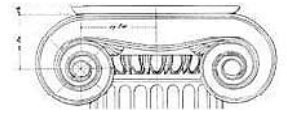


THE LORD COMPANIES L.L.C.

Brokerage • Development • Investment • Consulting



# *PRIME RETAIL SPACE FOR LEASE*

**NEW**

## *AVAILABLE WINTER 2007*

### **SHOEMAKER SQUARE - 3927 W. BELMONT (LOGAN SQUARE / AVONDALE)**



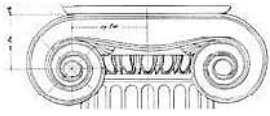
**Location:**

This new neighborhood shopping center is located on Belmont Ave taking up a full block between Harding Avenue and Springfield Avenue, just west of Milwaukee Avenue and just east of Pulaski Road in the up-and-coming Logan Square/Avondale neighborhood. It is less than a mile from the expressway and the Belmont CTA station.

Located next to the Shoemaker Lofts (the historic Florsheim Shoe Factory), a residential loft building with 175 units which are 90% sold, this shopping center has a neighborhood feel, surrounded by extensive residential and commercial development. Starbucks and Cardinal Fitness are already committed to the center and Walgreens is just across the street. Other nearby area retailers include Jewel-Osco, KFC, Dunkin Donuts, Mid-America Bank, Wireless Toyz, CVS, McDonalds, H&R Block, Shell and BP Gas Stations, etc.

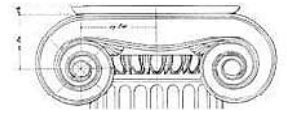
**Traffic Counts:**

- Belmont Ave – 20,600 cars daily
- Pulaski Ave – 20,100 cars daily
- Milwaukee Ave – 15,000 cars daily
- I-90/94 (Kennedy Expressway) – 260,000-300,000 cars daily



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<b><u>Demographics:</u></b>	<b><u>(2006)</u></b>	<b><u>1.0 mile</u></b>	<b><u>3.0 mile</u></b>
	Population	65,118	564,524
	Households	22,286	200,849
	Daytime Population	51,012	440,232
	Median Household Income	\$41,986	\$47,574

## **Commercial Space:**

This is a one-story free standing retail center with parking directly in front of as well as above the retail spaces, with entrances along both Belmont and Harding Ave. The center offers the following features:

- 18,000 out of 28,000 square foot total still available
  - divisible into units ranging from 10,000 square feet down to 1,200 square feet
- 125 parking spaces on two levels
- New brick and concrete construction with extensive glass-line and wide open interiors.
- All new tenant-controlled HVAC systems.
- Large pylon signage plus signage available in front of individual spaces.

## **Delivery Condition:**

Space will be delivered as a “vanilla box” complete with 200-400 amp, 3-phase electrical service distributed within each space; new individually-controlled gas forced air HVAC system with main output trunk and fresh air intake ductwork; water and sewer lines stubbed to space; exposed pre-cast concrete or exposed wood truss ceiling; and unfinished perimeter walls.

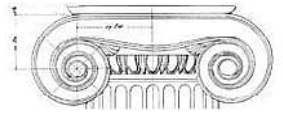
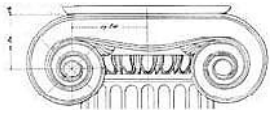
## **Availability:**

Winter 2007.

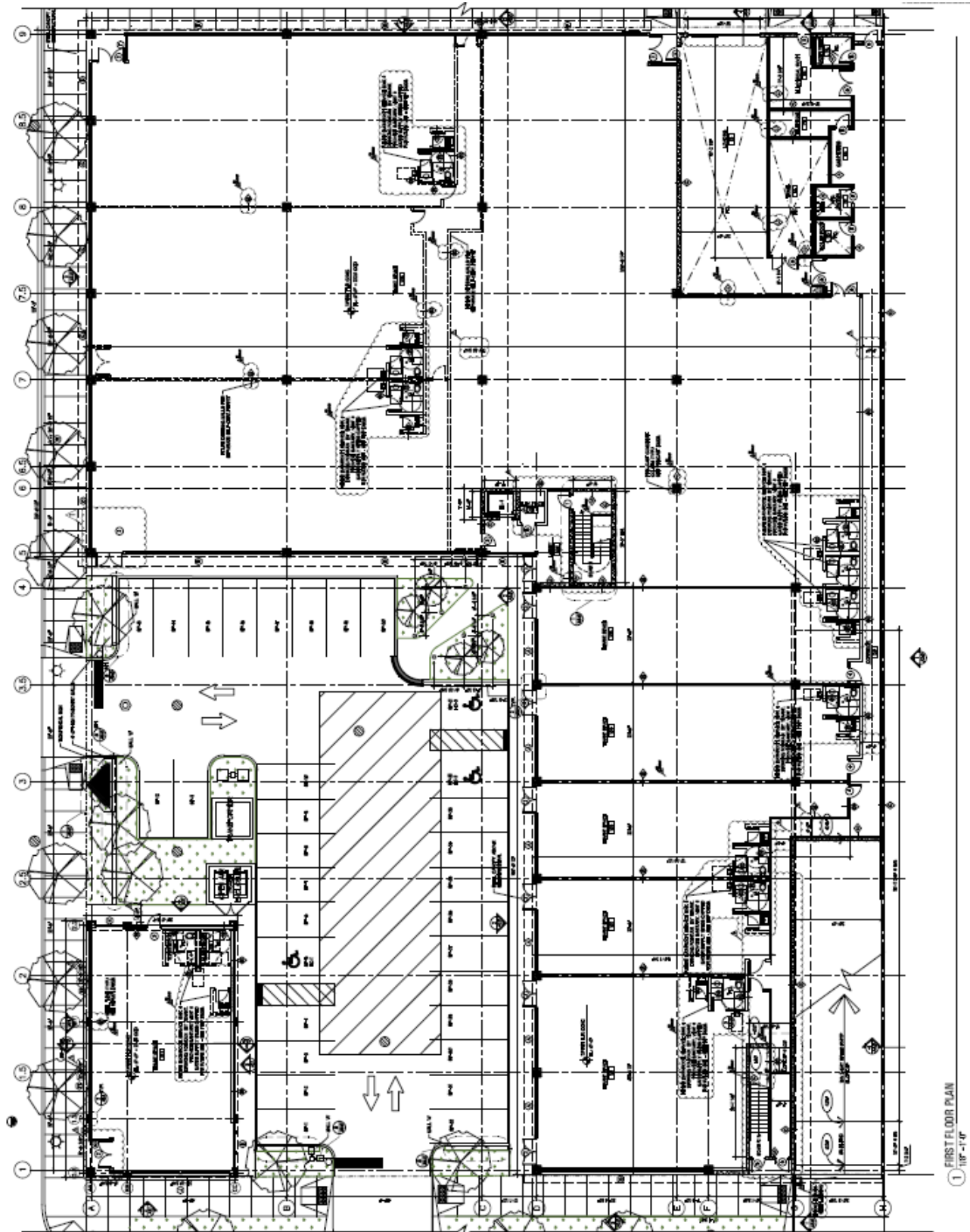
For further information, please contact:

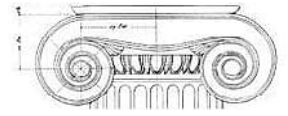
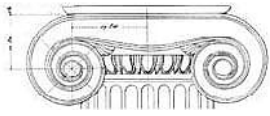
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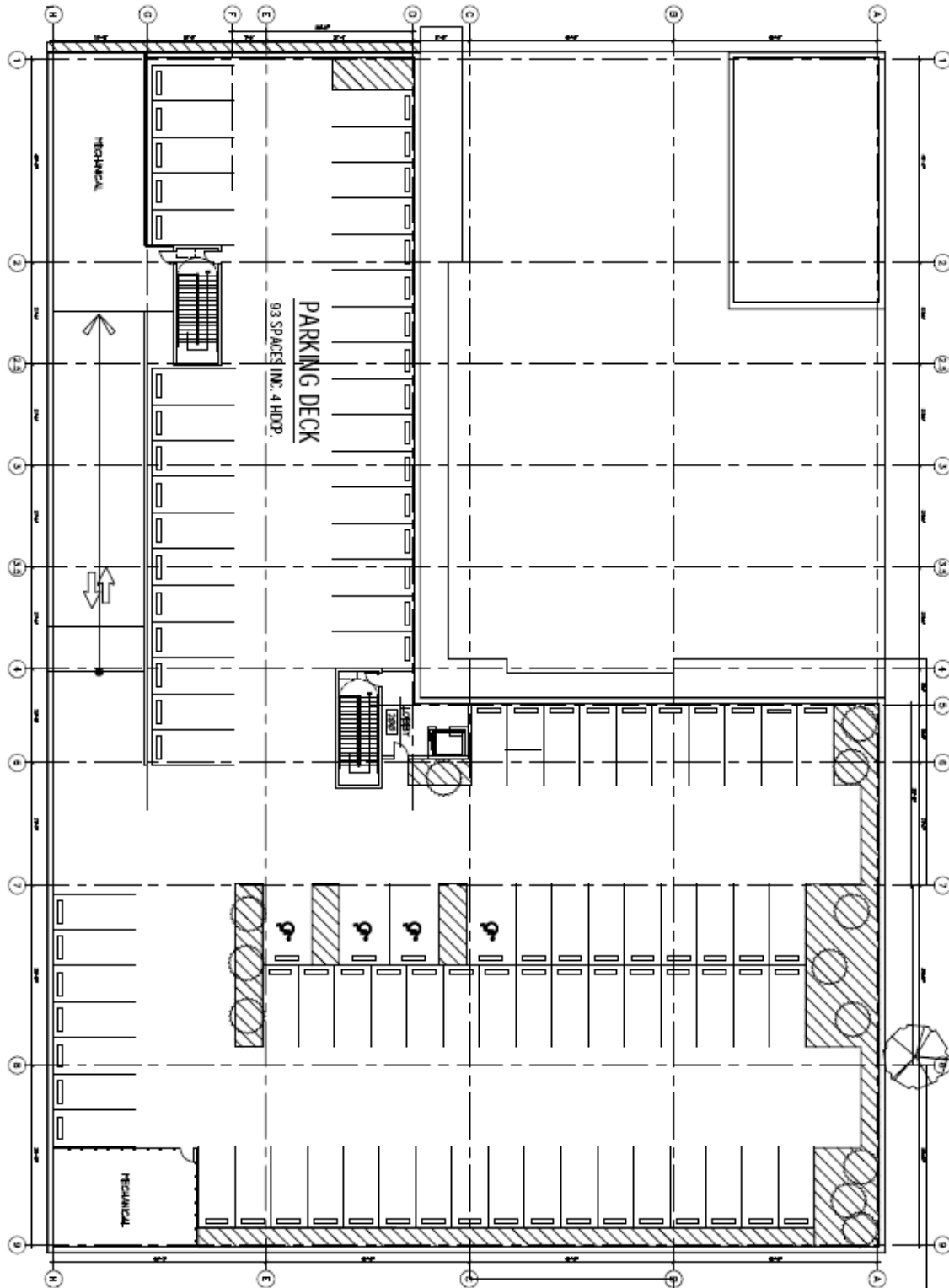


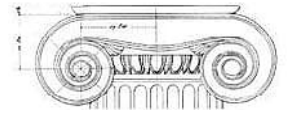
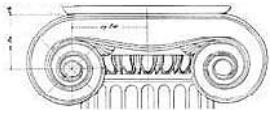
**Shoemaker Square (3927 W. Belmont)**  
**Site Plan**



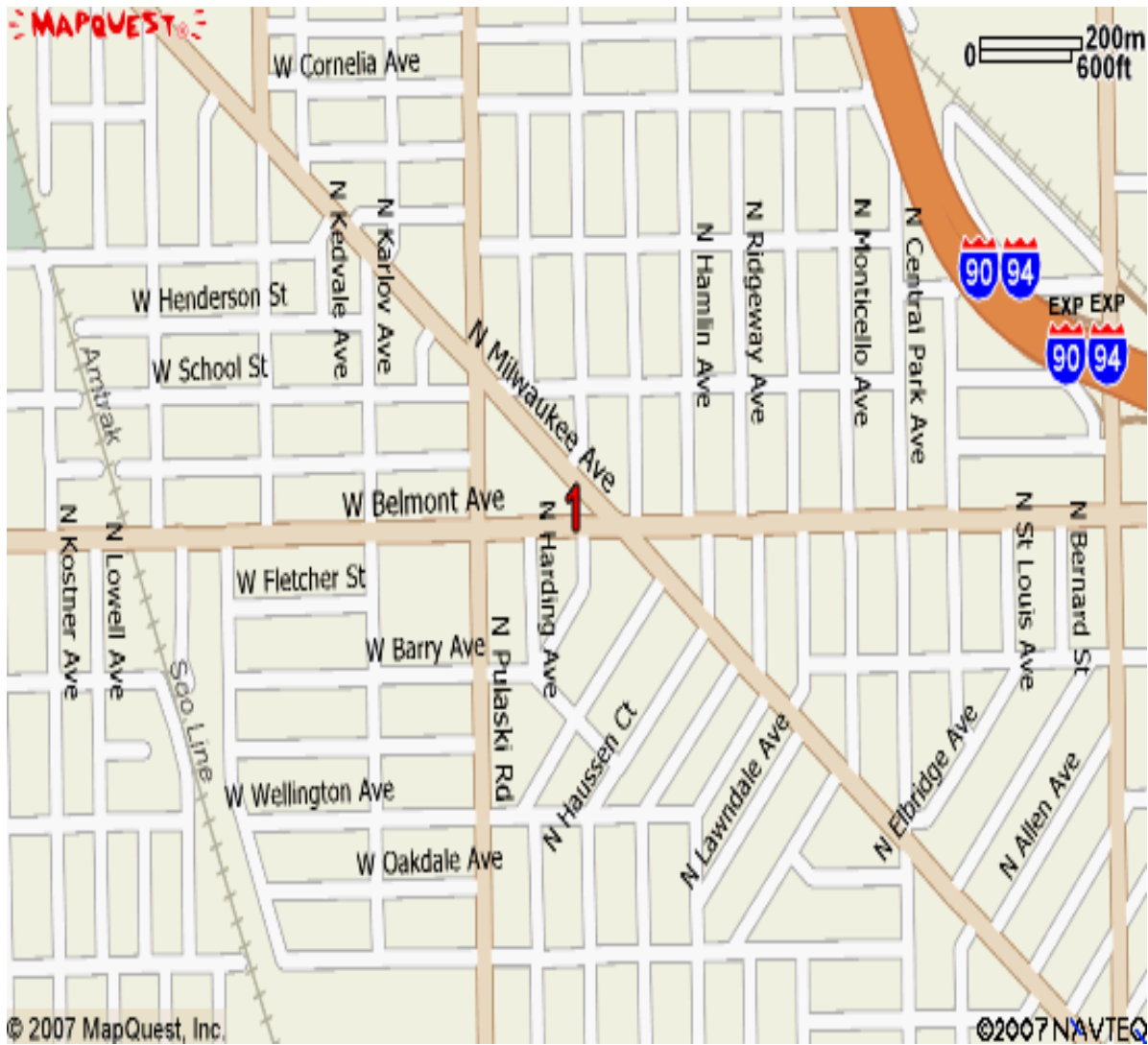


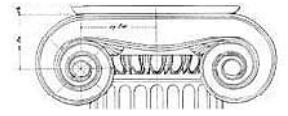
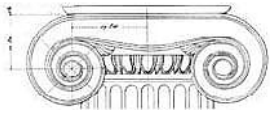
**Shoemaker Square (3927 W. Belmont)  
Rooftop Parking Plan**





**Shoemaker Square (3927 W. Belmont)  
Local Area Map**





Shoemaker Square (3927 W. Belmont)

Aerial Zoning Map

