

3934-50 W. Devon Ave., Lincolnwood, IL

**Negotiable Rent**



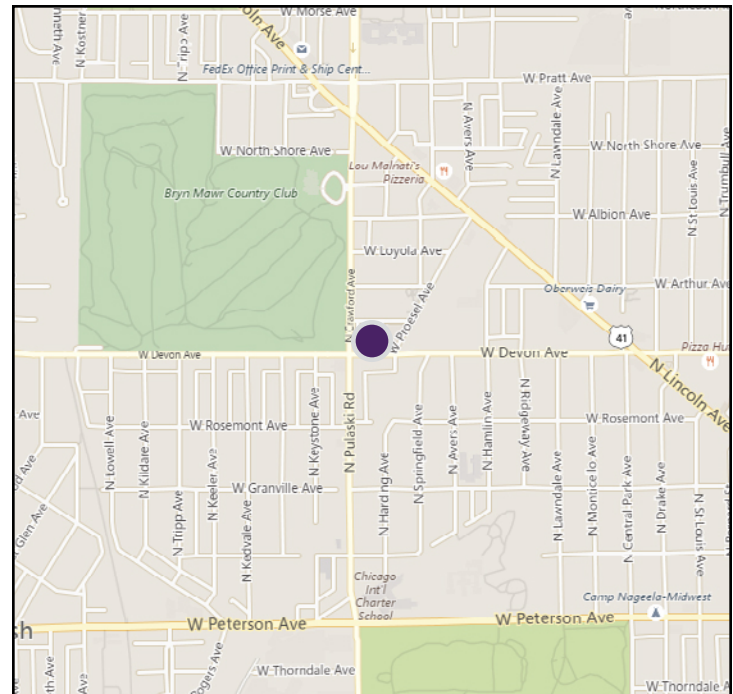
## Property Highlights

- Two storefronts available for rent
- 1,600 SF vanilla box storefront
- 2,900 SF space with 2 offices, open area with high ceilings
- Part of 26,200 SF center anchored by **CVS/pharmacy**
- Co-tenants include Block Advisors, Dunkin' Donuts, salon
- Center located at the busy corner of Crawford and Devon
- Great opportunity for office or retail
- Ample customer parking
- Traffic Count: 21,600 daily on Devon; 10,900 on Crawford
- Zoning: B2, general business

## Property Overview

Two storefront spaces are available for rent in a CVS-anchored center at the corner of Devon and Crawford. The 1,600 square foot unit was previously used as an electronics store and is in vanilla box condition. A 2,900 square foot unit features high ceilings, two private offices and an open area. Co-tenants in the center include CVS, Block Advisors, Dunkin' Donuts and a salon. These spaces are a great opportunity for someone looking for retail or office space in Lincolnwood.

Lincolnwood is a northern suburb of Chicago, approximately 12 miles from downtown. Devon Ave. is a major commercial corridor for this area.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	17,864	319,681	892,318
Growth 2015-2020	1.51%	0.42%	0.41%
Households	6,359	114,636	352,743
Median Income	\$77,782	\$56,658	\$56,375

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**MILLENNIUM**  
PROPERTIES R/E

# Two Storefronts For Rent in CVS Shadow Anchor Space

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**Aerial of Center**



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## Demographics

Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2021 Projection	18,134	321,011	896,011
2016 Estimate	17,864	319,681	892,318
2010 Census	17,109	323,031	901,690
Growth 2016-2021	1.51%	0.42%	0.41%
Growth 2010-2016	4.41%	-1.04%	-1.04%
2015 Population Hispanic Origin	1,900	89,153	243,379
<b>Households:</b>			
2021 Projection	6,431	114,623	353,263
2016 Estimate	6,359	114,636	352,743
2010 Census	6,198	118,228	361,071
Growth 2016 - 2021	1.13%	-0.01%	0.15%
Growth 2010 - 2016	2.60%	-3.04%	-2.31%
Owner Occupied	4,895	62,375	177,983
Renter Occupied	1,463	52,261	174,760
2016 Avg. Household Income	\$107,125	\$78,230	\$79,125
2016 Median Household Income	\$77,782	\$56,658	\$56,375
<b>2015 Households by Household Income:</b>			
Less than \$25,000	1,054	26,178	83,210
\$25,000 - \$50,000	1,104	25,393	76,641
\$50,000 - \$75,000	941	19,564	57,749
\$75,000 - \$100,000	719	13,832	42,581
\$100,000 - \$125,000	624	10,015	30,072
\$125,000 - \$150,000	506	6,089	18,901
\$150,000 - \$200,000	545	6,970	21,194
Greater than \$200,000	865	6,595	22,396
<b>Business Employment</b>			
Total Number of Businesses	1,217	12,584	35,728
Total Number of Employees	12,313	116,448	343,528

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**Consumer Spending (2016)** \*in \$000s

Radius	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending (\$)</b>	<b>208,106</b>	<b>3,009,156</b>	<b>9,008,630</b>
<b>Total Apparel</b>	<b>11,661</b>	<b>185,355</b>	<b>536,929</b>
Women's Apparel	4,938	73,707	215,694
Men's Apparel	2,558	39,961	117,489
Girl's Apparel	813	14,186	39,546
Boy's Apparel	550	9,721	27,006
Infant Apparel	437	8,442	24,997
Footwear	2,364	39,338	112,196
<b>Total Entertainment, Hobbies &amp; Pets</b>	<b>14,227</b>	<b>210,800</b>	<b>650,941</b>
Entertainment	2,334	34,559	103,593
Audio & Visual Equipment/Service	6,474	102,035	315,630
Reading Materials	908	11,454	36,496
Hobbies, Pets, Toys	4,510	62,753	195,223
<b>Total Food &amp; Alcohol</b>	<b>52,765</b>	<b>833,057</b>	<b>2,470,849</b>
Food at Home	28,780	466,351	1,345,585
Food Away From Home	20,348	310,052	944,249
Alcoholic Beverages	3,638	56,654	181,016
<b>Total Household</b>	<b>32,231</b>	<b>421,104</b>	<b>1,287,163</b>
House Maintenance & Repair	5,831	70,889	206,093
Household Equipment & Furnishings	12,068	167,506	512,733
Household Operations	10,267	133,726	412,537
Housing Costs	4,065	48,982	155,801
<b>Total Health Care</b>	<b>11,479</b>	<b>158,987</b>	<b>470,504</b>
Medical Services	6,514	91,867	275,025
Prescription Drugs	3,815	51,104	148,067
Medical Supplies	1,149	16,016	47,412
<b>Total Education &amp; Day Care</b>	<b>15,578</b>	<b>205,190</b>	<b>629,753</b>
Education	10,020	135,438	410,804
Fees & Admissions	5,558	69,752	218,949

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**Consumer Spending (2021)** \*in \$000s

Radius	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending (\$)</b>	<b>219,021</b>	<b>3,146,440</b>	<b>9,418,423</b>
<b>Total Apparel</b>	<b>12,454</b>	<b>196,312</b>	<b>569,241</b>
Women's Apparel	5,257	78,156	227,672
Men's Apparel	2,735	42,350	123,995
Girl's Apparel	867	15,081	43,198
Boy's Apparel	588	10,353	29,569
Infant Apparel	490	8,831	26,066
Footwear	2,518	41,542	118,741
<b>Total Entertainment, Hobbies &amp; Pets</b>	<b>14,746</b>	<b>216,729</b>	<b>670,167</b>
Entertainment	2,420	35,649	107,249
Audio & Visual Equipment/Service	6,720	104,818	324,483
Reading Materials	929	11,819	37,457
Hobbies, Pets, Toys	4,677	64,442	200,979
<b>Total Food &amp; Alcohol</b>	<b>57,981</b>	<b>909,818</b>	<b>2,698,865</b>
Food at Home	31,681	512,321	1,480,521
Food Away From Home	22,448	338,526	1,030,798
Alcoholic Beverages	3,853	58,971	187,546
<b>Total Household</b>	<b>33,824</b>	<b>437,685</b>	<b>1,334,911</b>
House Maintenance & Repair	6,111	73,533	213,722
Household Equipment & Furnishings	12,360	170,153	520,438
Household Operations	11,097	142,756	438,302
Housing Costs	4,256	51,242	162,448
<b>Total Health Care</b>	<b>12,791</b>	<b>179,885</b>	<b>532,838</b>
Medical Services	7,296	103,429	309,822
Prescription Drugs	4,220	58,376	169,514
Medical Supplies	1,275	18,080	53,502
<b>Total Education &amp; Day Care</b>	<b>17,185</b>	<b>226,104</b>	<b>690,663</b>
Education	11,401	153,647	463,020
Fees & Admissions	5,784	72,457	227,644