

# 953 W. BELMONT AVE.

LAKEVIEW, CHICAGO

 **Newcastle**  
INVESTORS

Rarely available retail in Lakeview



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# MARKET EVOLUTION

- Dynamic, vibrant, 7 day-a-week market
- Dense, affluent surrounding population
- Walking distance to Wrigley Field
- Home to great mix of local, national, small shop and big box retailers

# PROPERTY FEATURES

- Incredible opportunity at Belmont CTA station entrance (2.3M riders from this entrance in 2023)
- 2,393 SF available, call for details
- Existing restaurant infrastructure
- 52 feet of wraparound frontage
- 30,400 vehicles pass the site daily

# AREA DEMOGRAPHICS

MILES	POPULATION	HOUSEHOLD INCOME
0.25	6,207	\$179,680
0.50	24,453	\$184,268
0.75	60,398	\$173,117
1.00	100,483	\$176,360

# AREA RETAILERS



**THE VIC THEATRE**



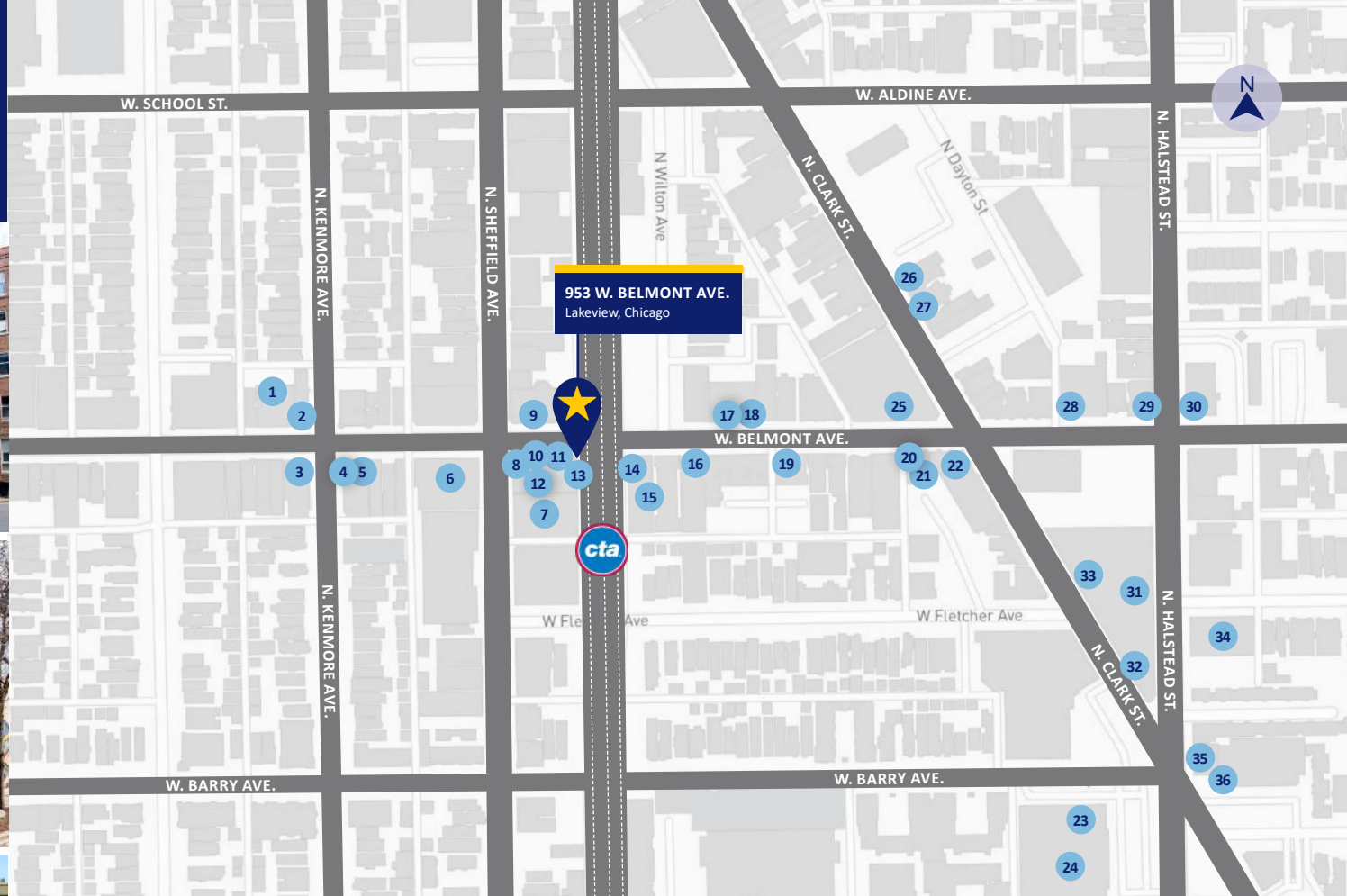
**CHIPOTLE**



**CHEESIE'S PUB & GRUB**



**ANN SATHER RESTAURANT**



## AREA RETAILER DIRECTORY

- |                         |                             |                           |                          |
|-------------------------|-----------------------------|---------------------------|--------------------------|
| 1. BIG & little's       | 10. Milo's Hair Studio      | 19. Ann Sather Restaurant | 28. Ragstock             |
| 2. Giordano's           | 11. Chicago Bagel Authority | 20. Mixteco               | 29. Furious Spoon        |
| 3. Kriser's Natural Pet | 12. The Barre Code          | 21. Aloha                 | 30. Drew's on Halstead   |
| 4. Chipotle             | 13. Dunkin'                 | 22. Starbucks             | 31. Michaels             |
| 5. Native Foods Cafe    | 14. Pedestrian Coffee       | 23. Walgreens             | 32. DSW                  |
| 6. Western Union        | 15. Devil Dawgs             | 24. PETCO                 | 33. Marshalls            |
| 7. The Vic Theatre      | 16. Reckless Records        | 25. Target                | 34. Briar Street Theatre |
| 8. Dentologie           | 17. Potbelly                | 26. Kanela                | 35. Domino's             |
| 9. Cheesie's Pub & Grub | 18. Taco Bell               | 27. Bánh Mi & Co          | 36. CVS Pharmacy         |

**953 W. BELMONT AVE.** Lakeview, Chicago



N. SHEFFIELD AVE.

N. MILTON AVE.

2,393 SF AVAILABLE

953 W. BELMONT AVE.  
Lakeview, Chicago

CHEESIE'S  
PUB &  
GRUB



W. BELMONT AVE.

Dentologic

MILIOS  
HAIR STUDIO

CBA



DUNKIN'



DAVE'S  
BAGELS

RECKLESS  
RECORDS

WESTERN  
UNION

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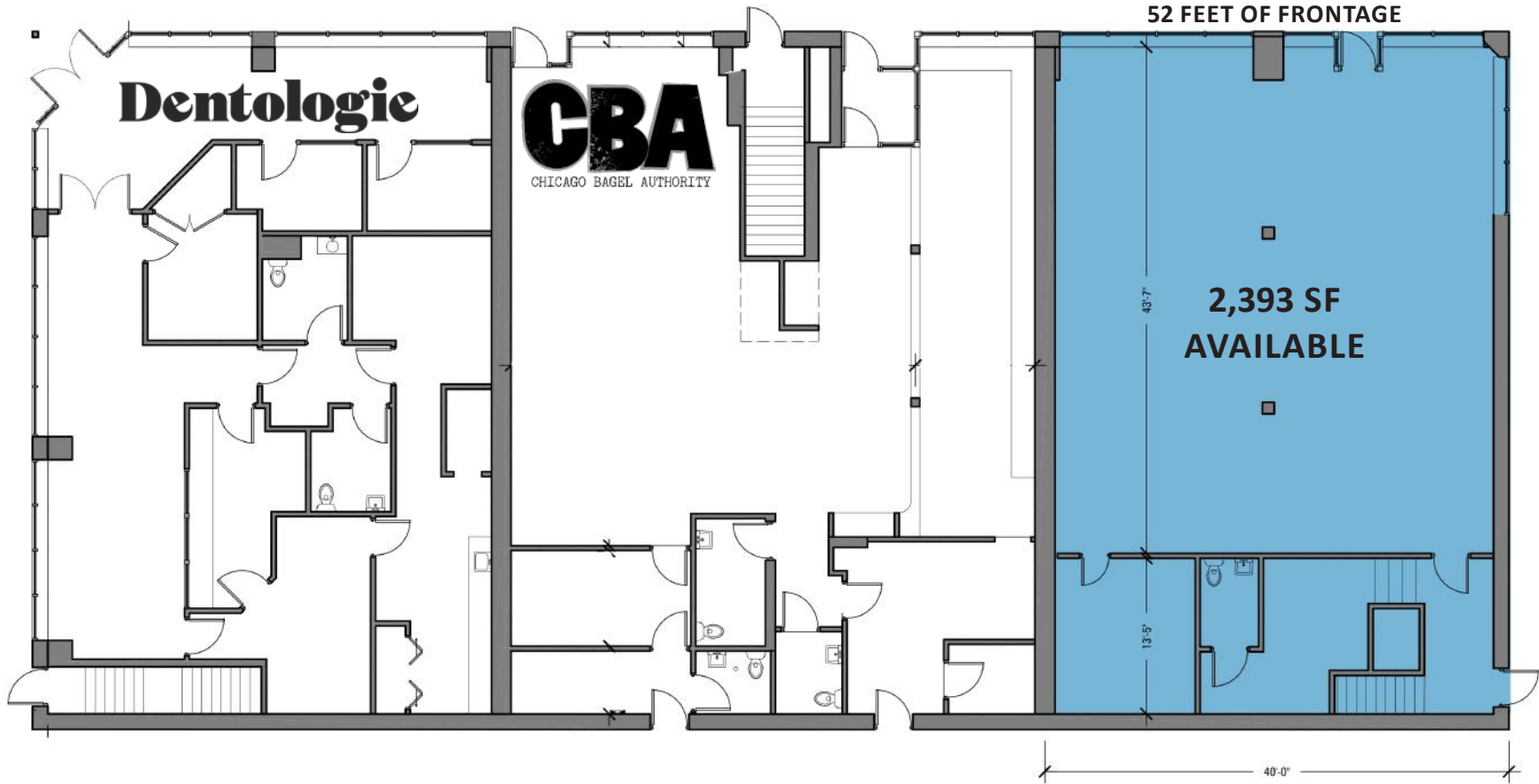
AERIAL DETAIL

# FLOOR PLAN



W. BELMONT AVENUE

N. SHEFFIELD AVENUE



## ABOUT NEWCASTLE RETAIL

**16**

**WALKABLE**  
Neighborhoods

**60+**

**WELL-CAPITALIZED**  
Properties

**600K+**

**SQUARE FEET**  
of Prime Retail Space

**160+**

**NOTABLE**  
Retail Tenants

## FOR MORE INFORMATION

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