



1224 WEST WEBSTER

NORTHWEST CORNER OF
WEBSTER AVE & MAGNOLIA AVE
LINCOLN PARK | CHICAGO, IL

RETAIL / RESTAURANT
SPACE AVAILABLE

LINCOLN PARK RETAIL / RESTAURANT SPACE AVAILABLE
1224 W. WEBSTER AVE
 Northwest Corner of Webster Ave & Magnolia Ave | Chicago, IL



SPACE AVAILABLE

1st Floor	4,092 SF
Patio	811 SF
Basement	2,197 SF

SITE SUMMARY

- This site is located at the northeastern corner of Webster Avenue and Magnolia Avenue just minutes from DePaul University
- Located on a premier block in Lincoln Park, one of Chicago's most affluent neighborhoods
- Close to many bars, restaurants, and retailers along Webster Avenue and within walking distance to the Clybourn corridor, home to many national big box retailers

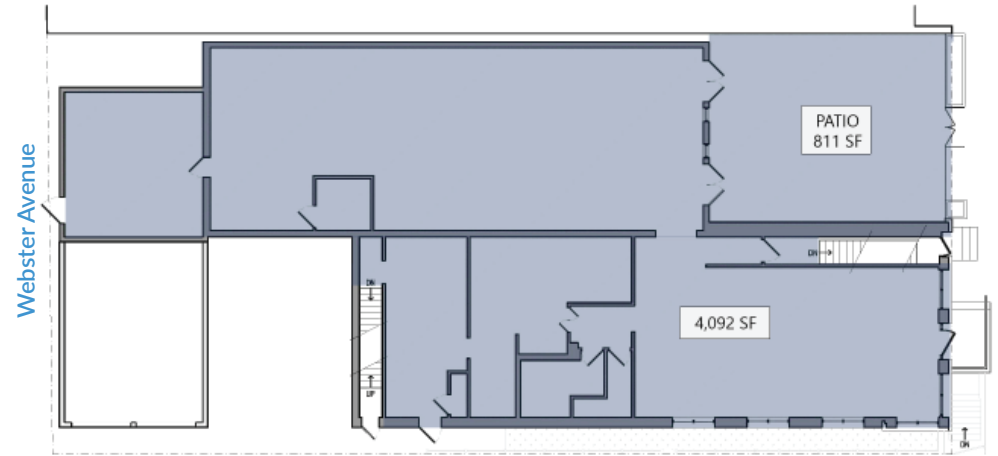
NEIGHBORS

Nearby retailers include Floriole Cafe & Bakery, Sweet Mandy B's, and State Street Barbers

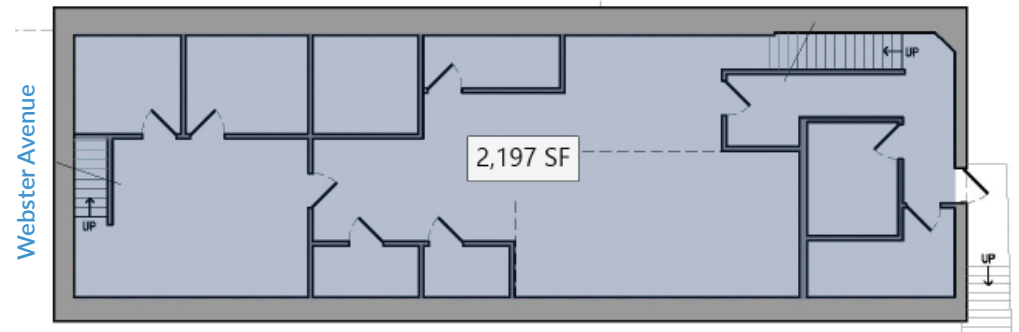
POPULATION DENSITY	15,654	½ Mile
	58,680	1 Mile
	269,285	2 Mile
DAYTIME EMPLOYMENT	6,247	½ Mile
	24,835	1 Mile
	100,612	2 Mile
AVERAGE HH INCOME	\$165,084	½ Mile
	\$143,226	1 Mile
	\$117,336	2 Mile

OPTION A
Existing Conditions

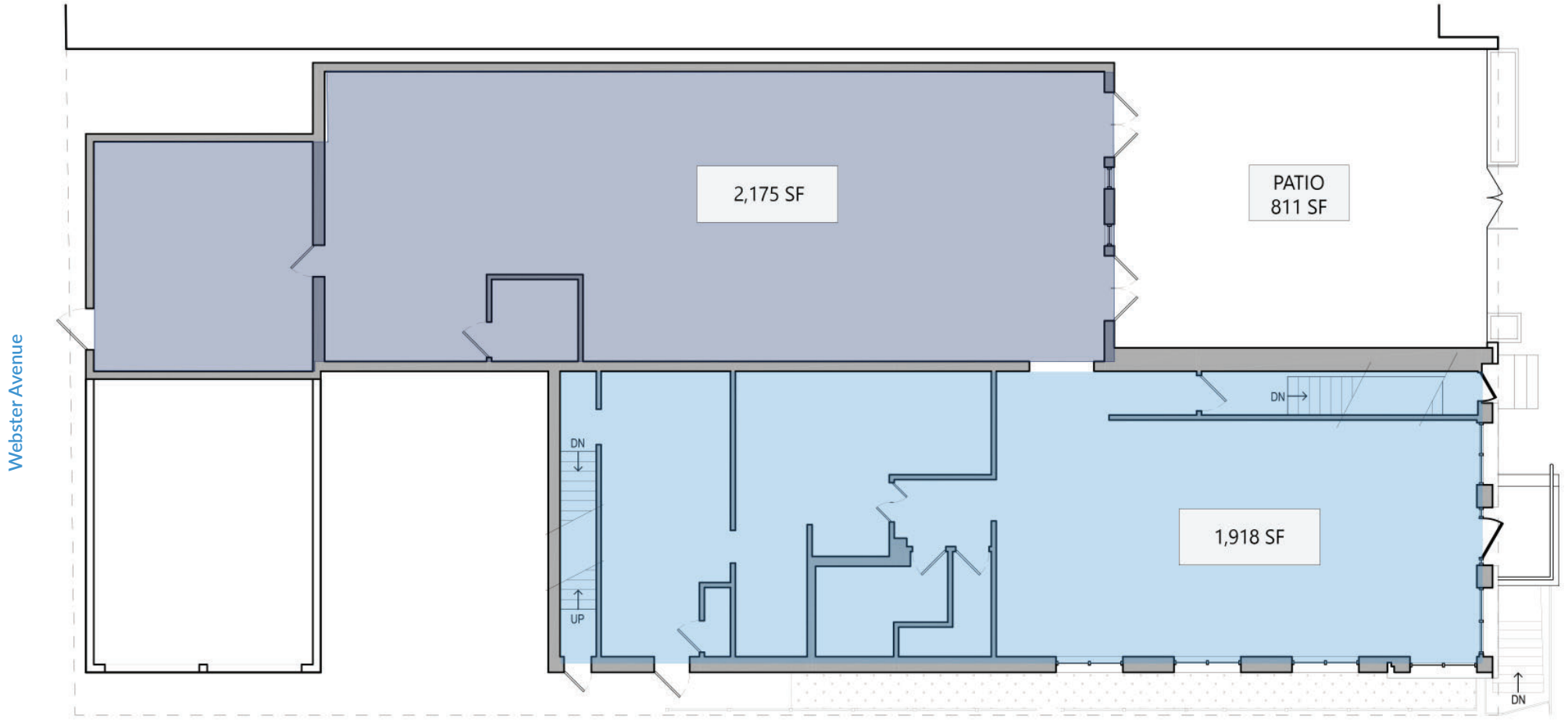
1st Floor



Basement



OPTION A
Partially Demised



LINCOLN PARK RETAIL / RESTAURANT SPACE AVAILABLE

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INTERIOR
PICTURES

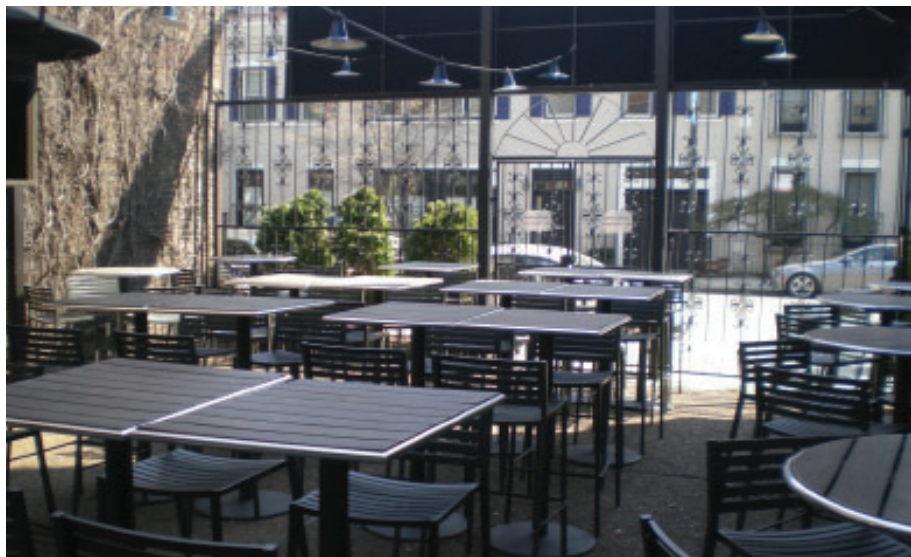


LINCOLN PARK RETAIL / RESTAURANT SPACE AVAILABLE

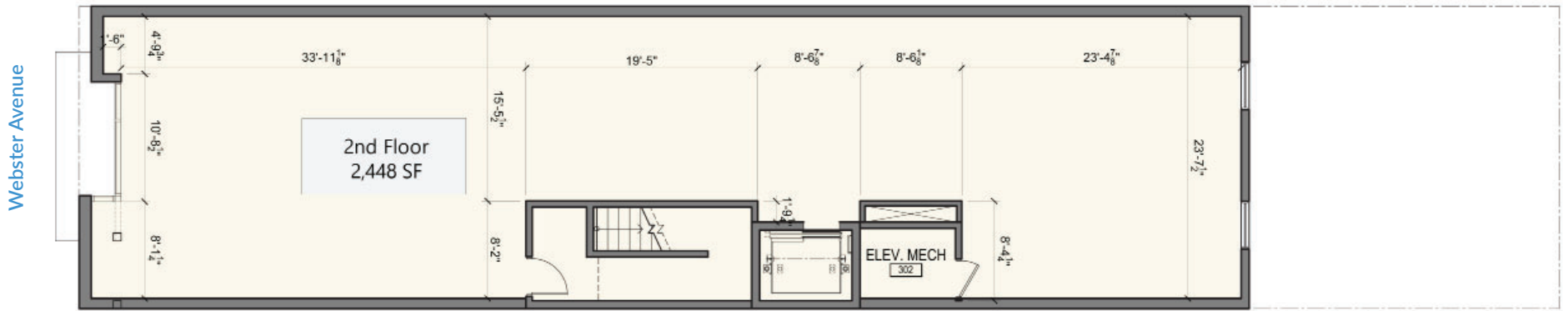
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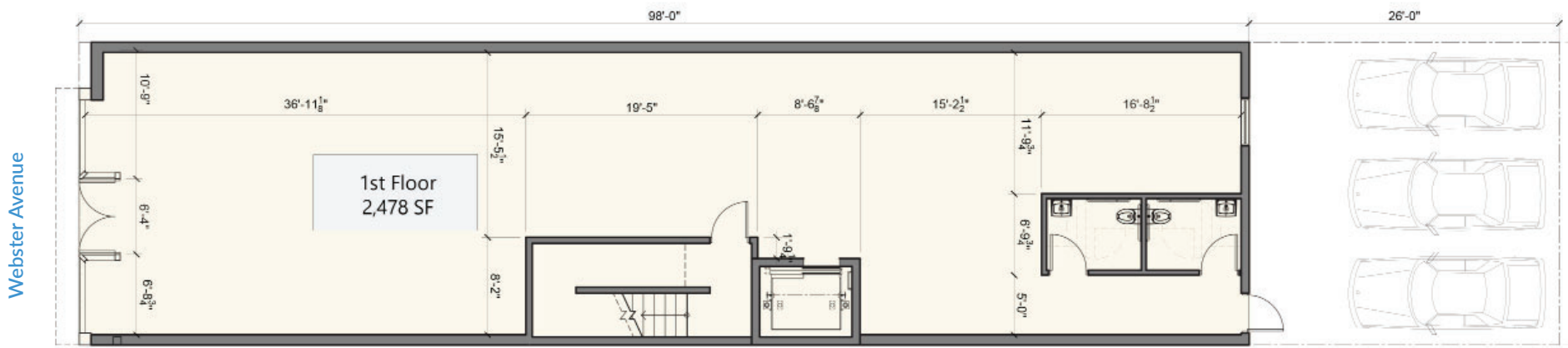
PATIO
PICTURES



OPTION B
 Single Tenant User



SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"

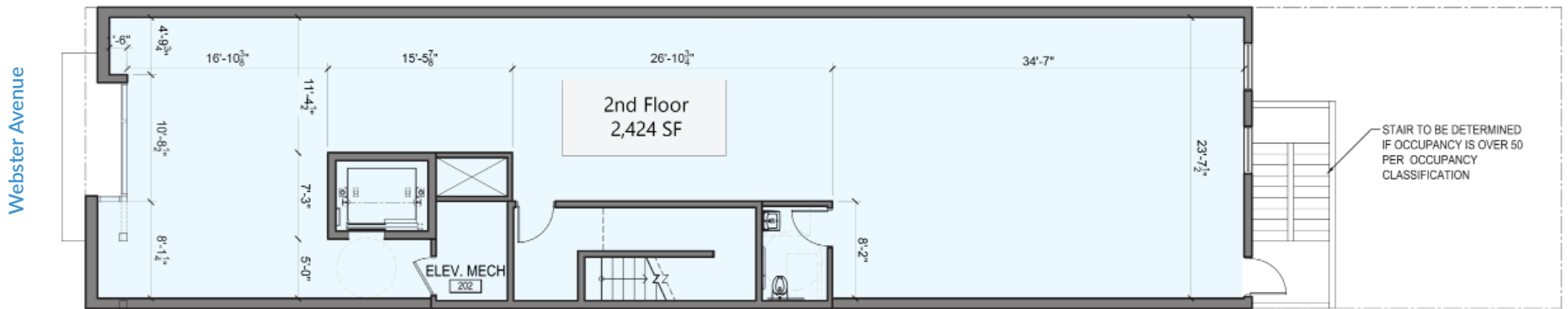


FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"

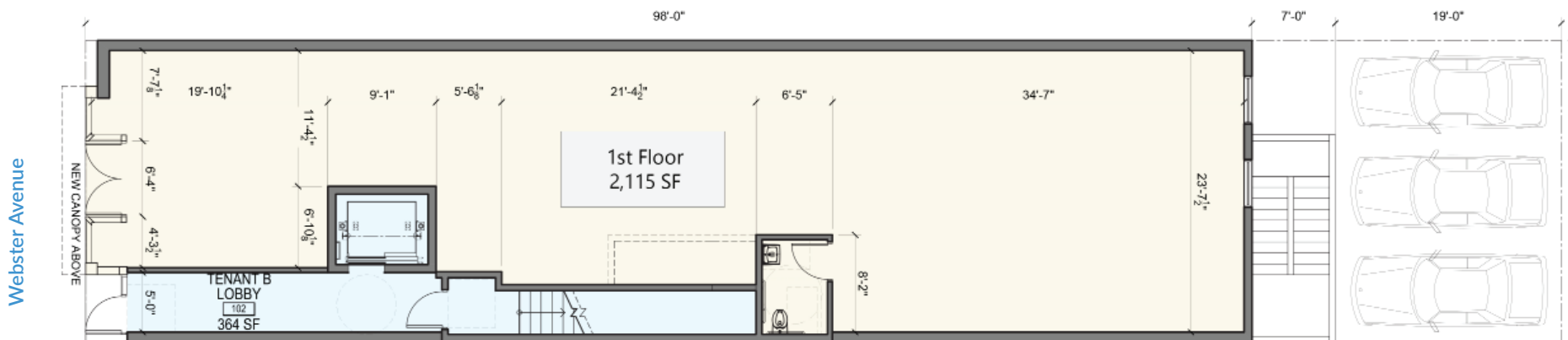
SINGLE TENANT OPTION

SINGLE TENANT OPTION
CONSTRUCTION GROSS AREA (CGA): 4,927 SF
GROSS LEASABLE AREA (GLA): 4,927 SF

OPTION B Two Tenant Option



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

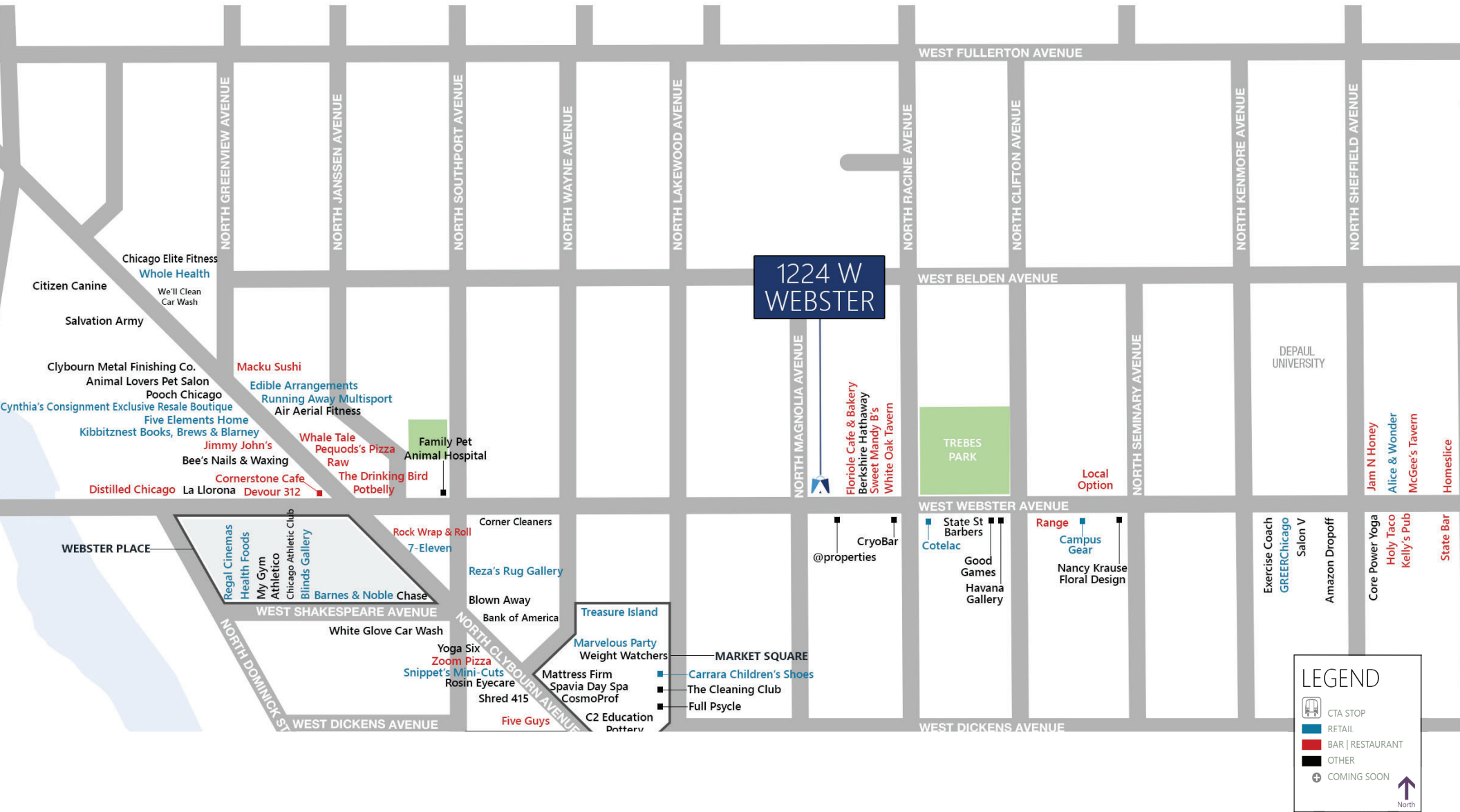
TWO TENANT OPTION

CONSTRUCTION GROSS AREA (CGA): 4,927 SF
GROSS LEASABLE AREA (GLA): 4,903 SF
TENANT A: 2,115 SF
TENANT B: 2,788 SF

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