

NORTH & CLYBOURN

855 W NORTH AVENUE

LINCOLN PARK | CHICAGO, IL



NEW  
CONSTRUCTION  
FLAGSHIP  
OPPORTUNITY



CONCEPTUAL RENDERING



ADDITIONAL CONCEPTUAL RENDERINGS

NORTH & CLYBOURN  
855 W NORTH AVENUE  
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WEST VIEW



SOUTHWEST VIEW



SOUTHEAST VIEW



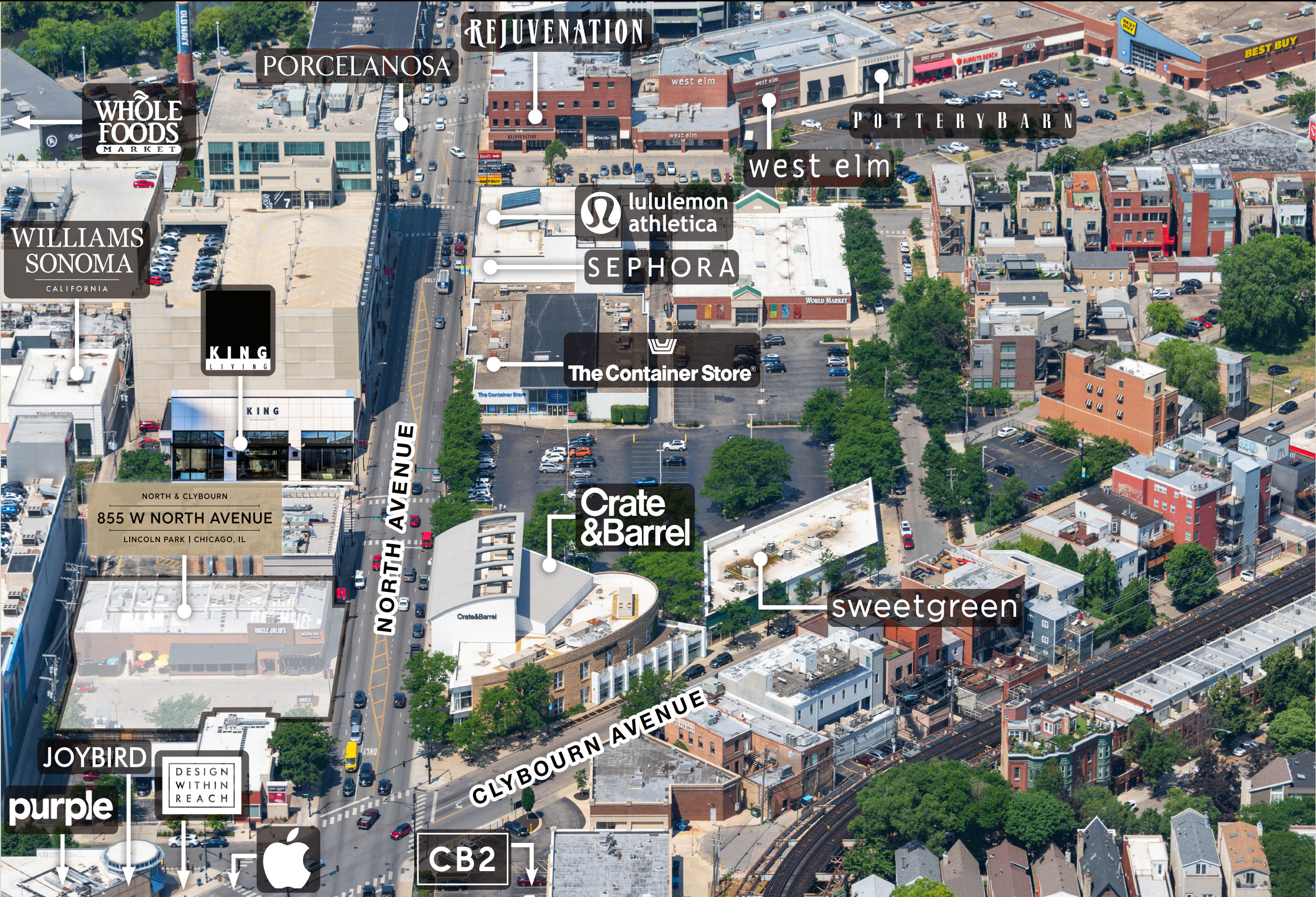
SOUTH VIEW





MARKET AERIAL

NORTH & CLYBOURN  
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PROPERTY DETAILS

12,681 SF (divisible) new construction building  
on 26,250 SF of developable land

Highly visible flagship property available for lease fronting North Avenue,  
the market’s main throughfare

Dedicated surface parking lot accommodates 27 spaces, offering a  
competitive advantage for tenants and their customers

Featuring two-full access points for ingress/egress,  
and prominent pylon signage

Estimated delivery date of Q1 2026

MARKET & SITE POSITION DETAILS

A top retailing market globally and featuring over 2.5M SF of retail, the  
North & Clybourn Corridor is located on Chicago’s north side and serves  
the city’s densest and most affluent residential neighborhoods

Anchoring the prestigious Lincoln Park neighborhood, the heavily  
trafficked intersection features significant vehicular counts of over 57,100  
cars per day. (North Avenue: 32,500 cars per day | Clybourn Avenue:  
11,000 cars per day | Halsted Street: 13,600 cars per day)

The North & Clybourn Corridor is the epicenter of retailer flagships and  
showrooms such as Apple, Crate & Barrel, CB2, Container Store, Design  
Within Reach, Ethan Allen, Athleta, Rejuvenation, Sephora, Williams  
Sonoma, West Elm, Lululemon, and Whole Foods; and first-to-market  
concepts such as Australian-based King’s Living

Complemented by the nearby Armitage Corridor, a heavily coveted  
collection of boutique retail storefronts and a hub for digitally native  
home brands including Interior Define, Serena & Lily,  
Parachute, and Jenni Kayne Home

Accessible from all major modes of transportation including multiple  
ramps on/off the Kennedy Expressway (I-90/94), two CTA “L” Stations,  
and numerous CTA bus routes

The closest access includes the I-90/94 North Avenue ramp and the  
CTA’s North & Clybourn Red Line Station, 1 block away and  
serving 1.8 million riders annually

DEMOGRAPHICS

1 MILE

Total Population  
**61K**

Average Household  
Income  
**\$190K**

Daytime Population  
**43K**

Average Home Value  
**\$731K**

Average Annual Spend  
on Apparel & Services  
**\$134M**

Average Annual Spend  
on Home Furnishings  
**\$165M**

Average Annual Spend  
on Dining Out  
**\$220M**

2 MILES

Total Population  
**283K**

Average Household  
Income  
**\$183K**

Daytime Population  
**212K**

Average Home Value  
**\$688K**

Average Annual Spend  
on Apparel & Services  
**\$654M**

Average Annual Spend  
on Home Furnishings  
**\$808M**

Average Annual Spend  
on Dining Out  
**\$1B**

3 MILES

Total Population  
**520K**

Average Household  
Income  
**\$173K**

Daytime Population  
**380K**

Average Home Value  
**\$643K**

Average Annual Spend  
on Apparel & Services  
**\$1B**

Average Annual Spend  
on Home Furnishings  
**\$1.5B**

Average Annual Spend  
on Dining Out  
**\$2B**

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1 MILE

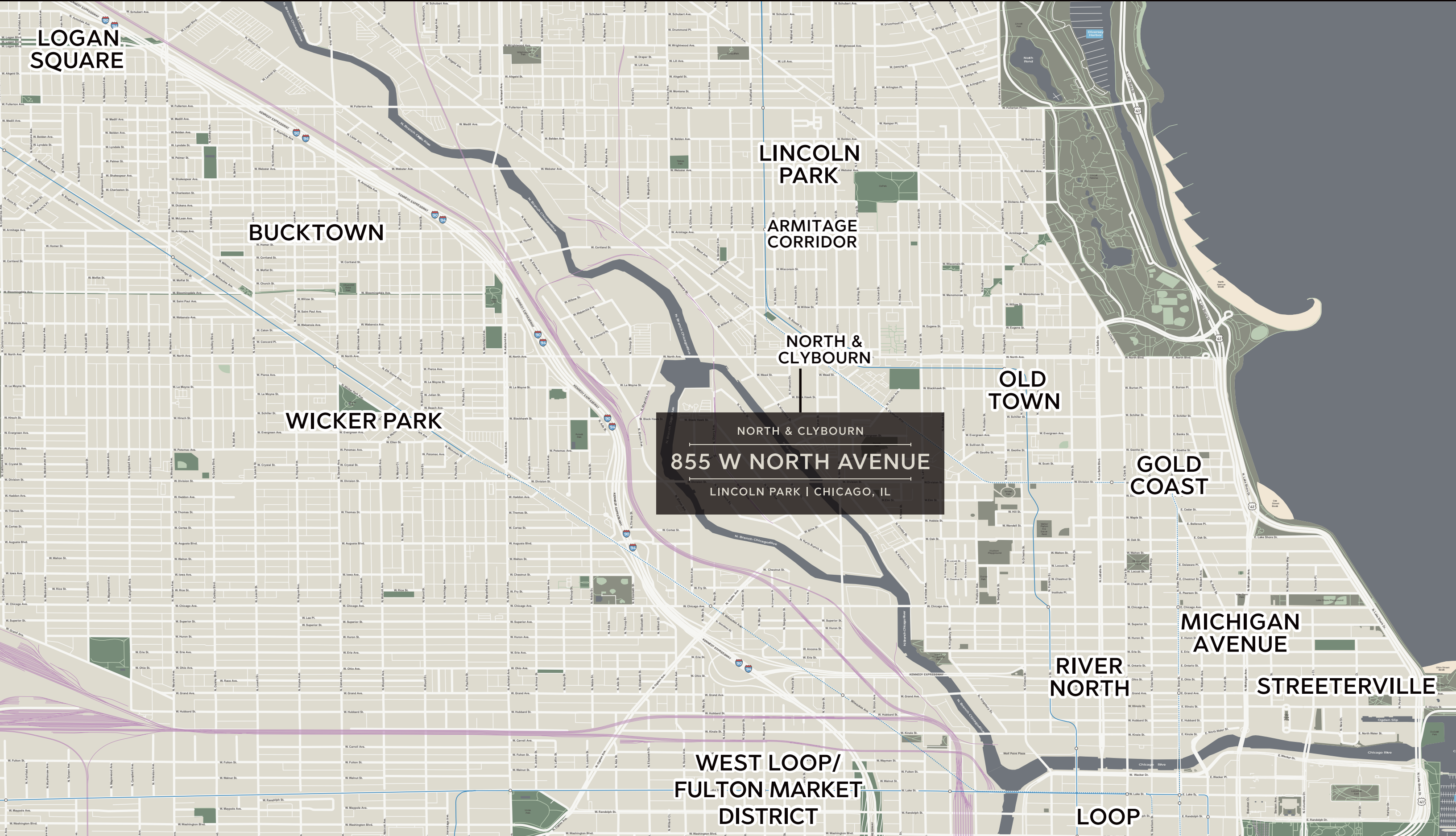
2 MILES

3 MILES



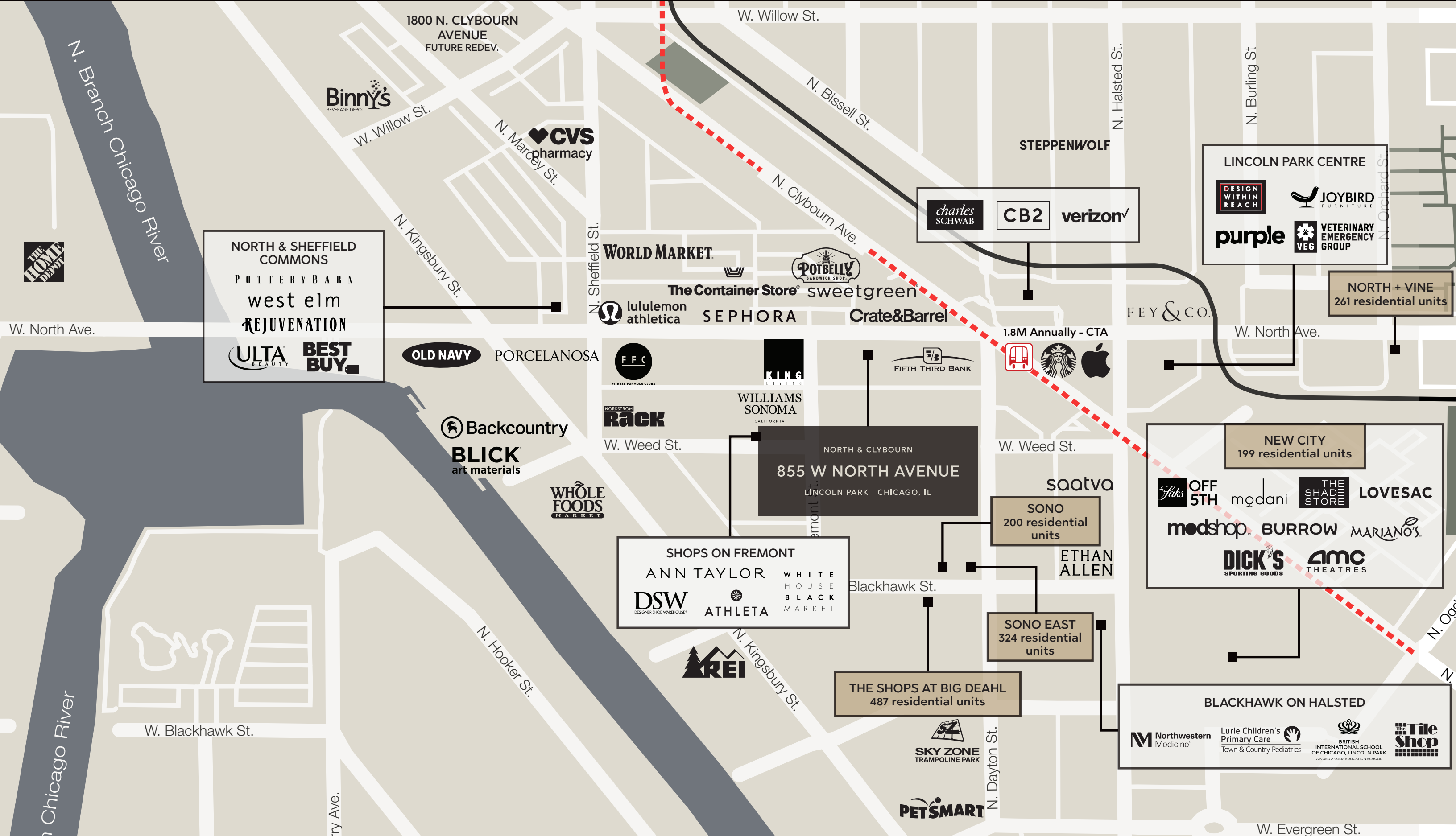
# THE LOCATION

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RETAILERS AND RESIDENTIAL

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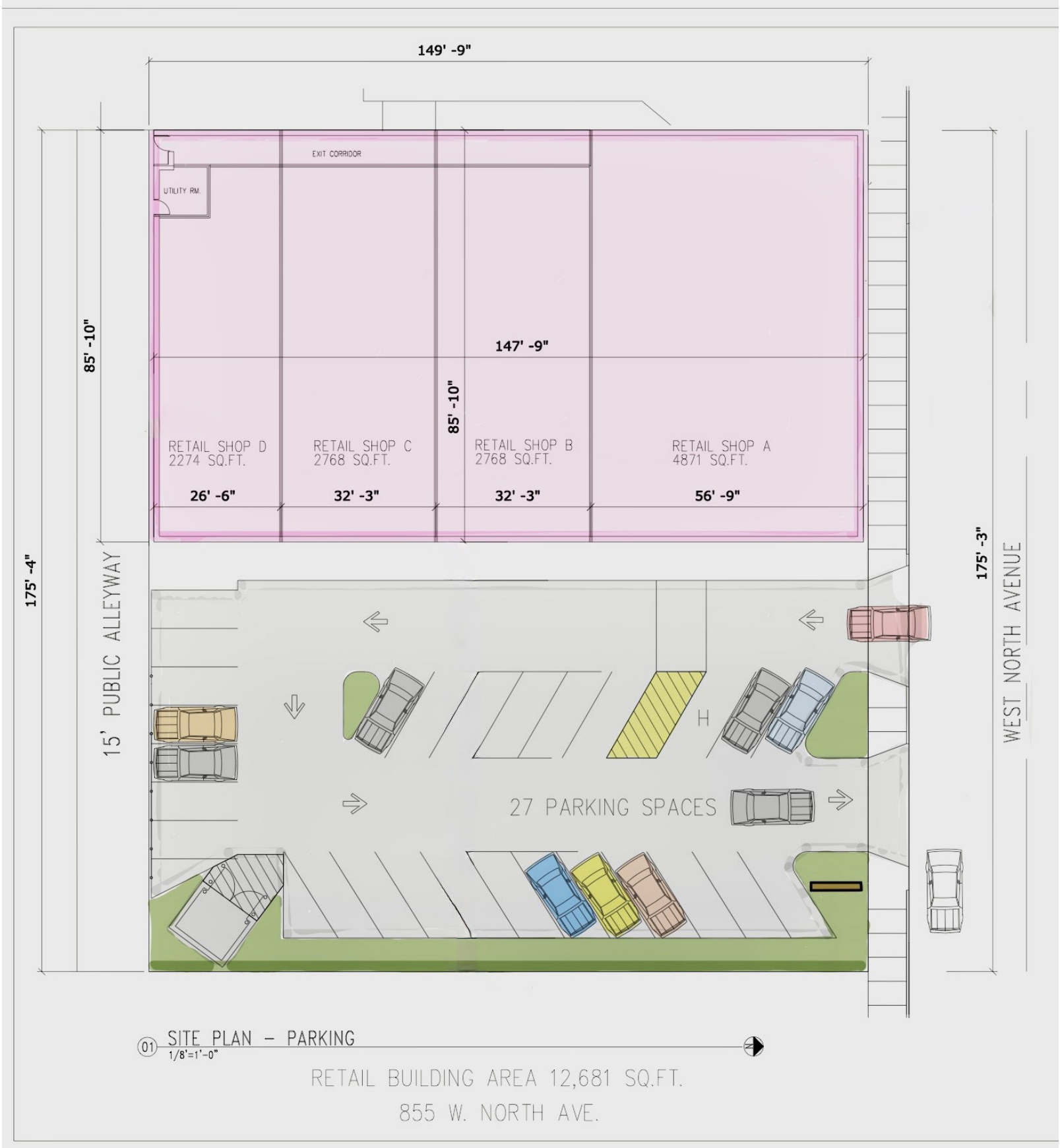






SITE PLAN  
12,681 SF (DIVISIBLE)

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