

Lakeriew

612 W BELMONT AVE, CHICAGO, ILLINOIS

METRO
COMMERCIAL REAL ESTATE

618 SF SPACE AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

- Located at the NWQ of Broadway & Belmont.
- Best Value in Lakeview! Space available at low lease rate!
- Tremendous visibility, high foot & vehicle traffic.
- Rarely available small shop space.
- Delivered as a newly renovated space

(fresh paint, new floor tile & updated lighting)

DEMOGRAPHICS

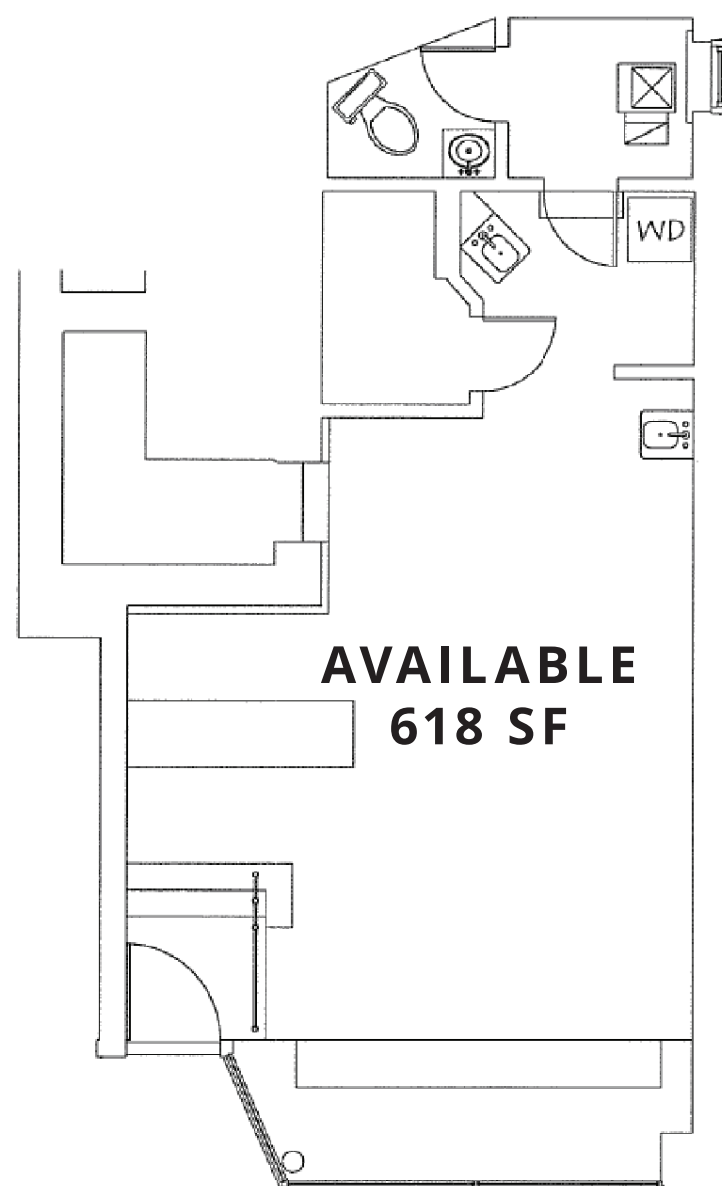
	½ MILE	1 MILE	2 MILES
TOTAL POPULATION	38,053	98,760	223,815
DAYTIME POPULATION	22,125	50,100	119,471
HOUSEHOLDS	24,400	60,339	121,979
AVG HH INCOME	\$148,733	\$174,549	\$197,891

TRAFFIC COUNTS

	COUNT
CLARK ST	9,639 VPD
BELMONT AVE	18,978 VPD

WALK SCORE®

WALK SCORE	97	walker's paradise > daily errands do not require a car
TRANSIT SCORE	83	excellent transit > transit is convenient for most trips
BIKE SCORE	91	very bikeable > biking is convenient for most trips



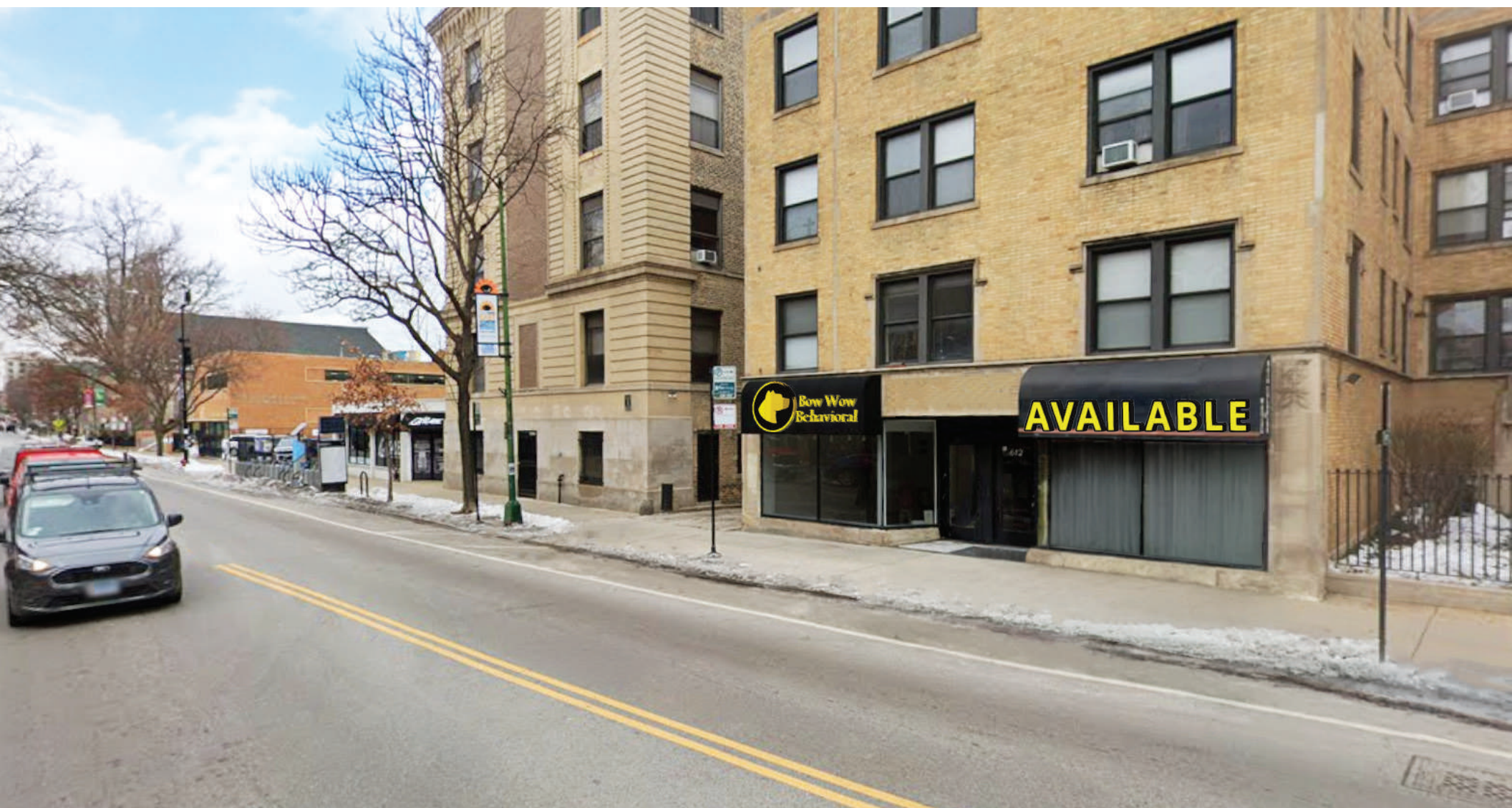
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Leasing Contacts

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