



Jones Lang LaSalle Midwest, Inc.

1.2 AC AVAILABLE

6700-6734 N LINCOLN AVE
LINCOLNWOOD, IL



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1.2 ACRES AVAILABLE FOR SALE IN LINCOLNWOOD, IL

This exceptional **1.2-acre property** features two buildings strategically positioned along a highly traveled artery to Lake Shore Drive. Equipped with **rear loading docks, 400AMP 3-phase electrical service**, and **ample free parking**, the site offers flexible zoning for diverse commercial uses. Located near Bryn Mawr Country Club in a mature market with established daily-needs retailers including **Walgreens, FedEx, Lou Malnati's and US Bank**, this opportunity combines essential infrastructure with outstanding visibility in a dynamic commercial corridor.

PROPERTY HIGHLIGHTS



1.2

Acres Available



B-1

Zoning



39

Parking Spaces



35,800

VPD at Intersection



300,545

Residents in 3 Mi



115,658

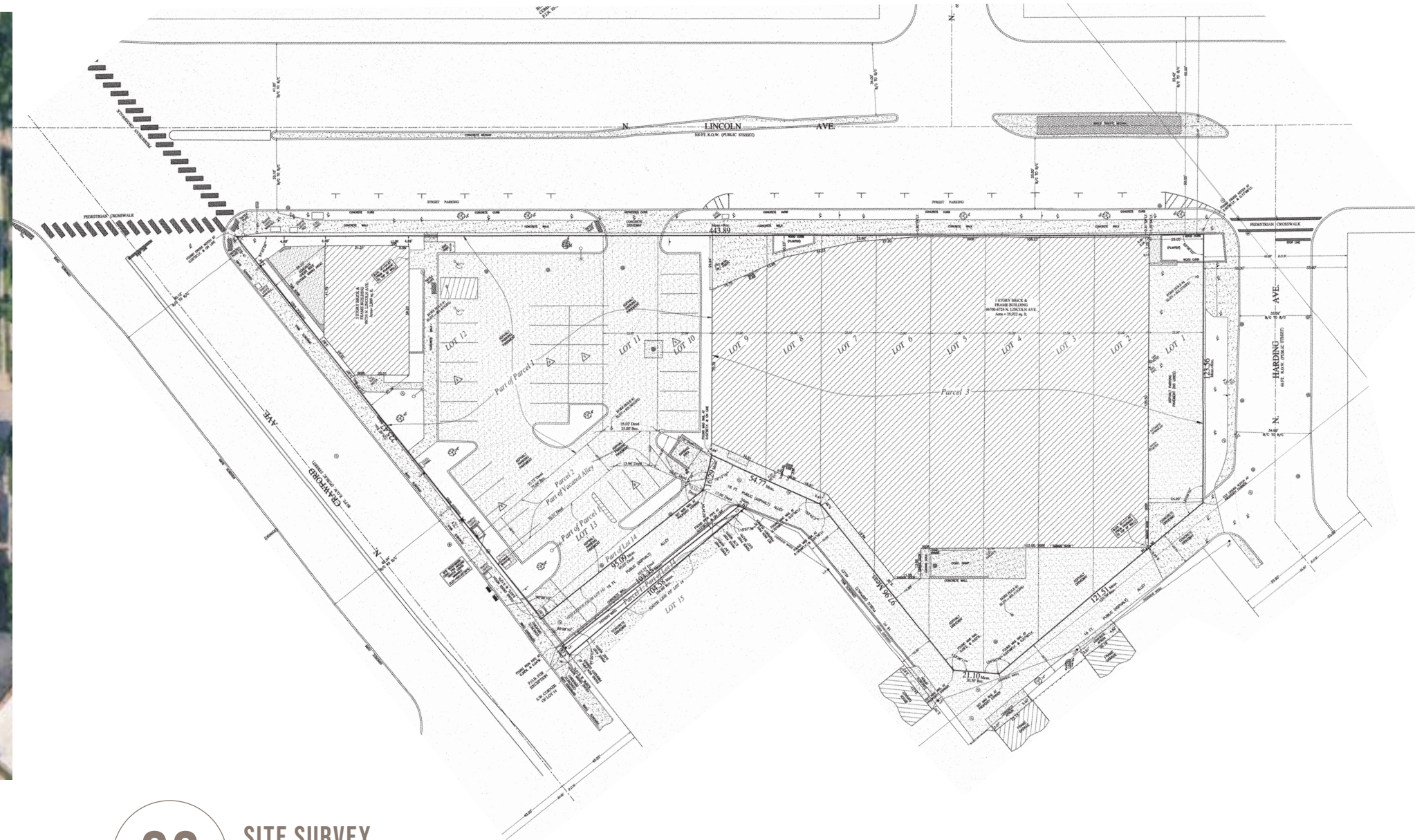
Households in 3 Mi





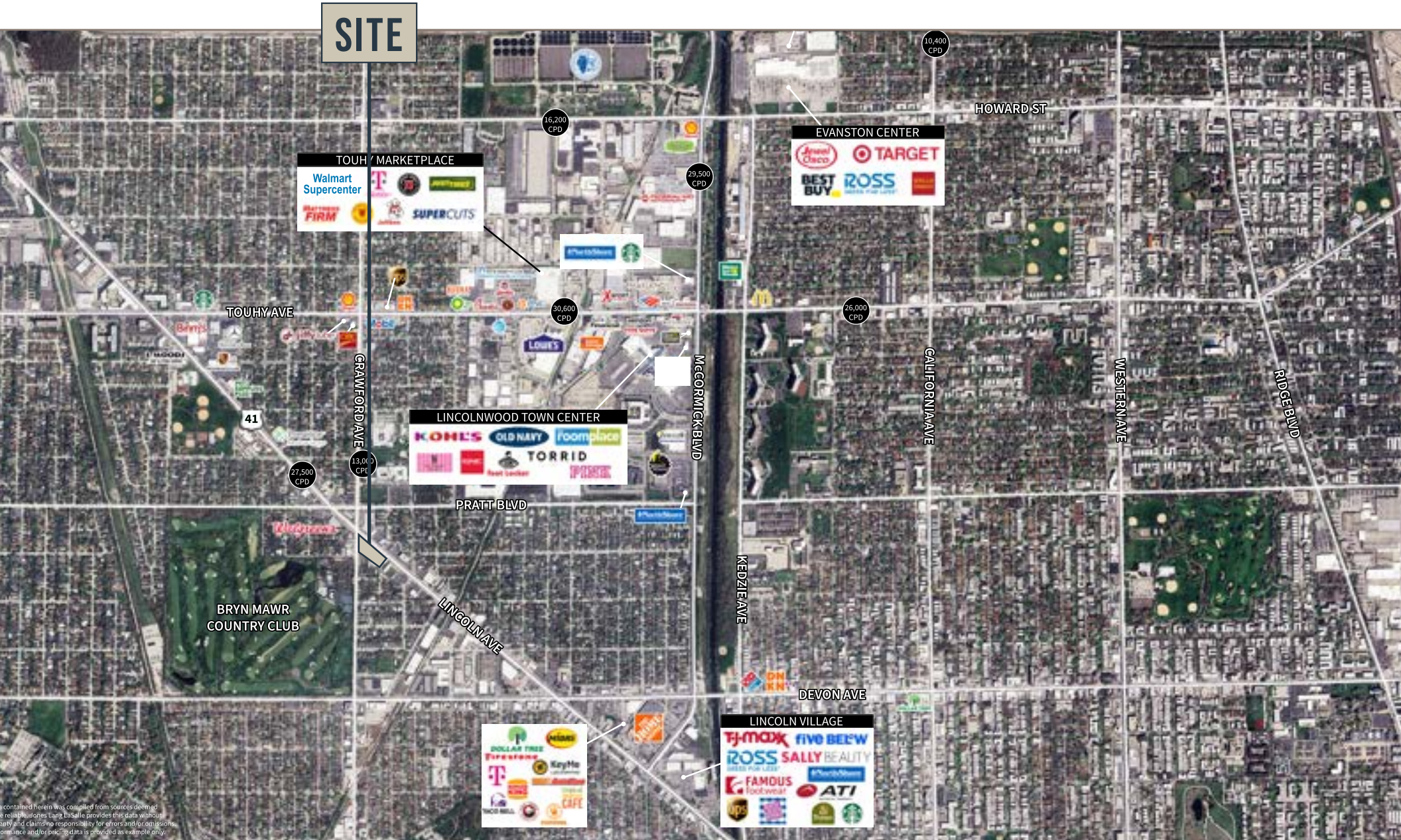
01

AERIAL VIEW OF SITE



02

SITE SURVEY



ABOUT LINCOLNWOOD

Lincolnwood is a thriving suburban village located just north of Chicago, offering an ideal blend of accessibility and community character. With direct connections to major thoroughfares including Lake Shore Drive and easy access to downtown Chicago, the village serves as a strategic commercial hub while maintaining a welcoming residential atmosphere. Home to a mature, diverse population and anchored by prominent retail destinations such as

Lincolnwood Town Center, the community attracts strong consumer traffic and benefits from excellent schools, well-maintained infrastructure, and proximity to recreational amenities. Lincolnwood’s business-friendly environment, stable demographics, and prime location make it an attractive destination for both established retailers and emerging enterprises.

SITE DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	17,961	300,545	835,580
DAYTIME POPULATION	22,935	260,707	726,411
AVG HOUSEHOLD INCOME	\$151,467	\$122,501	\$127,167
HOUSEHOLDS	5,844	115,658	358,322

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