

NORTH & CLYBOURN

855 W NORTH AVENUE

LINCOLN PARK | CHICAGO, IL



NEW
CONSTRUCTION
FLAGSHIP
OPPORTUNITY



CONCEPTUAL RENDERING

ADDITIONAL CONCEPTUAL RENDERINGS

WEST VIEW



SOUTHWEST VIEW



SOUTHEAST VIEW



SOUTH VIEW

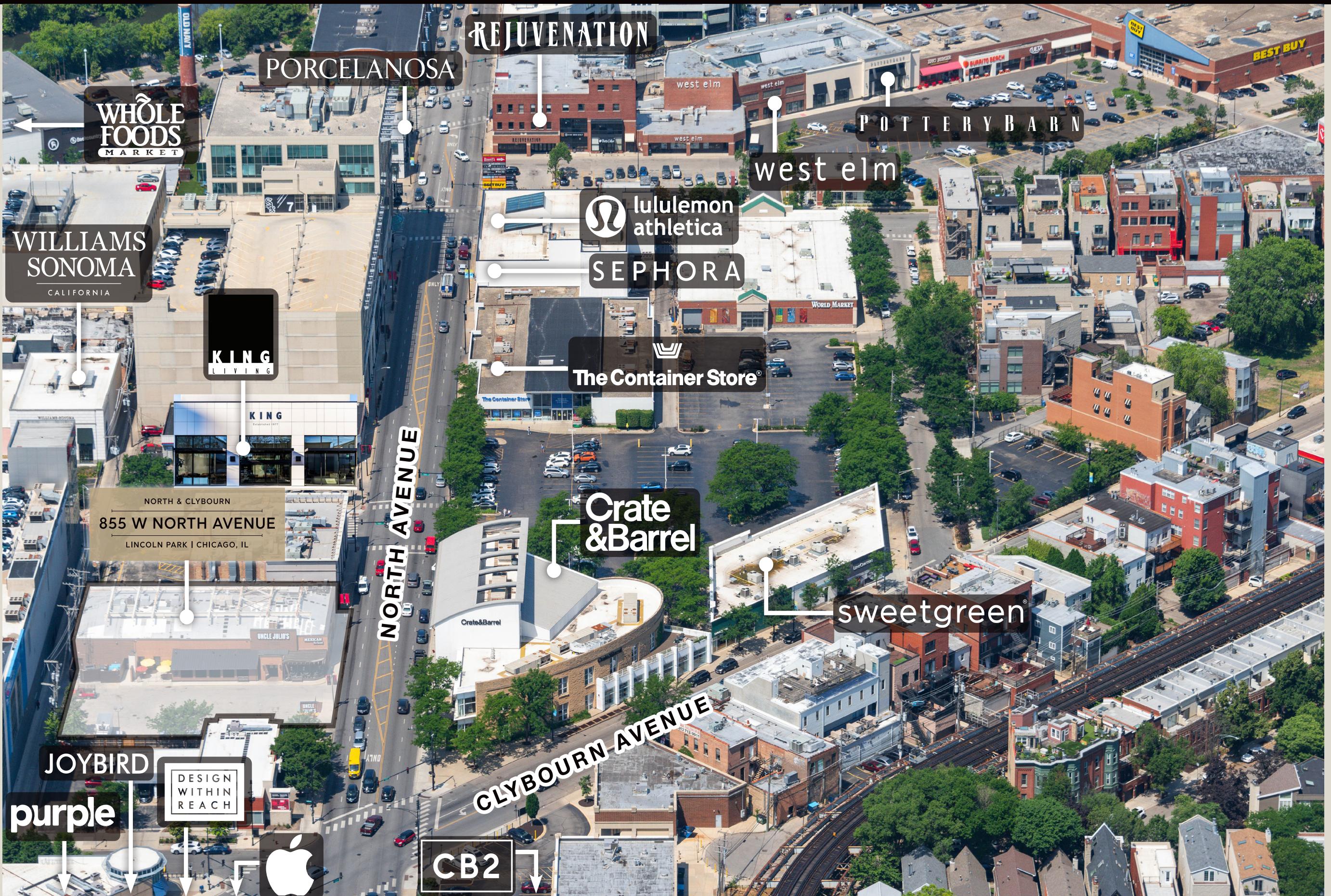


MARKET AERIAL

NORTH & CLYBOURN

855 W NORTH AVENUE

LINCOLN PARK | CHICAGO, IL



NORTH & CLYBOURN

855 W NORTH AVENUE

LINCOLN PARK | CHICAGO, IL

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

NORTH & CLYBOURN

855 W NORTH AVENUE

LINCOLN PARK | CHICAGO, IL

1 MILE

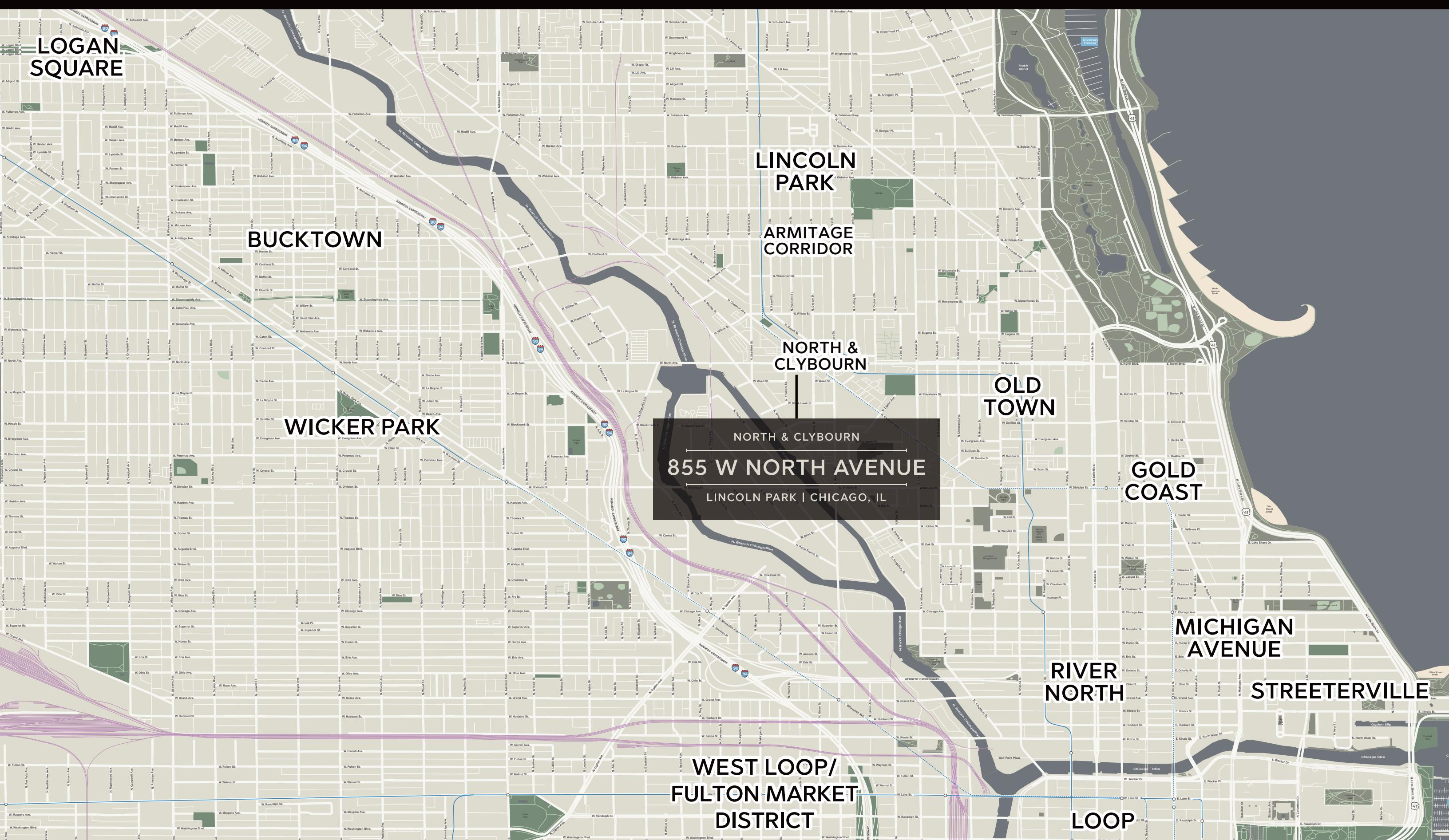
3 MILES

2 MILES

THE LOCATION

855 W NORTH AVENUE

LINCOLN PARK | CHICAGO, IL

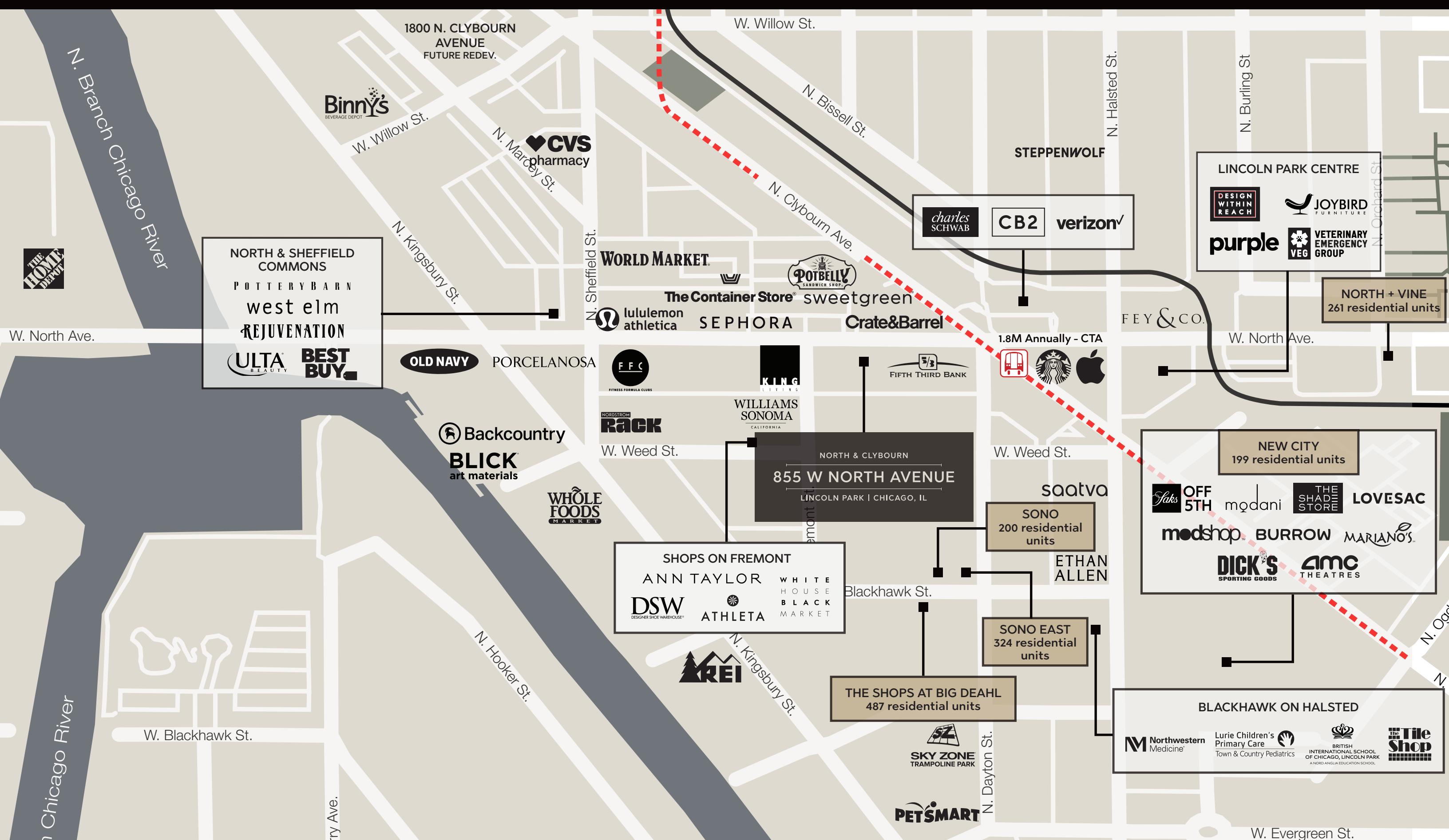


RETAILERS AND RESIDENTIAL

NORTH & CLYBOURN

855 W NORTH AVENUE

LINCOLN PARK | CHICAGO, IL



HOME / DECOR / FURNITURE RETAILERS

NORTH & CLYBOURN

855 W NORTH AVENUE

LINCOLN PARK | CHICAGO, IL



MAP KEY

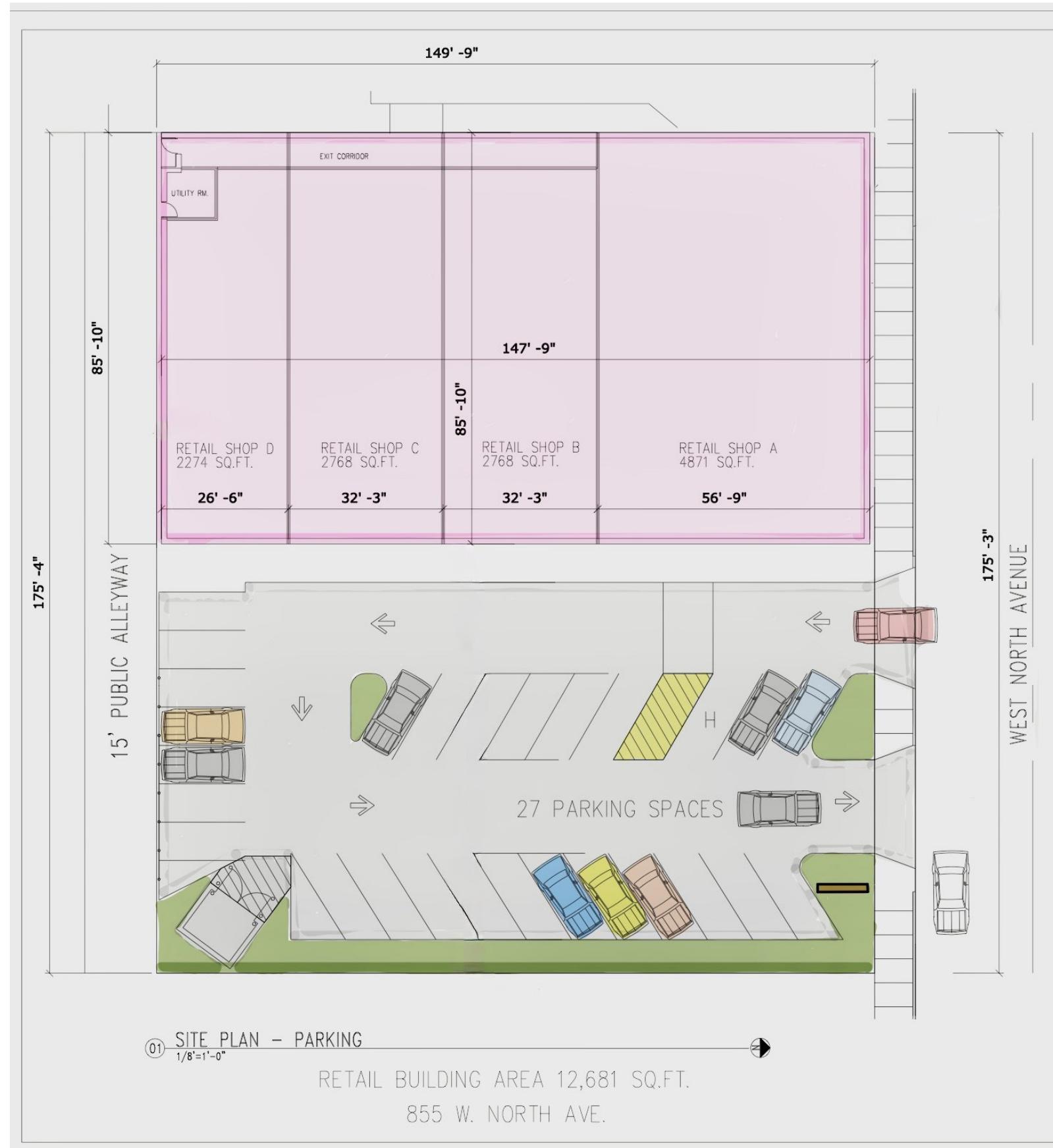
- 3 Day Blinds
- American Mattress
- Arhaus
- Blu Dot
- Burrow
- CB2
- Crate & Barrel
- Design Within Reach
- Ethan Allen
- HomeGoods
- Interior Define
- Joybird
- La-Z-Boy
- Lovesac
- ModShop
- Modani Furniture
- Natuzzi Italia
- Parachute
- Porcelanosa
- Pottery Barn
- Purple
- Rejuvenation
- Saatva
- Serena & Lily
- Summer Thornton Design
- Sleep Number
- The Container Store
- The Container Store – Custom Spaces
- The Shade Store
- Toms Price Home
- Walter E. Smithe
- West Elm
- Williams Sonoma
- World Market

SITE PLAN 12,681 SF (DIVISIBLE)

NORTH & CLYBOURN

855 W NORTH AVENUE

LINCOLN PARK | CHICAGO, IL





CONCEPTUAL RENDERING

NORTH & CLYBOURN

855 W NORTH AVENUE

LINCOLN PARK | CHICAGO, IL

GREG BAYER
MID-AMERICA REAL ESTATE
PRINCIPAL
630.954.7441

GBAYER@MIDAMERICAGR.COM

KELLY NICKELE
MID-AMERICA REAL ESTATE
VICE PRESIDENT
630.954.7513

KNICKELE@MIDAMERICAGR.COM

PAUL BRYANT
MID-AMERICA REAL ESTATE
PRINCIPAL
630.954.7354

PBRYANT@MIDAMERICAGR.COM



MID-AMERICA® URBAN