

5250 N Lincoln, Unit G4, Chicago, IL

**\$145,000**



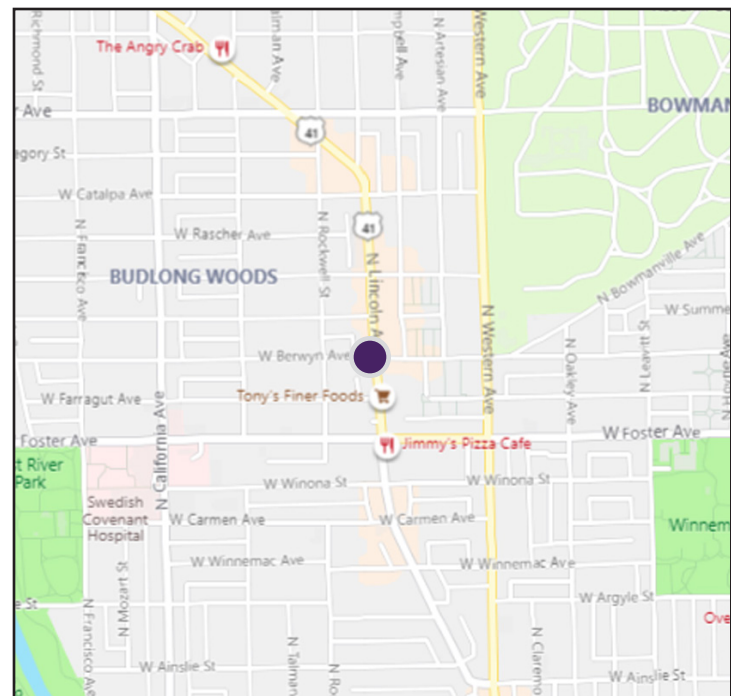
## Property Highlights

- 950 SF commercial storefront
- Space leased to upscale hair salon through July 2024 with a 3% annual increase
- Current Annual Rent: \$16,200
- High visibility on the corner of Berwyn Avenue and Lincoln Avenue
- Awning signage increases visibility
- Great opportunity for investor
- Nearby businesses include Swedish Covenant Hospital, Tony's Fresh Market, Dollar Tree, Walgreens, several restaurants and more
- Taxes (2019): \$7,220

## Property Overview

A 950 SF commercial storefront on Lincoln Avenue is available for sale. Near Berwyn Avenue, the storefront is leased to an upscale hair salon under a lease that extends to the end of July 2024 with 3% annual increases built-in. The business generates \$16,200 per year in rent. The building has great visibility with good frontage on Lincoln Avenue plus awning signage to increase visibility. Nearby businesses include Swedish Covenant Hospital, Tony's Finer Foods, several restaurants as well as national retailers such as Dollar Tree, Dollar, Walgreens and more.

Budlong Woods, approximately six miles north of downtown, is a very diverse neighborhood. The low-rise buildings, pedestrian-oriented streets, specialty restaurants and historic architecture create a small-town feel for residents and attracts a great number of visitors alike.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	48,415	483,873	976,285
Households	19,065	202,027	404,727
Median Income	\$68,423	\$59,781	\$66,054

**Brad Thompson**

Vice President  
(312) 338 - 3012

bthompson@mpirealestate.com

**mpirealestate.com**

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.