



Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$10.17
Available SF:	2,500 SF
Number of Units:	35-Apartments
Lot Size:	0.33 Acres
Year Built:	2023
Zoning:	B1-3, Cook County
Market:	Lincoln Park
Traffic Count:	~12,000 VPD

Property Overview

Opportunity to lease a new construction 2,500 SF storefront at the base of a brand new 35-unit apartment building in Lincoln Park. Located midblock between Fullerton and Belden along Clark Street (~12,000 VPD), the new development offers prospective Tenants an opportunity to join a thriving commercial corridor filled with an abundance of national and local retailers, along with restaurants and service oriented businesses. The storefront features a spacious interior providing flexible tenant build-outs, floor to ceiling windows providing excellent natural lighting, and one (1) ADA compliant bathroom. Additionally, the storefront is just steps from Lincoln Park Zoo and is less than one (1) mile from both the Fullerton "L" Station (red, purple and brown lines) and Lake Shore Drive, providing for convenient accessibility. Neighboring retailers include Target, Walgreens, Mariano's, Trader Joe's, The Home Depot, Nordstrom Rack, TJ Maxx, Marshalls, Walgreens, Express, Starbucks, Chase Bank, Five guys, Taco Bell Cantina, and Collectivo, among many others.

Property Highlights

- New construction storefront at the base of a brand new 35-unit apartment building in Lincoln Park
- Well located along Clark Street, between Fullerton Avenue to the north and Belden Avenue to the south
- Surrounded by an abundance of retailers and walking distance to both Lincoln Park Zoo and Lake Michigan

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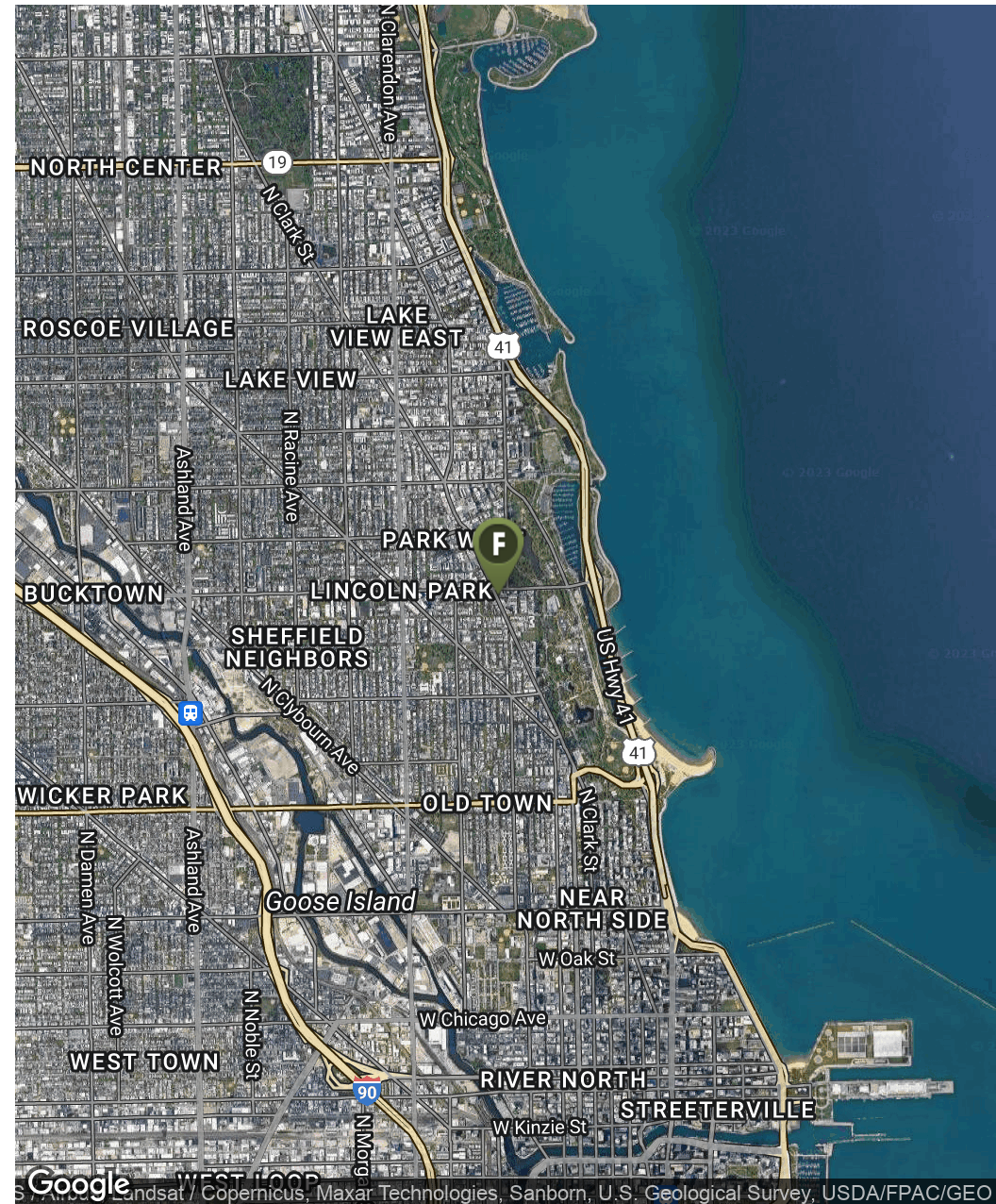
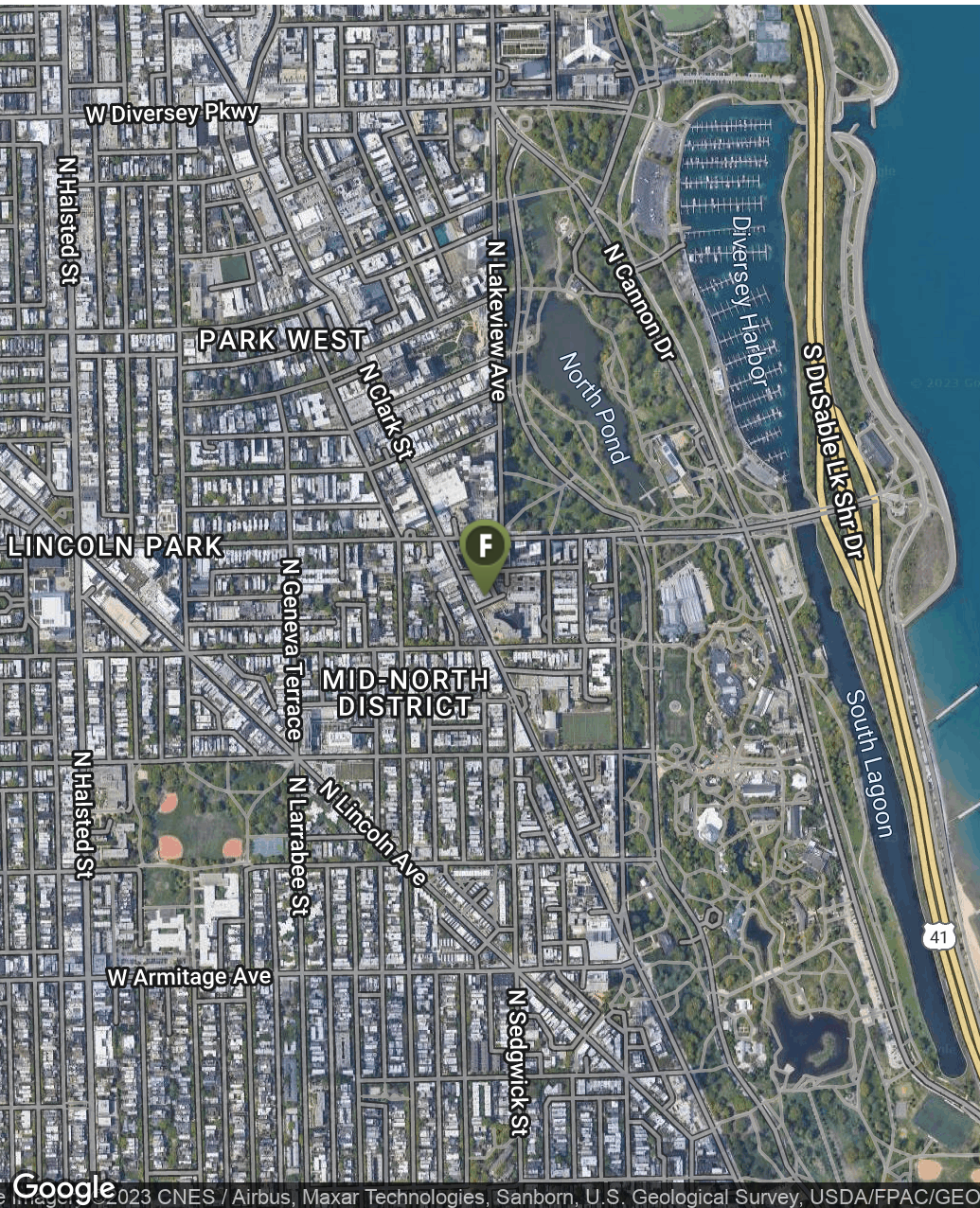
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FOR LEASE | 2317 NORTH CLARK STREET

LOCATION MAP



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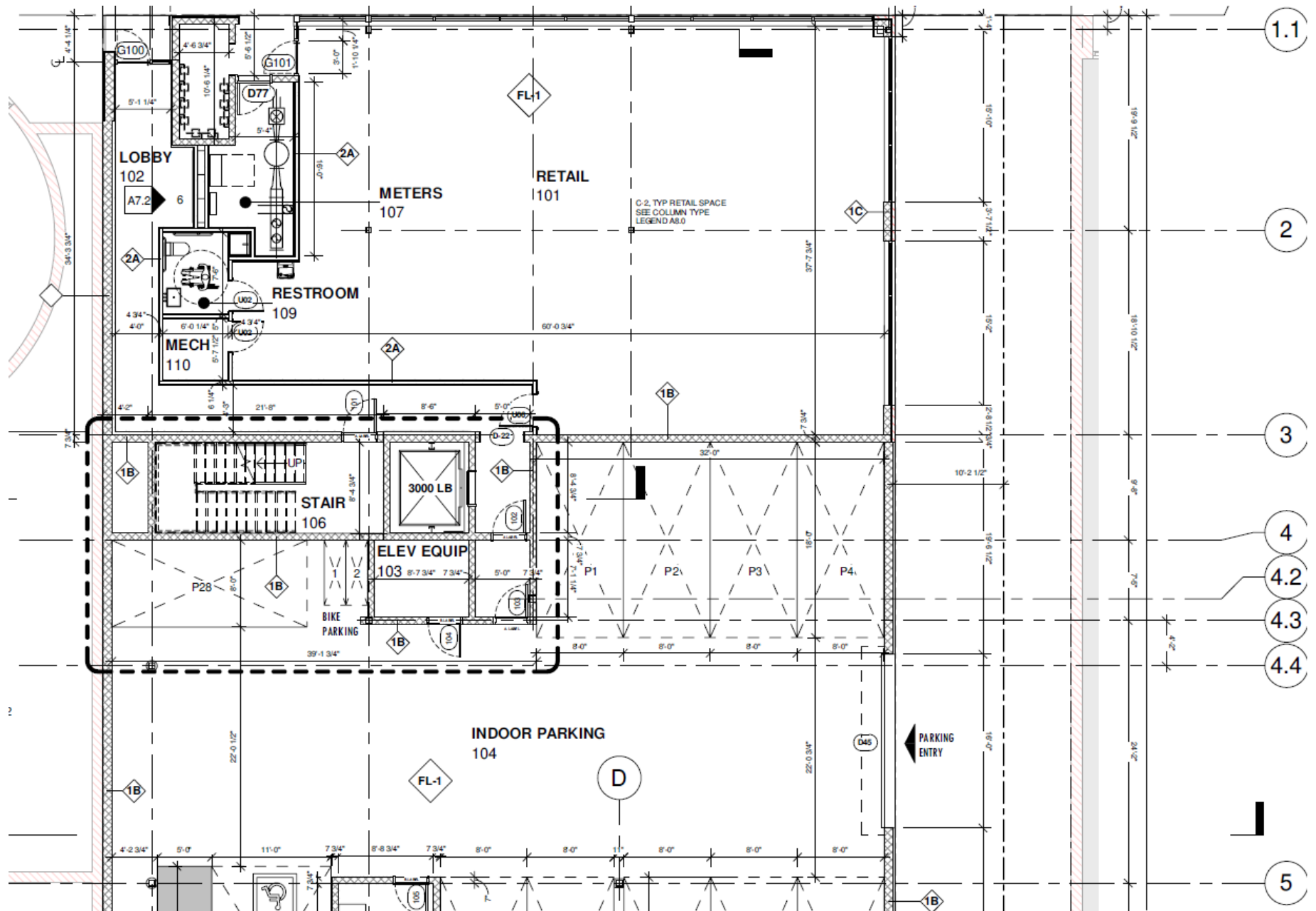
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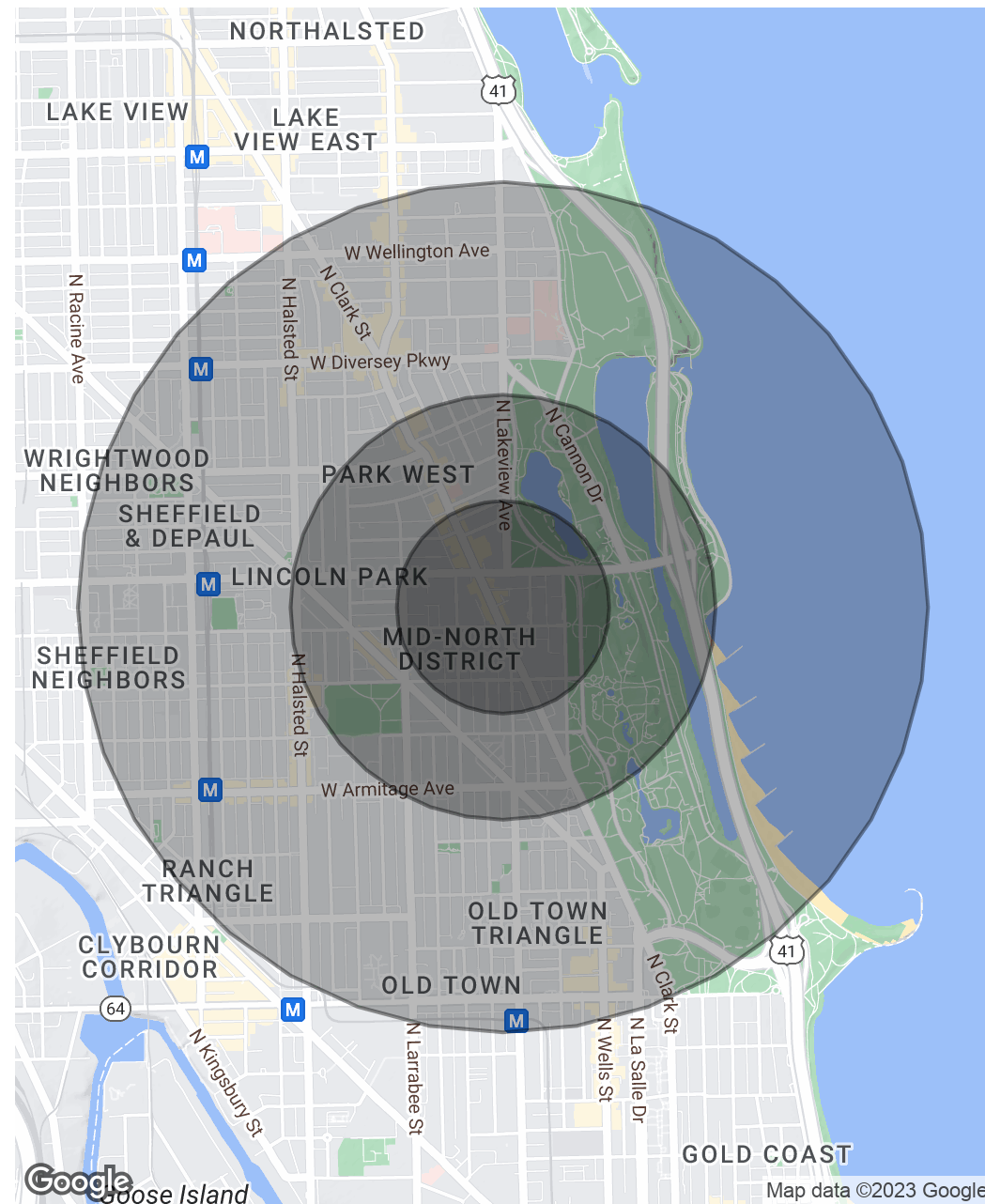
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	6,661	20,249	71,871
Average Age	33.5	32.0	31.9
Average Age (Male)	33.2	31.7	32.7
Average Age (Female)	34.8	32.6	31.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	4,249	12,083	39,698
# of Persons per HH	1.6	1.7	1.8
Average HH Income	\$144,179	\$139,410	\$149,279
Average House Value	\$513,174	\$599,285	\$564,352

* Demographic data derived from 2020 ACS - US Census



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