

# 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.







**\$115 MILLION  
SPENT ANNUALLY  
ON CLOTHING AND  
ACCESSORIES IN  
LINCOLN PARK.**



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

A hand holding a glass of whiskey against a blurred background of a person's face. The glass is tilted, showing the amber liquid inside. The background is a soft-focus portrait of a person's face, looking towards the right. 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  
\$450 MILLION  
ANNUALLY ON  
FOOD AND  
BEVERAGE IN THE  
NEIGHBORHOOD.**





**\$155,562 AVERAGE  
HOUSEHOLD INCOME  
IN LINCOLN PARK.**

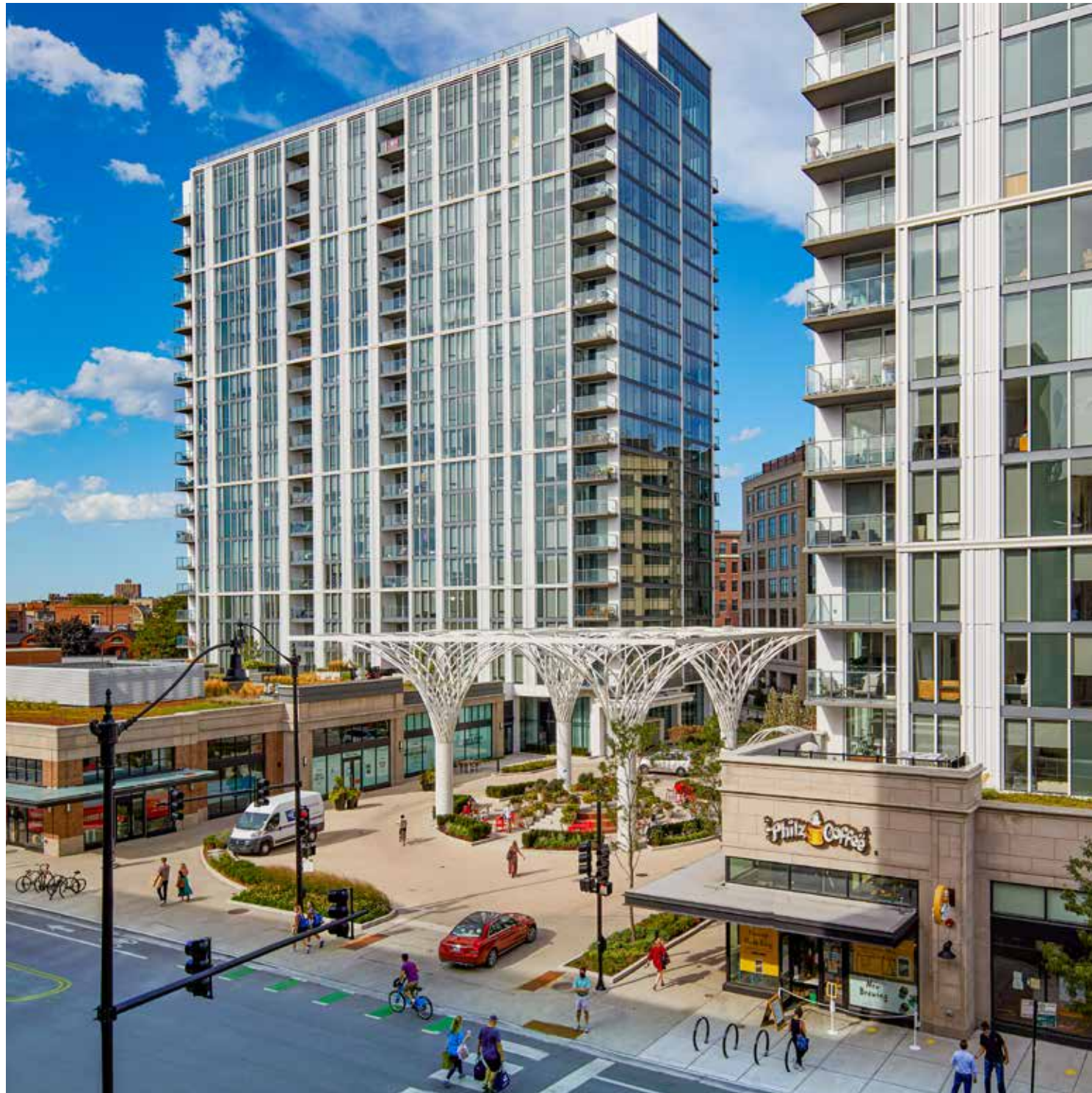
Plus, more than 1,000 residents living at Lincoln Common provide a captive audience of affluent shoppers and diners.

# 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.*

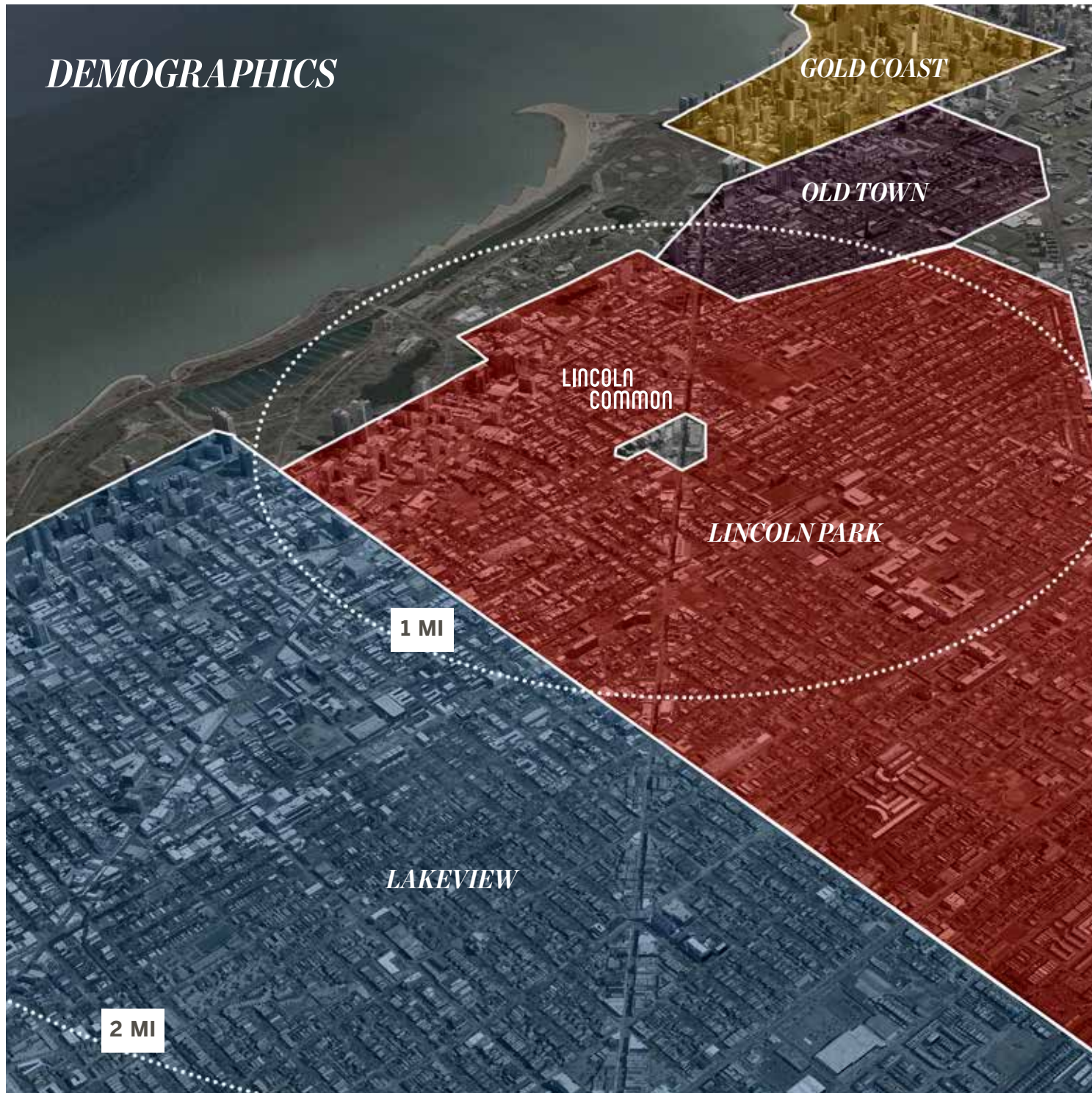
---

## **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*



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

## INCOME

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

## EXPENDITURES

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

## RACE

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

Data Note: Income is expressed in current dollars. Source: U.S. Census Bureau, Census 2020 Summary File 1. Esri forecasts for 2022.

# DEPAUL UNIVERSITY



**4,000**  
*FACULTY & STAFF*

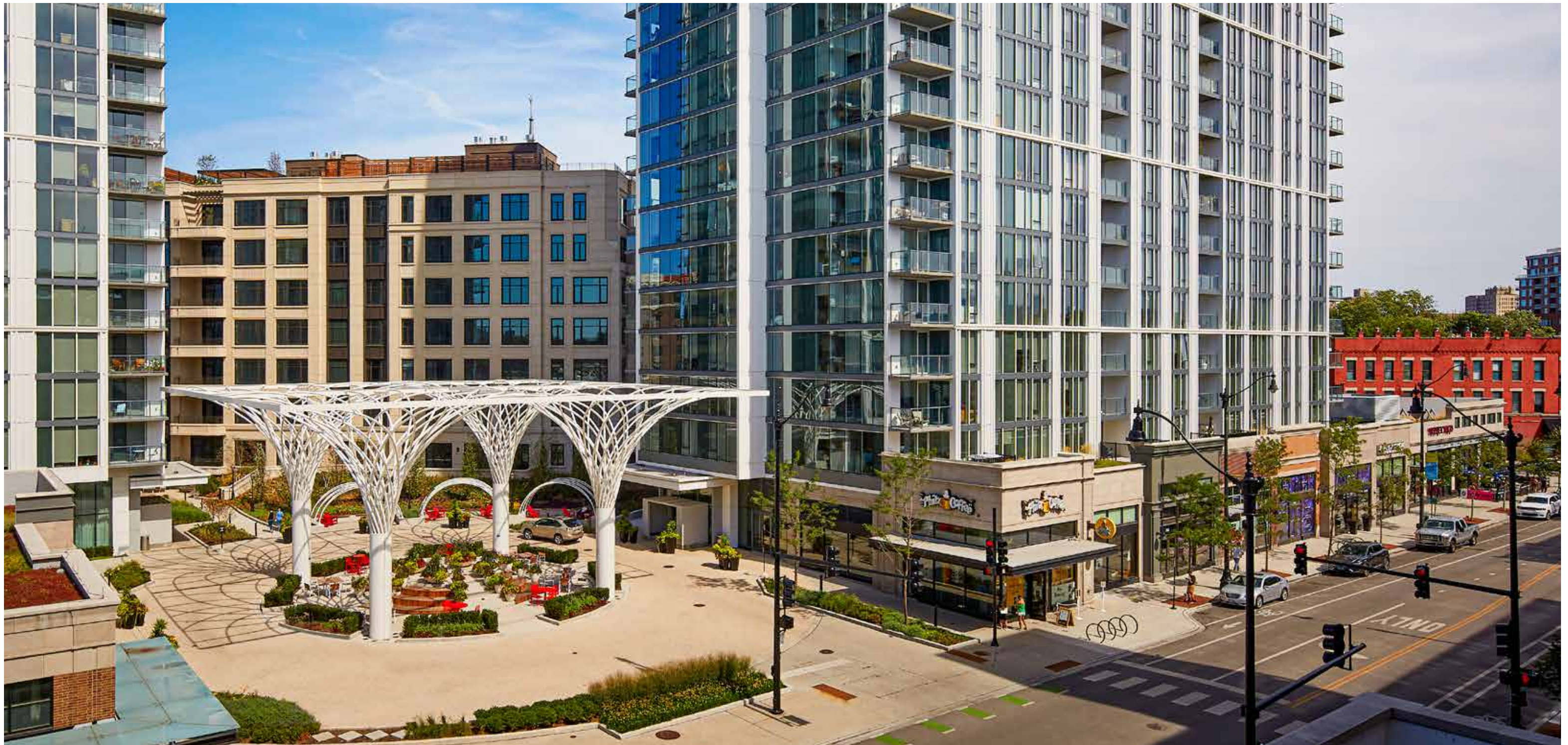
**24,000**  
*STUDENTS*

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](https://colleges.niche.com)

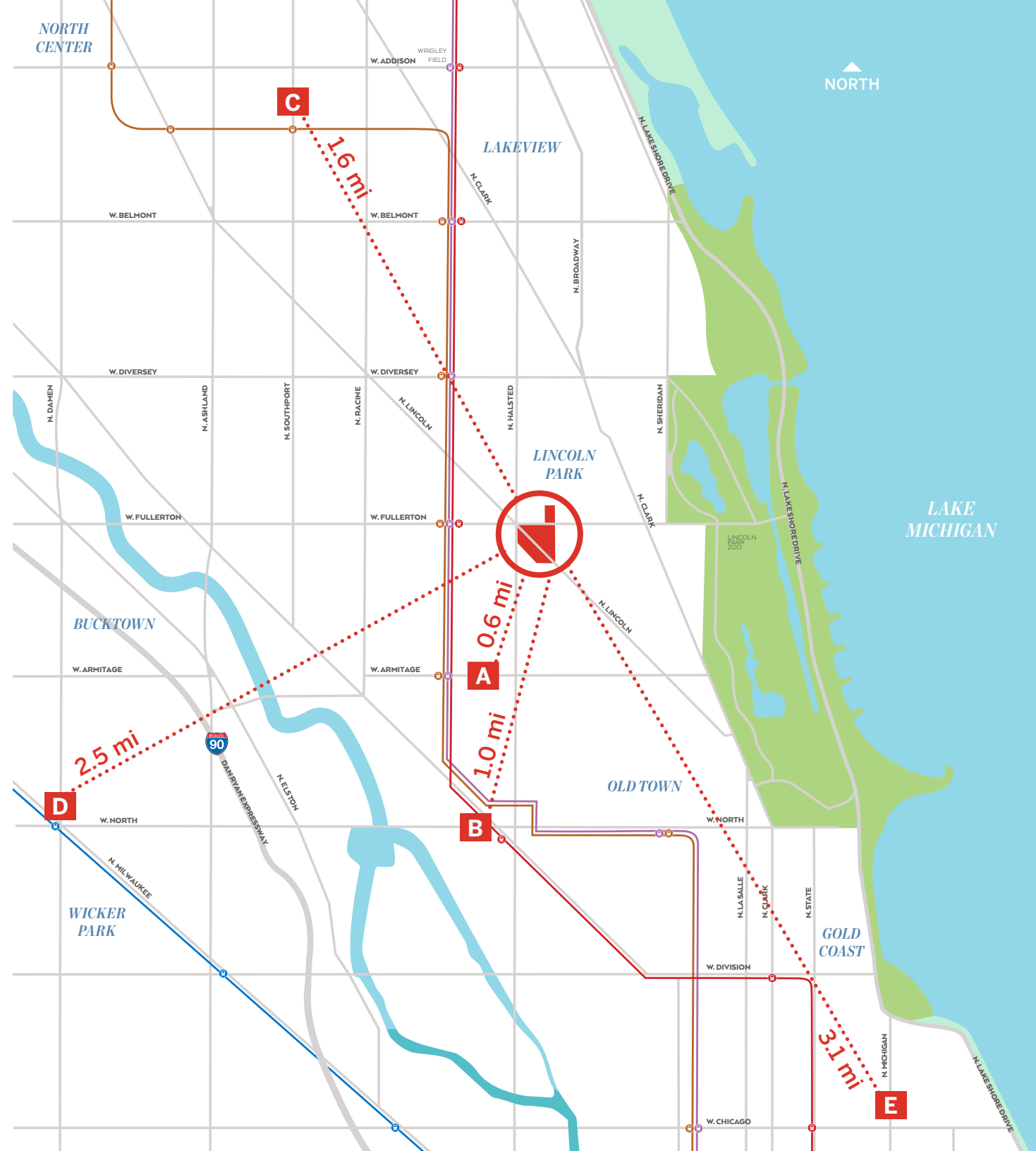
Lincoln Common is directly across Halsted Street from the DePaul School of Music's new Holtschneider Performance Center. A 185,000-square-foot building that includes teaching studios, rehearsal space, four performance spaces.





# COMPETITION

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





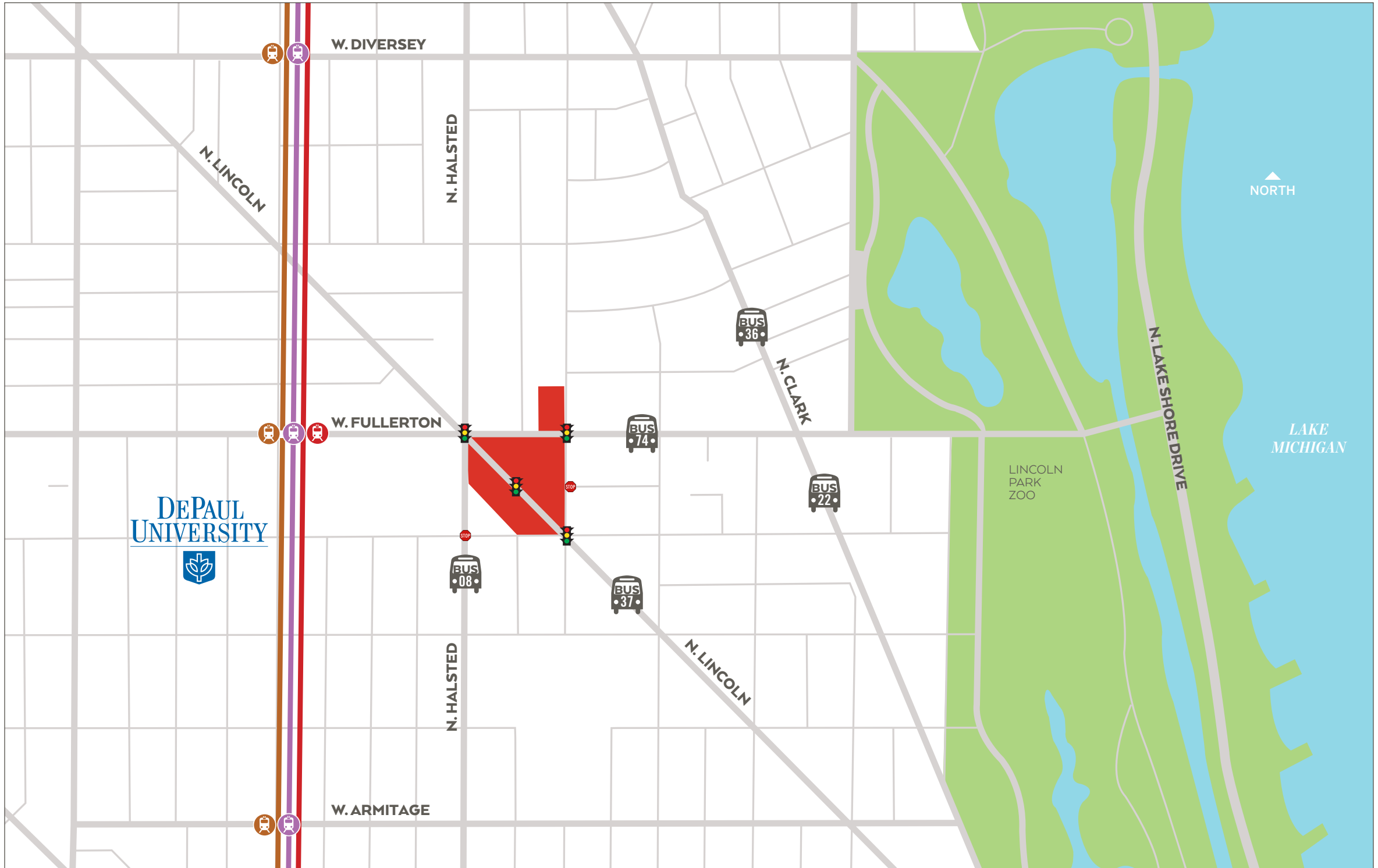
# *APEX. ACCESS. ABUNDANCE.*

---

**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

All illustrations shown in this brochure are artistic conceptual renderings. Any specifications may change at the developer's sole discretion without notice. The features, plans and specifications within are proposed only, and the developer reserves the right to modify, revise or withdraw any or all of the same in its sole discretion and without prior notice.

LINCOLN COMMON

LINCOLNCOMMON.COM

Hines **McCAFFERY**

©2025 McCAFFERY BROKERAGE, LLC.  
ALL RIGHTS RESERVED.