

TRIANGLE SQUARE

NEW MIXED USE
DEVELOPMENT



2135 n elston ave, east bucktown, chicago, il

RETAIL SPACE FOR LEASE

FOR LEASE

Property Highlights

- new mixed use development
- the shops at triangle square include approximately 25,000 sf of retail space along elston ave
- approximately 75 dedicated retail parking spaces available
- anchored by two 7-story luxury residential buildings (366 units)
 - condo building consists of 66 homes along webster ave
 - apartment building consists of 300 units along elston ave



Traffic Counts

elston ave	11,800 vpd
webster ave	10,600 vpd
I-90/ 94	310,800 vpd
ashland ave	30,100 vpd

Space Available

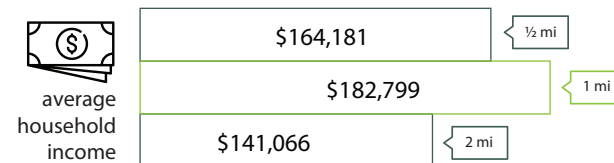
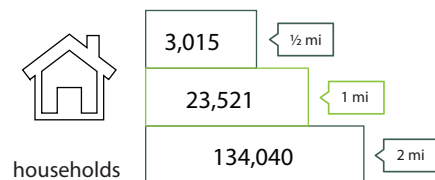
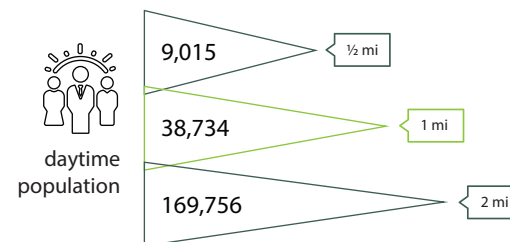
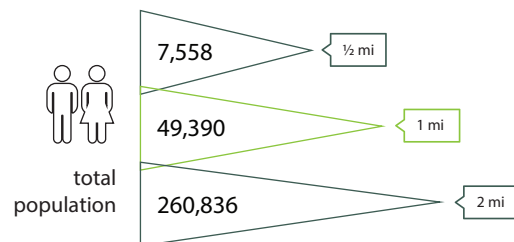
- space available along elston ave
 - 5,929 sf (divisible) with approximately 3,724 sf of outdoor space

Walk Score

- 82 **walk score**
very walkable > most errands can be accomplished on foot
- 67 **transit score**
good transit > many nearby public transportation options
- 89 **bike score**
very bikeable > flat as a pancake, excellent bike lanes

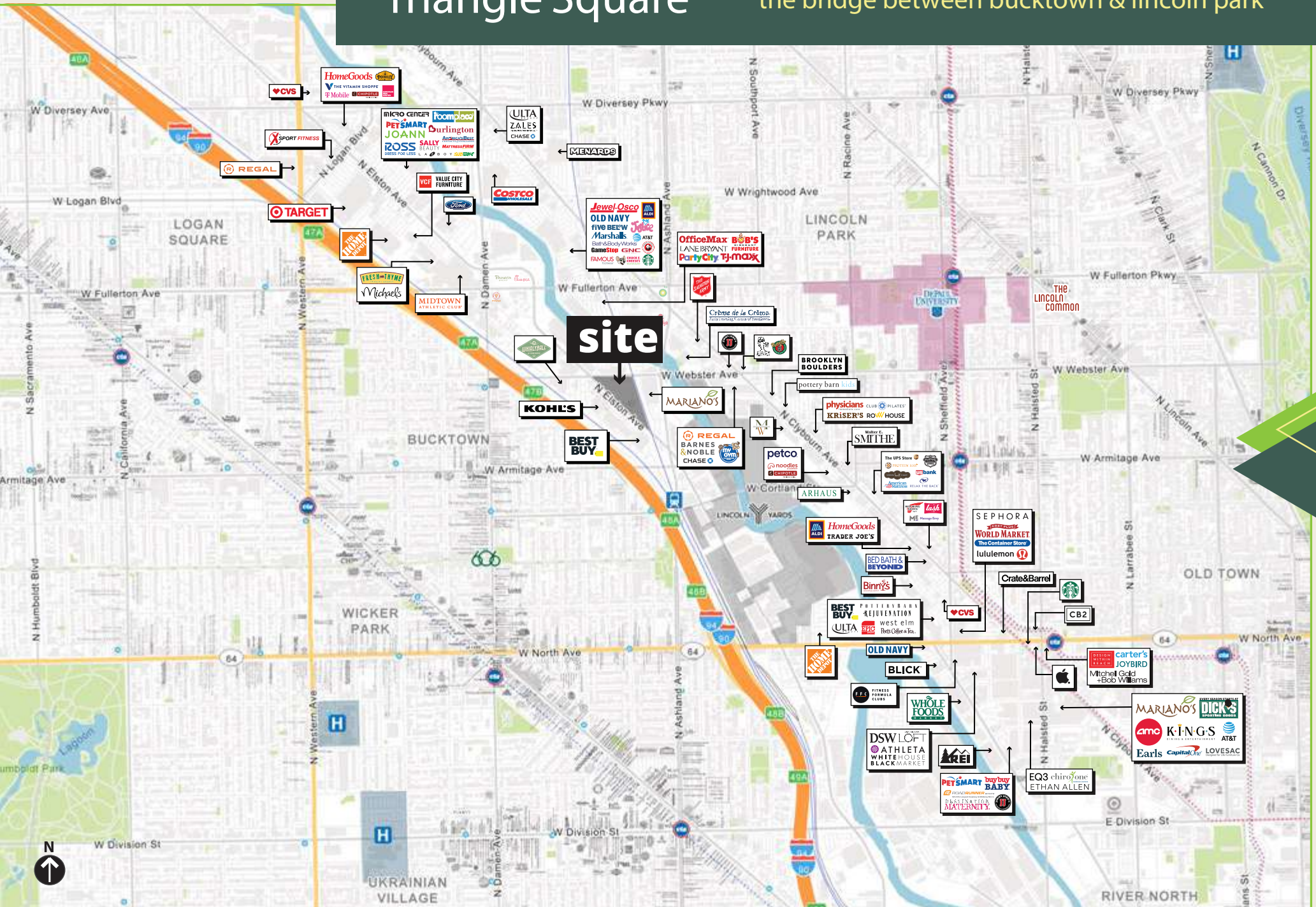


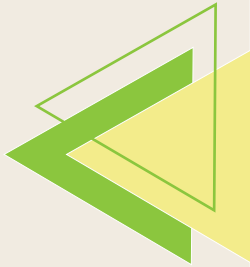
Trade Area Demographics



Triangle Square

the bridge between bucktown & lincoln park





The Neighborhood

east bucktown is one of the fastest growing neighborhoods in chicago

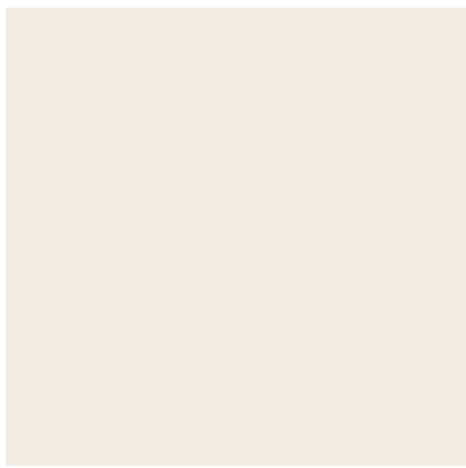
located between mariano's, regal webster place theater, best buy & kohl's

less than 600 feet from metra clybourn station (1,831 people per day)

south of mid-town athletic club and just west of the new c.h. robinson hq (~1,000 employees)

multiple easy access points to expressways (I-90/94) via webster, armitage and fullerton

walking distance to damen avenue shopping, restaurants and the 606 trail



Transportation & Access



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