

3420 WEST DEVON AVENUE

LINCOLNWOOD, IL

Strong Demographic Base

POPULATION

5 min driving radius

38,977

2016

10 min driving radius

220,340

2016

HOUSEHOLD INCOME

5 min driving radius

\$62,617

Median, 2016

10 min driving radius

\$60,017

Median, 2016

DISPOSABLE INCOME

5 min driving radius

\$49,606

Median, 2016

10 min driving radius

\$47,560

Median, 2016

Local Business Community

10 min driving radius

8,350

Total businesses

83,545

Total employees

595 (7.1%)

Food services/drinking places

Retail and Restaurant Surplus

RETAIL MARKETPLACE PROFILE

5 min driving radius

\$227,772,503

Total retail trade and food & drink

\$28,806,374

Total food & drink

LOCAL PATRONS

10 min driving radius

121,434 (71.8%)

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

21,057 (12.4%)

Went to a fine dining
restaurant last month

TOP 5 RETAIL GAP SURPLUS

5 min driving radius

\$125,937,109

Motor vehicle & parts dealer

\$42,120,486

Health & personal care stores

\$35,154,820

Clothing & clothing accessory stores

\$30,880,716

Building materials, garden
equipment, & supply stores

\$28,806,374

Food services & drinking places

Source: ESRI Business Analyst, 2016

Development Opportunity

This 28,752-square-foot parcel, is identified as a local commercial corridor by the Village of Lincolnwood's Comprehensive Plan. 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 • 28,752 sq ft (existing building occupies 5,355 sq ft)

PARKING • Off-street parking lot with 71 parking spaces

TIF • Devon-Lincoln TIF District



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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

