



# 3254 North Lincoln

4,000 SF Retail/Office Opportunity  
Lakeview, Chicago, IL

**CBRE**

# Property Highlights & Neighbors

4,000 SF retail/office space

Move-in condition with two handicapped restrooms in place

Attached garage with approximately 20 shared parking spaces

22'3" of frontage on Lincoln

Corner of Lincoln and School, just one block north of the six-corner intersection of Lincoln, Belmont, and Ashland

Proximity to the CTA Brown Line Paulina station and CTA bus routes

High-trafficked location with excellent visibility

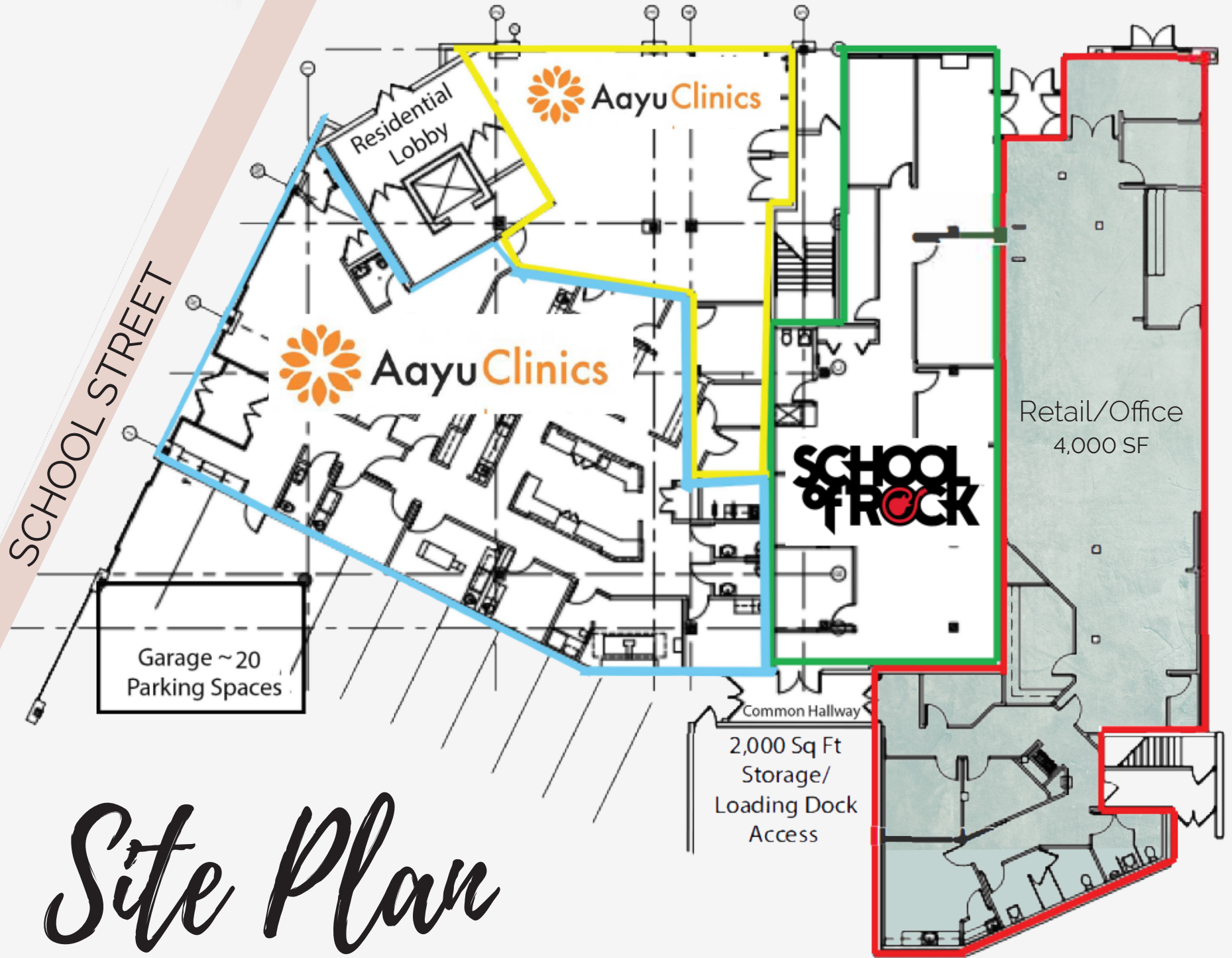
Ground floor of a 66-unit condo building



# Floorplan



# NORTH LINCOLN AVENUE



# Site Plan



**3254 N. LINCOLN**

# DEMOGRAPHICS

within .5 mi in 2020



17,291  
POPULATION



16,592  
DAYTIME POP.



32.6  
MEDIAN AGE



8,181  
HOUSEHOLDS



\$195,595  
AVERAGE HH  
INCOME

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For leasing information, please contact:

**CBRE**

Sharon Kahan  
First Vice President  
312 297 7679  
[sharon.kahan@cbre.com](mailto:sharon.kahan@cbre.com)

Amy Sider  
First Vice President  
312 935 1909  
[amy.sider@cbre.com](mailto:amy.sider@cbre.com)