

1941-1953 N. Clybourn Avenue

CHICAGO, IL 60614 | LINCOLN PARK

For Lease

RETAIL SPACE



- ▶ ±3,880 SF (divisible) inline space available
- ▶ New two-story entry tower
- ▶ Situated along the Clybourn Avenue retail corridor at the entrance to the Lincoln Yards development
- ▶ Strong traffic counts
11,700 VPD along Clybourn Avenue
4,900 VPD along Cortland Street
- ▶ Remarkable co-tenancy with national tenants including new tenant Heyday, Blu Dot, UPS Store, Nothing Bundt Cakes, Protein Bar, American Mattress, US Bank and more
- ▶ Building and monument signage available
- ▶ \$42 PSF NNN

DEMOGRAPHIC SUMMARY

	.25 Mile	.5 Mile	1 Mile
Estimated Population	2,591	9,433	51,635
Estimated Daytime Population	3,576	12,219	57,366
Estimated Households	1,213	4,376	24,108
Estimated Average Household Income	\$221,603	\$214,416	\$185,901

CHUCK WHITLOCK

chuck@baumrealty.com

312.275.3133



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BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · WWW.BAUMREALTY.COM

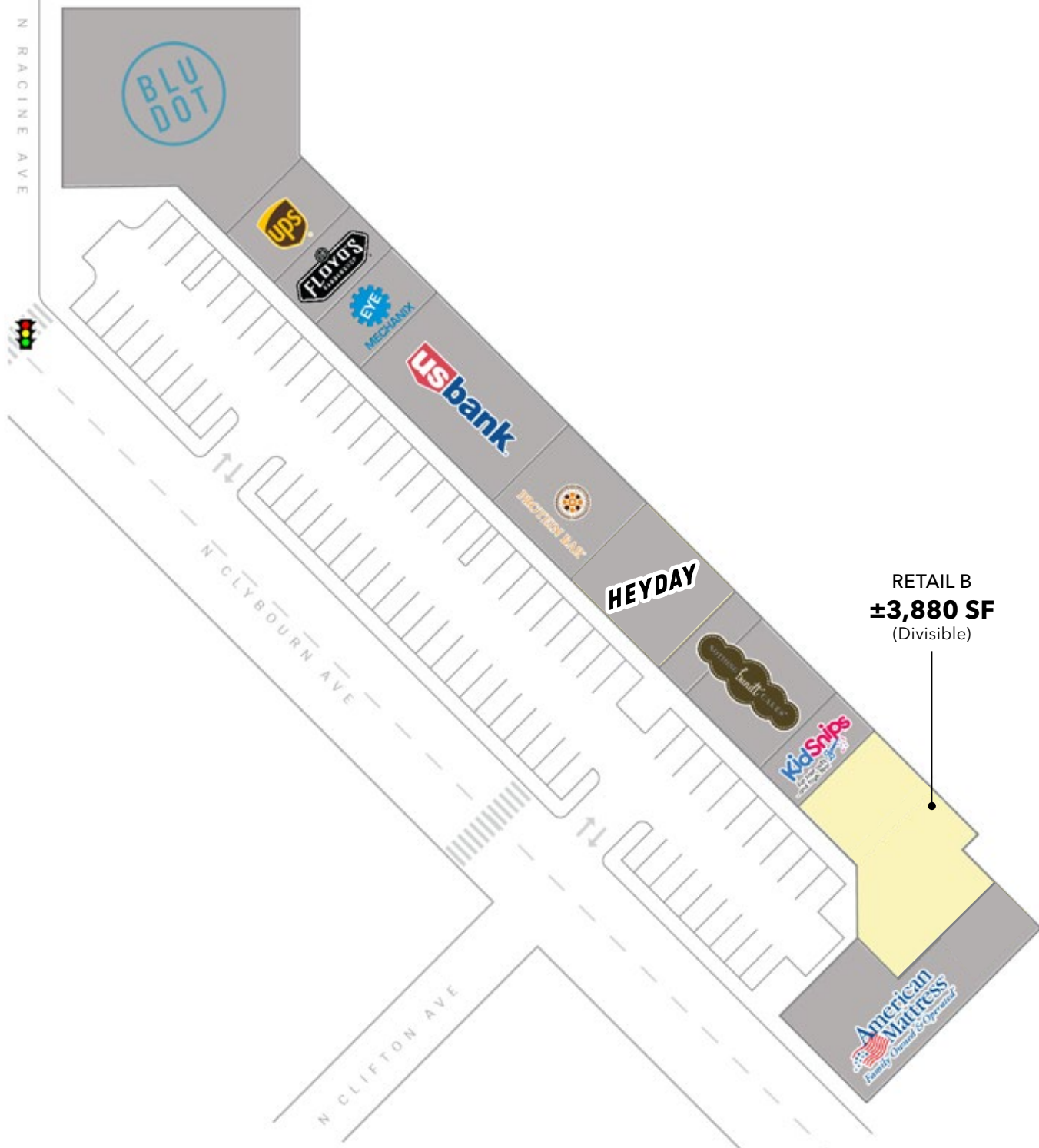
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SITE PLAN



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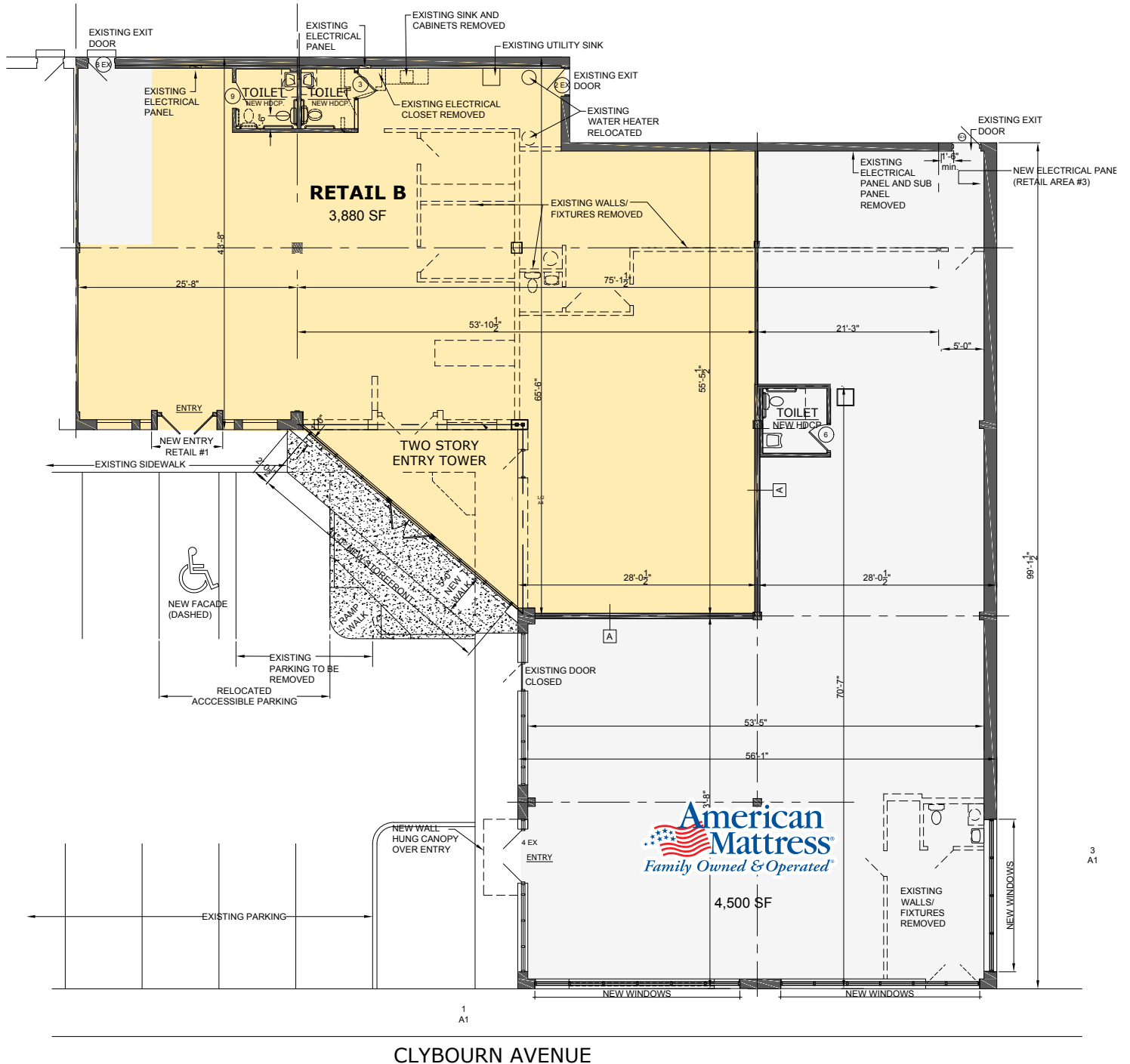
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FLOOR PLAN: RETAIL B — ±3,880 SF DIVISIBLE



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Chicago, IL

