

3300 WEST DEVON AVENUE

LINCOLNWOOD, IL

Strong Demographic Base

POPULATION

5 min driving radius

43,803

2016

10 min driving radius

239,949

2016

HOUSEHOLD INCOME

5 min driving radius

\$60,473

Median, 2016

10 min driving radius

\$59,422

Median, 2016

DISPOSABLE INCOME

5 min driving radius

\$47,804

Median, 2016

10 min driving radius

\$47,047

Median, 2016

Local Business Community

10 min driving radius

8,707

Total businesses

85,527

Total employees

628 (7.2%)

Food services/drinking places

Retail and Restaurant Surplus

RETAIL MARKETPLACE PROFILE

5 min driving radius

\$225,020,300

Total retail trade and food & drink

\$38,039,721

Total food & drink

LOCAL PATRONS

10 min driving radius

131,756 (71.6%)

Went to a family restaurant/
steakhouse in the last 6 months

22,997 (12.5%)

Went to a fine dining
restaurant last month

TOP 5 RETAIL GAP SURPLUS

5 min driving radius

\$104,888,708

Motor vehicle & parts dealer

\$57,572,562

Health & personal care stores

\$38,109,729

Clothing & clothing accessory stores

\$38,039,721

Food services & drinking places

\$32,197,284

Building materials, garden
equipment, & supply stores

Source: ESRI Business Analyst, 2016

Development Opportunity

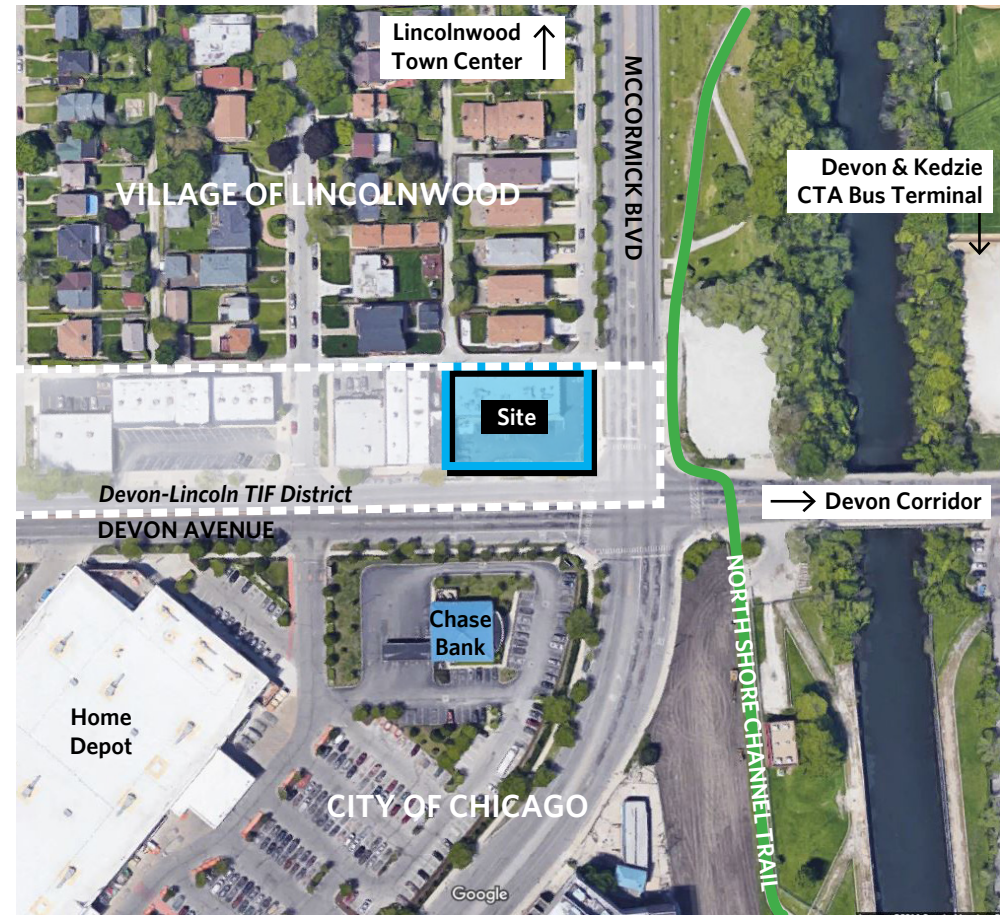
This 15,000-square-foot parcel, as a gateway into the Village of Lincolnwood, is a primary focus for the Village. Because of its high visibility, a restaurant is preferred for this location. A developer could use TIF proceeds to renovate or rebuild.

ZONING • B2 General Business District (Retail & Service District)

SIZE • 15,000 sq ft (existing building occupies ~6,000 sq ft)

PARKING • Shared parking lot (19 off-street spaces)

TIF • Devon-Lincoln TIF District



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LINCOLNWOOD, IL

Regional Context

TRANSPORTATION ACCESS

Direct Access

CTA Bus #11 Lincoln
 CTA Bus #82 Kimball/Homan
 CTA Bus #96 Lunt
 CTA Bus #155 Devon
 Pace Bus #210 Lincoln
 North Shore Channel Trail

2 miles 5 miles

I-94 I-90

3.5 miles

Lake Shore Drive

AVERAGE DAILY TRAFFIC

24,800

Devon Ave

27,100

McCormick Blvd,
 North of Devon Ave

31,000

McCormick Blvd,
 South of Devon Ave

32,100

Peterson Ave

Source: Illinois Department of Transportation

