# FOR LEASE

# LINCOLN HEIGHTS SHOPPING CENTER

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VANDERVERT Developments

KIEMLEHAGOOD

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| AVAILABLE SUITES | SIZE | LEASE RATE | NNN EXPENSE |
|---|---|---|---|
| Suite 3C (Upper West Side) | ±2,182 SF | $18.00 PSF /YR | $3.80 PSF |
| Suite 004 (Lower West Side) | ±4,290 SF | $16.00 PSF /YR | $3.80 PSF |
| Former JoAnn Fabrics | ±21,647 SF | Contact Listing Broker | |

| AVAILABLE PAD SITE | SIZE | LEASE RATE |
|---|---|---|
| PAD SITE | ±53,143 SF | Contact Listing Broker |

## NEIGHBORINGTENANTS

Baskin Robbins
Chef Lu's
Cold Stone Creamery
CVS
Famous Nails 29th
Goodwill
Hallmark
Jimmy John's
KFC
Petco
Providence ExpressCare
Supercuts
Trader Joe's
Two Seven Public House
Urban Canine
Wells Fargo

TRADER JOE'S

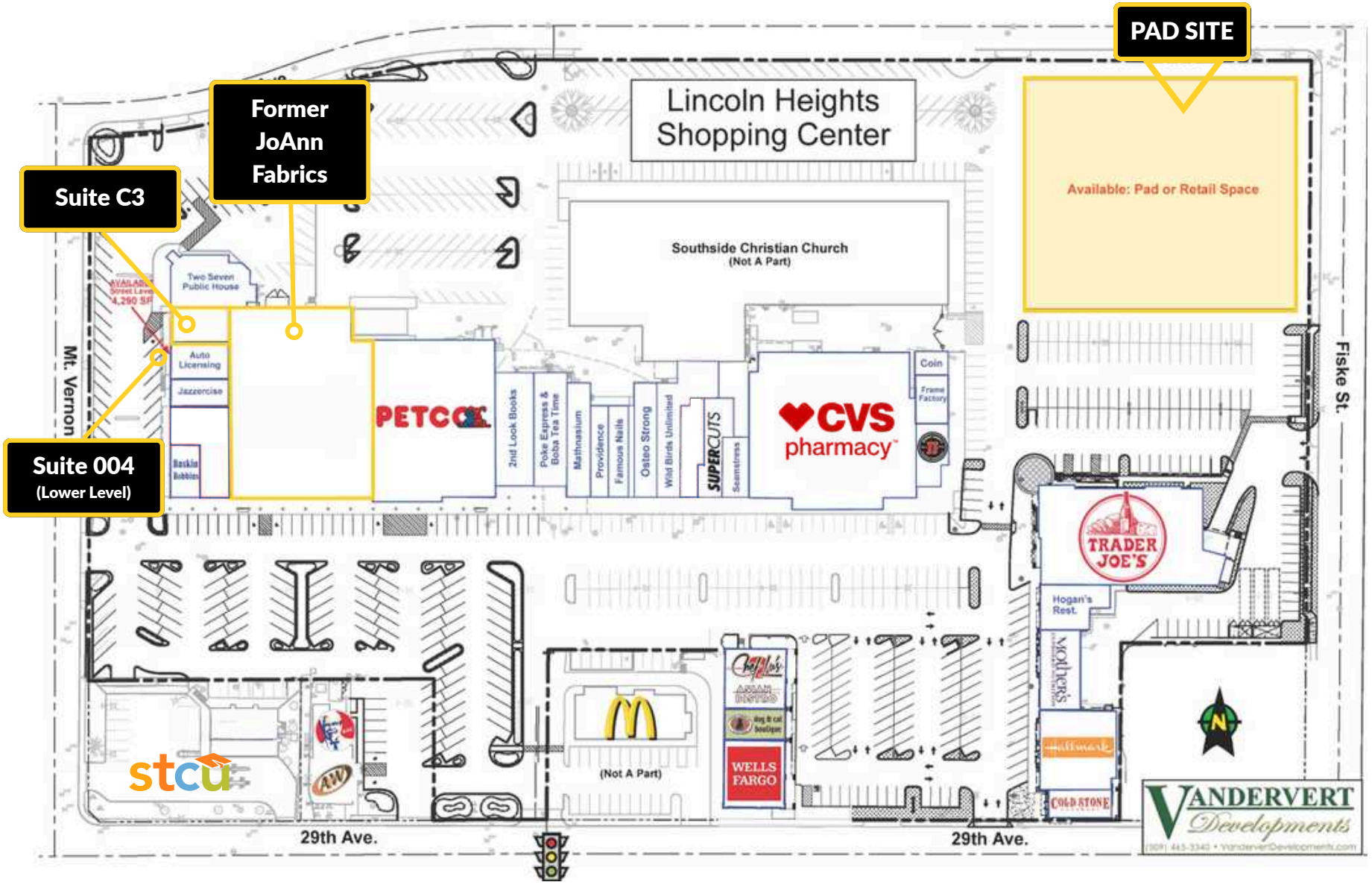
Birds Unlimited
SUPERCUTS

SUPERCUTS

TRADER JOE'S

McDonald's

petco
grooming


PAD SITE
Former JoAnn Fabrics
Suite C3
Suite 004 (Lower Level)
Lincoln Heights Shopping Center
Available: Pad or Retail Space
Southside Christian Church (Not A Part)
Two Seven Public House
Auto Licensing
Jazzercise
Baskin Robbins
PETCO
2nd Look Books
Poke Express & Boba Tea Time
Mathnasium
Providence
Famous Nails
Osteo Strong
Wild Birds Unlimited
SUPERCUTS
Seamstress
CVS pharmacy
Coin
Frame Factory
TRADER JOE'S
Hogan's Rest.
MOLLY'S
COLD STONE
WELLS FARGO
(Not A Part)
stcu
Mt. Vernon
Fiske St.
29th Ave.
29th Ave.
VANDERVERT Developments

| DEMOGRAPHICS | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|---|---|---|---|
| 2025 Estimate Population | 14,980 | 81,730 | 176,909 |
| 2030 Projected Population | 14,400 | 80,616 | 175,888 |
| 2025 Estimated Households | 6,393 | 34,814 | 75,871 |
| 2025 Median Age | 41.4 | 39.6 | 37.6 |
| 2025 Average Household Income | $109,237 | $121,292 | $102,767 |
| 2025 Median Household Income | $87,191 | $87,846 | $75,454 |

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