

LINCOLN COMMON

Hines **McCAFFERY**



LINCOLN COMMON

Luxury apartments
Distinguished condos
Vibrant dining and retail
Boutique office space
New public parks and plazas

Delivered 2019

THE NEW CROSSROADS OF LINCOLN PARK

Hines **McCAFFERY**





AN IMPECCABLY CRAFTED EXPERIENCE.

The excitement of indulgence, shopping, dining and dwelling offered at Lincoln Common is an elevated experience not found anywhere else in Chicago.



AN ABUNDANCE OF OPTIONS.

With high-quality retail, fitness offerings, parks, chef-driven restaurant concepts, vibrant nightlife and more, there's no better hub for Chicagoans to spend their days at Lincoln Common.





POSH. PERSONAL. PREMIUM.

**LINCOLN COMMON FORMS
A BEAUTIFUL BRIDGE BETWEEN
COMMUNITY AND COMMERCE.**

Think warm encounters and quality service, high culture and modern convenience, compelling inspiration and easy accessibility—unlike any other shopping destination in Chicago.







**\$118 MILLION
SPENT ANNUALLY
ON CLOTHING AND
ACCESSORIES IN
LINCOLN PARK.**



**100,000 SQUARE FEET
OF EXCLUSIVE RETAIL
SPACE AVAILABLE**

A woman's profile is shown in silhouette, holding a glass of whiskey. The background is a soft, warm sunset or sunrise over a body of water. The glass is tilted, and the liquid inside is a golden-brown color. The overall mood is sophisticated and elegant.

AUTHENTIC. ALLURING. ARTISANAL.

On special days and every day, the community gathers at the Lincoln Common table. Defined by chef-driven, singular concepts from globally inspired to locally crafted. Adventurous and bold, provocative and thrilling, on-the-go or out-for-the-night,

**MEMORABLE MOMENTS ARE SERVED
AT LINCOLN COMMON.**





**LINCOLN PARK
RESIDENTS SPEND
\$489 MILLION
ANNUALLY ON
FOOD AND
BEVERAGE IN THE
NEIGHBORHOOD.**





**\$171,665 AVERAGE
HOUSEHOLD INCOME
IN LINCOLN PARK.**

Plus, more than 1,000 residents living at Lincoln Common provide a captive audience of affluent shoppers and diners.



SITE PLAN

THIS IS LINCOLN COMMON

- More than 100,000 SF of retail spaces ranging from 438 to 32,000 SF
- 538 luxury apartment units
- 32 condominiums
- 5-story boutique office building
- 156-room senior living facility (not shown)
- 850-stall parking garage
- One acre of open space





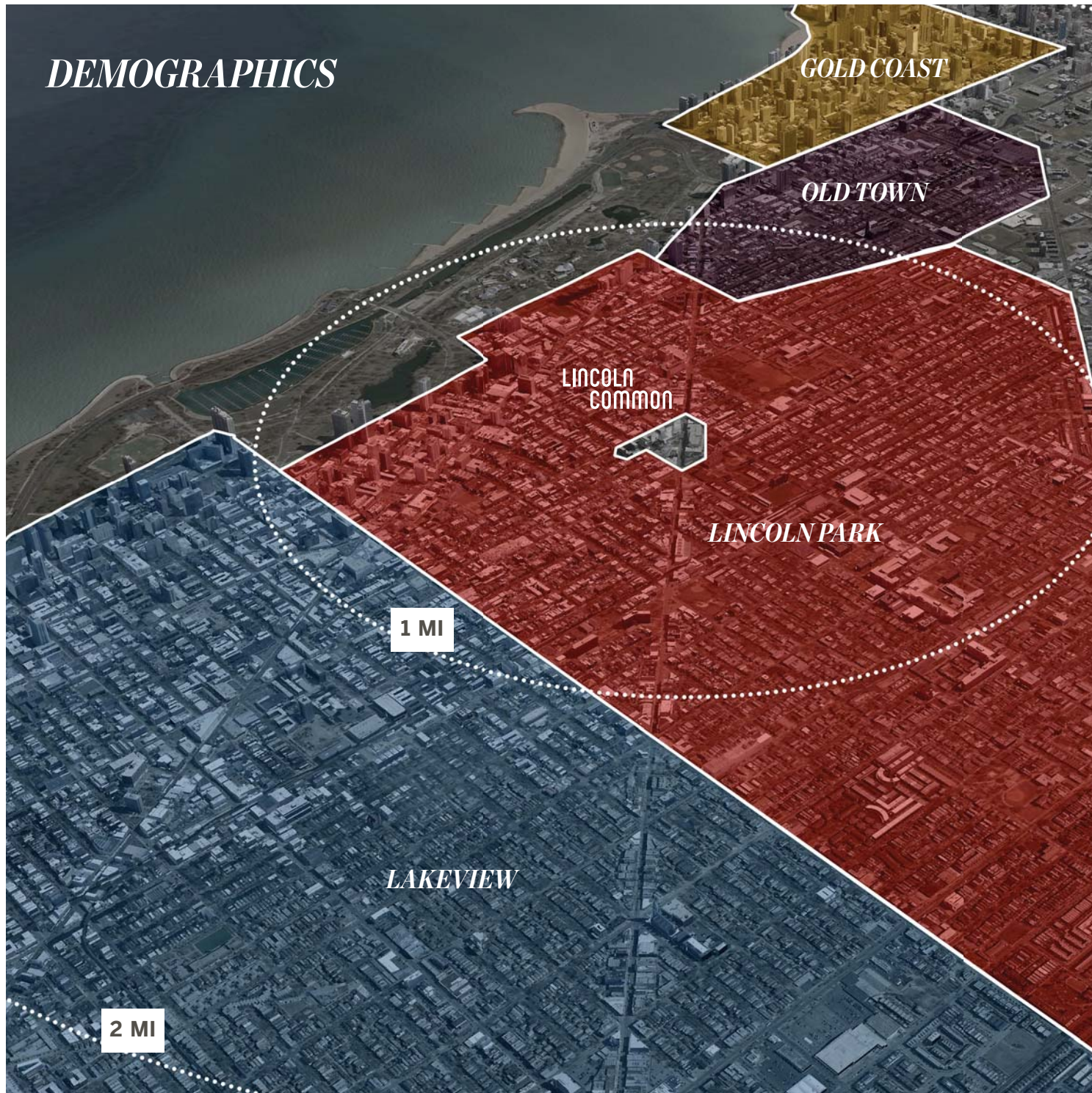
CAPTIVE. CONNECTED. COPIOUS.

THE SINGLE STRONGEST DEMOGRAPHIC IN THE CITY.

Budding scholars and young professionals.
Upscale families and affluent empty nesters.
The residents of Lincoln Park embody this eclectic
and diverse neighborhood, giving rise to the urban
sophistication and vibrant energy which surrounds
Lincoln Common.



DEMOGRAPHICS



LINCOLN PARK *OLD TOWN* *LAKEVIEW* *GOLD COAST*



SIZE	2 sq mi	0.5 sq mi	2.5 sq mi	0.5 sq mi
POPULATION	55,768	17,474	78,169	34,541
DAYTIME POPULATION	51,808	15,959	71,569	45,795
HOUSEHOLDS	28,205	9,959	43,719	23,526
MEDIAN AGE	31.7	34.3	33.2	46.4
MEDIAN HOME VALUE	\$844,464	\$658,084	\$600,368	\$727,304
OWNER OCCUPIED	42.3%	40.7%	36.6%	46.8%
RENTER OCCUPIED	57.7%	59.3%	63.4%	53.2%
POP 25+ BACHELOR'S DEGREE+	47.7%	46.8%	48.1%	41.7%

INCOME

AVERAGE HOUSEHOLD INCOME	\$171,665	\$166,963	\$152,193	\$149,961
AVERAGE DISPOSABLE INCOME	\$109,073	\$108,151	\$99,253	\$99,278

EXPENDITURES

	TOTAL [PER CAPITA]	TOTAL [PER CAPITA]	TOTAL [PER CAPITA]	TOTAL [PER CAPITA]
FOOD AWAY FROM HOME	\$211MM [\$3,786]	\$73.3MM [\$4,194]	\$294MM [\$3,756]	\$151MM [\$4,363]
FOOD AT HOME	\$278MM [\$4,986]	\$97.6MM [\$5,585]	\$385MM [\$4,928]	\$203MM [\$5,875]
ENTERTAINMENT + RECREATION	\$159MM [\$2,850]	\$54.9MM [\$3,145]	\$219MM [\$2,801]	\$118MM [\$3,408]
APPAREL + SERVICES	\$118MM [\$2,114]	\$41.2MM [\$2,360]	\$163MM [\$2,089]	\$84.2MM [\$2,438]

RACE

WHITE ALONE	84.2%	72.0%	83.4%	81.5%
BLACK ALONE	3.5%	17.3%	2.7%	4.9%
ASIAN ALONE	7.3%	6.6%	7.9%	10.0%
SOME OTHER RACE	1.9%	0.8%	2.7%	1.2%
TWO OR MORE RACES	2.9%	2.6%	3.0%	2.2%
HISPANIC ORIGIN (ANY RACE)	6.8%	4.7%	9.4%	5.4%

Data Note: Income is expressed in current dollars. Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021.

DEPAUL UNIVERSITY



4,000
FACULTY & STAFF

24,000
STUDENTS

More than 80% of DePaul students live in off-campus housing, meaning a steady stream of students and staff passing the intersection.

colleges.niche.com

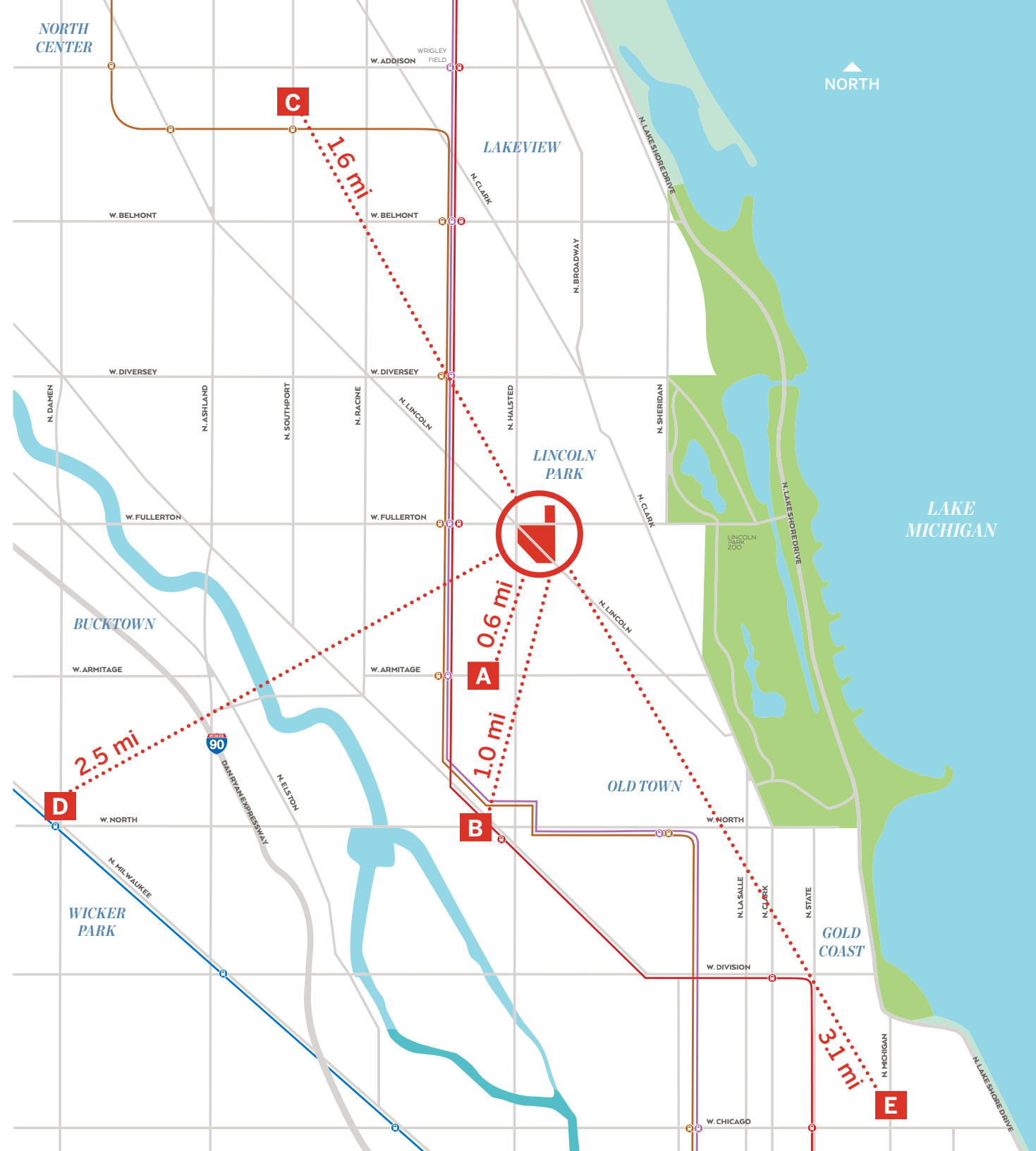
Lincoln Common is directly across Halsted Street from the DePaul School of Music's new Holtschneider Performance Center. A 185,000-square-foot building that includes teaching studios, rehearsal space, four performance spaces.





COMPETITION

SHOPPING DISTRICT	DISTANCE TO LINCOLN COMMON	DRIVE TIME
A. Armitage	0.6 mi	5 min
B. North & Clybourn	1.0 mi	8 min
C. Southport	1.6 mi	10 min
D. Wicker Park	2.5 mi	14 min
E. Magnificent Mile	3.1 mi	18 min



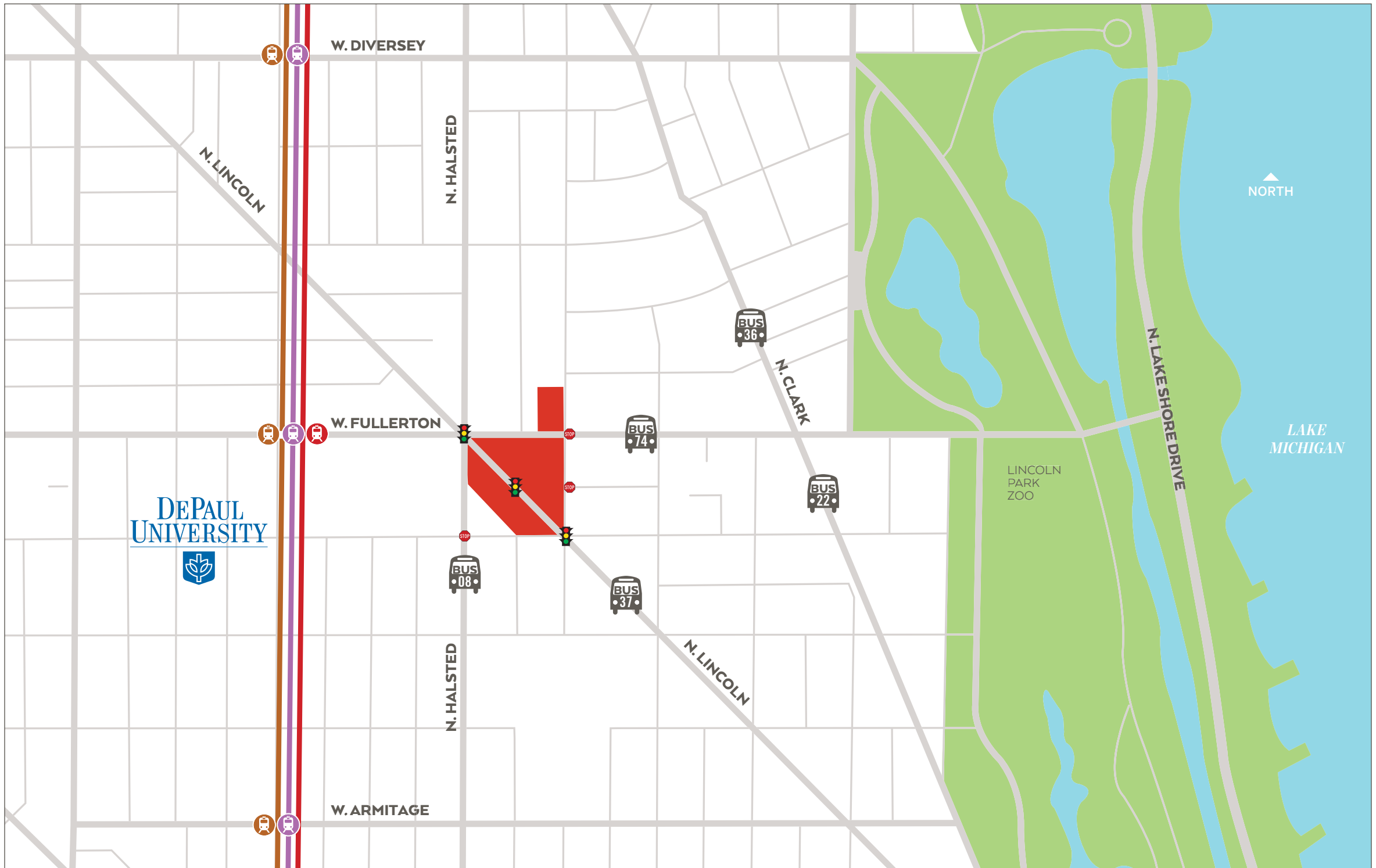


APEX. ACCESS. ABUNDANCE.

**TRANSIT ORIENTED,
PEDESTRIAN FOCUSED
AND CAR-FRIENDLY.**

By car, train, bus, bike
or foot, all roads lead to
Lincoln Common.





COME ONE, COME ALL.

- Located at the intersection of Fullerton, Lincoln and Halsted
- 38,550 vehicles per day at this intersection
- 2 blocks to Fullerton CTA “L” stop Red, Purple and Brown lines
- 3 blocks to scenic lakefront park, beaches and Lincoln Park Zoo
- Less than 1 mile to Lake Shore Dr.

DAILY RIDERSHIP

TRAINS

Red Line	210,828
Brown Line	62,976

BUSES

#8 Halsted	21,064
#74 Fullerton	11,619
#22 Clark	15,969
#36 Broadway	11,606
#37 Sedgwick	1,462



BRING YOUR BUSINESS TO THE NEW CROSSROADS OF LINCOLN PARK

ANDREW MACAFEE

amacafee@mccafferyinc.com

312-784-2844

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