Est. Female Population	48.5%	49.5%	49.7%
	2010 Est. Never Married	56.0%	59.5%	56.9%
	2010 Est. Now Married	31.6%	27.1%	28.5%
	2010 Est. Separated or Divorced	8.8%	10.3%	10.9%
	2010 Est. Widowed	3.5%	3.0%	3.7%
INCOME	2010 Est. HH Income \$200,000 or More	16.5%	14.4%	12.9%
	2010 Est. HH Income \$150,000 to \$199,999	11.6%	9.7%	9.1%
	2010 Est. HH Income \$100,000 to \$149,999	19.3%	16.7%	16.7%
	2010 Est. HH Income \$75,000 to \$99,999	13.7%	13.1%	12.4%
	2010 Est. HH Income \$50,000 to \$74,999	15.3%	15.3%	15.2%
	2010 Est. HH Income \$35,000 to \$49,999	8.5%	10.7%	10.9%
	2010 Est. HH Income \$25,000 to \$34,999	4.7%	6.6%	7.3%
	2010 Est. HH Income \$15,000 to \$24,999	3.5%	5.3%	6.3%
	2010 Est. HH Income \$0 to \$14,999	6.9%	8.2%	9.1%
	2010 Est. Average Household Income	\$139,618	\$126,909	\$118,379
	2010 Est. Median HH Income	\$94,648	\$84,832	\$80,530
2010 Est. Per Capita Income	\$73,831	\$71,676	\$67,636	
2010 Est. Number of Businesses	900	4,230	7,017	
2010 Est. Total Number of Employees	8,153	43,570	77,258	

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Chicago, IL				
RACE	2010 Est. White Population	89.3%	87.6%	86.4%
	2010 Est. Black Population	5.7%	6.6%	7.5%
	2010 Est. Asian & Pacific Islander	4.1%	5.0%	5.0%
	2010 Est. American Indian & Alaska Native	0.4%	0.3%	0.4%
	2010 Est. Other Races Population	0.5%	0.6%	0.7%
HISPANIC	2010 Est. Hispanic Population	2,245	9,849	21,158
	2010 Est. Hispanic Population Percent	11.2%	12.1%	13.9%
	2015 Proj. Hispanic Population Percent	14.0%	14.9%	16.7%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	14,672	58,428	111,490
	2010 Est. Elementary (0 to 8)	2.5%	2.7%	3.1%
	2010 Est. Some High School (9 to 11)	2.6%	2.5%	3.0%
	2010 Est. High School Graduate (12)	7.5%	7.8%	9.4%
	2010 Est. Some College (13 to 16)	8.1%	8.5%	9.7%
	2010 Est. Associate Degree Only	2.8%	3.1%	3.6%
	2010 Est. Bachelor Degree Only	46.6%	45.2%	42.5%
	2010 Est. Graduate Degree	29.9%	30.2%	28.6%
HOUSING	2010 Est. Total Housing Units	11,677	49,736	94,467
	2010 Est. Owner Occupied Percent	38.7%	34.8%	36.2%
	2010 Est. Renter Occupied Percent	51.7%	55.9%	54.0%
	2010 Est. Vacant Housing Percent	9.6%	9.4%	9.7%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	2.6%	1.5%	1.2%
	2000 Homes Built 1995 to 1998	6.7%	4.6%	3.7%
	2000 Homes Built 1990 to 1994	4.2%	2.7%	2.8%
	2000 Homes Built 1980 to 1989	4.0%	4.6%	4.7%
	2000 Homes Built 1970 to 1979	6.8%	10.2%	10.5%
	2000 Homes Built 1960 to 1969	10.8%	11.8%	13.0%
	2000 Homes Built 1950 to 1959	10.0%	9.8%	10.8%
	2000 Homes Built Before 1949	55.0%	54.8%	53.2%
HOME VALUES	2000 Home Value \$1,000,000 or More	8.8%	9.8%	8.2%
	2000 Home Value \$500,000 to \$999,999	43.5%	35.6%	33.1%
	2000 Home Value \$400,000 to \$499,999	16.5%	14.1%	14.4%
	2000 Home Value \$300,000 to \$399,999	19.4%	23.6%	22.5%
	2000 Home Value \$200,000 to \$299,999	8.5%	12.0%	14.1%
	2000 Home Value \$150,000 to \$199,999	1.0%	2.1%	3.6%
	2000 Home Value \$100,000 to \$149,999	1.6%	1.7%	2.5%
	2000 Home Value \$50,000 to \$99,999	0.7%	1.2%	1.6%
	2000 Home Value \$25,000 to \$49,999	-	-	0.1%
	2000 Home Value \$0 to \$24,999	-	-	-
	2000 Median Home Value	\$521,009	\$518,297	\$480,363
	2000 Median Rent	\$866	\$841	\$836

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LABOR FORCE	2010 Est. Labor: Population Age 16+	17,458	72,090	133,847
	2010 Est. Civilian Employed	77.8%	75.2%	73.7%
	2010 Est. Civilian Unemployed	3.3%	4.6%	4.6%
	2010 Est. in Armed Forces	-	-	-
	2010 Est. not in Labor Force	19.0%	20.2%	21.7%
	2010 Labor Force: Males	51.7%	50.4%	50.2%
	2010 Labor Force: Females	48.3%	49.6%	49.8%
OCCUPATION	2000 Occupation: Population Age 16+	14,382	60,450	109,332
	2000 Mgmt, Business, & Financial Operations	33.3%	30.2%	29.3%
	2000 Professional & Related	31.8%	34.3%	33.6%
	2000 Service	5.5%	5.9%	6.6%
	2000 Sales and Office	26.4%	26.3%	26.2%
	2000 Farming, Fishing, and Forestry	-	-	-
	2000 Construction, Extraction, & Maintenance	1.4%	1.3%	1.6%
	2000 Production, Transport, & Material Moving	1.8%	2.1%	2.8%
	2000 Percent White Collar Workers	91.4%	90.7%	89.0%
	2000 Percent Blue Collar Workers	8.6%	9.3%	11.0%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	41.2%	37.4%	38.9%
	2000 Drive to Work in Carpool	6.7%	7.5%	7.3%
	2000 Travel to Work by Public Transportation	41.9%	44.3%	43.2%
	2000 Drive to Work on Motorcycle	-	0.1%	0.1%
	2000 Walk or Bicycle to Work	5.3%	6.4%	5.8%
	2000 Other Means	0.9%	0.7%	0.9%
	2000 Work at Home	4.1%	3.6%	3.9%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	10.4%	10.6%	11.2%
	2000 Travel to Work in 15 to 29 Minutes	36.7%	32.8%	32.3%
	2000 Travel to Work in 30 to 59 Minutes	41.8%	45.5%	45.7%
	2000 Travel to Work in 60 Minutes or More	11.0%	11.1%	10.8%
	2000 Average Travel Time to Work	29.4	30.7	30.5
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$947 M	\$3.77 B	\$6.77 B
	2010 Est. Apparel	\$46.1 M	\$183 M	\$329 M
	2010 Est. Contributions & Gifts	\$73.1 M	\$285 M	\$505 M
	2010 Est. Education & Reading	\$31.8 M	\$124 M	\$221 M
	2010 Est. Entertainment	\$53.6 M	\$213 M	\$381 M
	2010 Est. Food, Beverages & Tobacco	\$142 M	\$571 M	\$1.03 B
	2010 Est. Furnishings & Equipment	\$44.1 M	\$174 M	\$310 M
	2010 Est. Health Care & Insurance	\$64.1 M	\$259 M	\$467 M
	2010 Est. Household Operations & Shelter & Utilities	\$285 M	\$1.13 B	\$2.04 B
	2010 Est. Miscellaneous Expenses	\$15.2 M	\$61.3 M	\$111 M
	2010 Est. Personal Care	\$13.6 M	\$54.3 M	\$97.6 M
	2010 Est. Transportation	\$179 M	\$712 M	\$1.28 B

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