

Lakeview

3174 N CLARK ST, CHICAGO, ILLINOIS

METRO
COMMERCIAL REAL ESTATE

PREMIER LAKEVIEW RETAIL SPACE AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

• Premier Lakeview Retail Building at Clark & Belmont

Immediate national Co-tenancy includes

- » Starbucks, Aloha Poke, Tso Good, uBreakiFix and Tapestry 360
- » Rarely available space.

• Surrounded by prominent national and local tenants including

- » Target, DSW, Marshalls, Michaels, 5th Third Bank, Annoyance Theater, and Ann Sathers Restaurant.

• 1 Block from the Belmont EL stop

- » 4 Million riders annually.

• Move-In Ready with Gorgeous Buildout

- » New Bathroom, new vinyl plank flooring, new ceiling tiles, track lighting and paint.
- » Additional basement storage at no charge.

• Located within blocks of famous Wrigley Field

- » Attracts over 2 million visitors annually.

• Parking available for rent in rear lot.

Steps to Belmont + Clark Intersection

DEMOGRAPHICS

	½ MILE	1 MILE	2 MILES
TOTAL POPULATION	30,363	111,512	239,981
DAYTIME POPULATION	15,336	48,363	116,203
HOUSEHOLDS	17,511	65,046	128,142
AVG HH INCOME	\$170,672	\$182,104	\$193,996

TRAFFIC COUNTS

	COUNT
CLARK ST	9,639 VPD
BELMONT AVE	14,702 VPD
HALSTED ST	9,389 VPD

WALK SCORE®

WALK SCORE	92	walker's paradise > daily errands do not require a car
TRANSIT SCORE	85	excellent transit > transit is convenient for most trips
BIKE SCORE	82	very bikeable > biking is convenient for most trips

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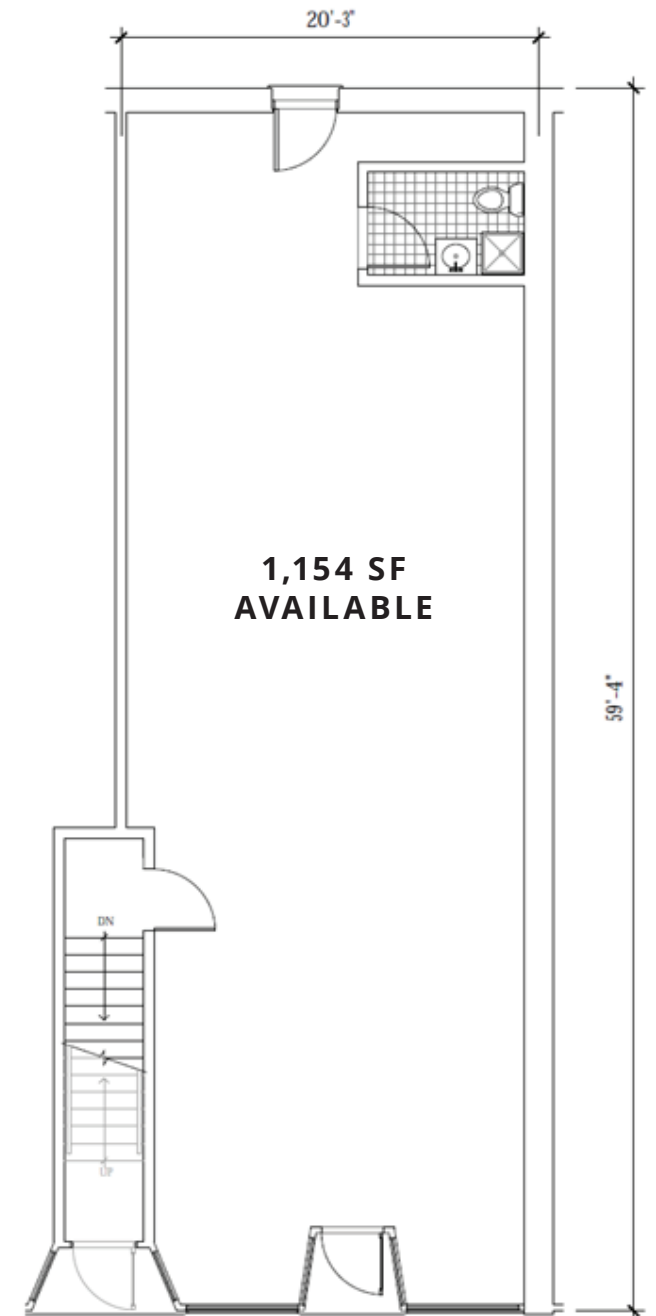
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INTERIOR PHOTOS





Leasing Contacts

CHELSEA HENDERSON

CHENDERSON@METROCRE.COM

847.337.5287



WWW.METROCRE.COM

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