

Restaurant / Cafe / Retail / Fitness / Medical

# 2701 N CLARK STREET

Northeast Corner of Clark & Drummond

LINCOLN PARK  
Chicago | IL

contemporary concepts inc



2,009 SF  
For Lease



FOR MORE INFORMATION: ALLAN R. PERALES | [ALLAN@KAINREALESTATE.COM](mailto:ALLAN@KAINREALESTATE.COM) | (312) 852-5526

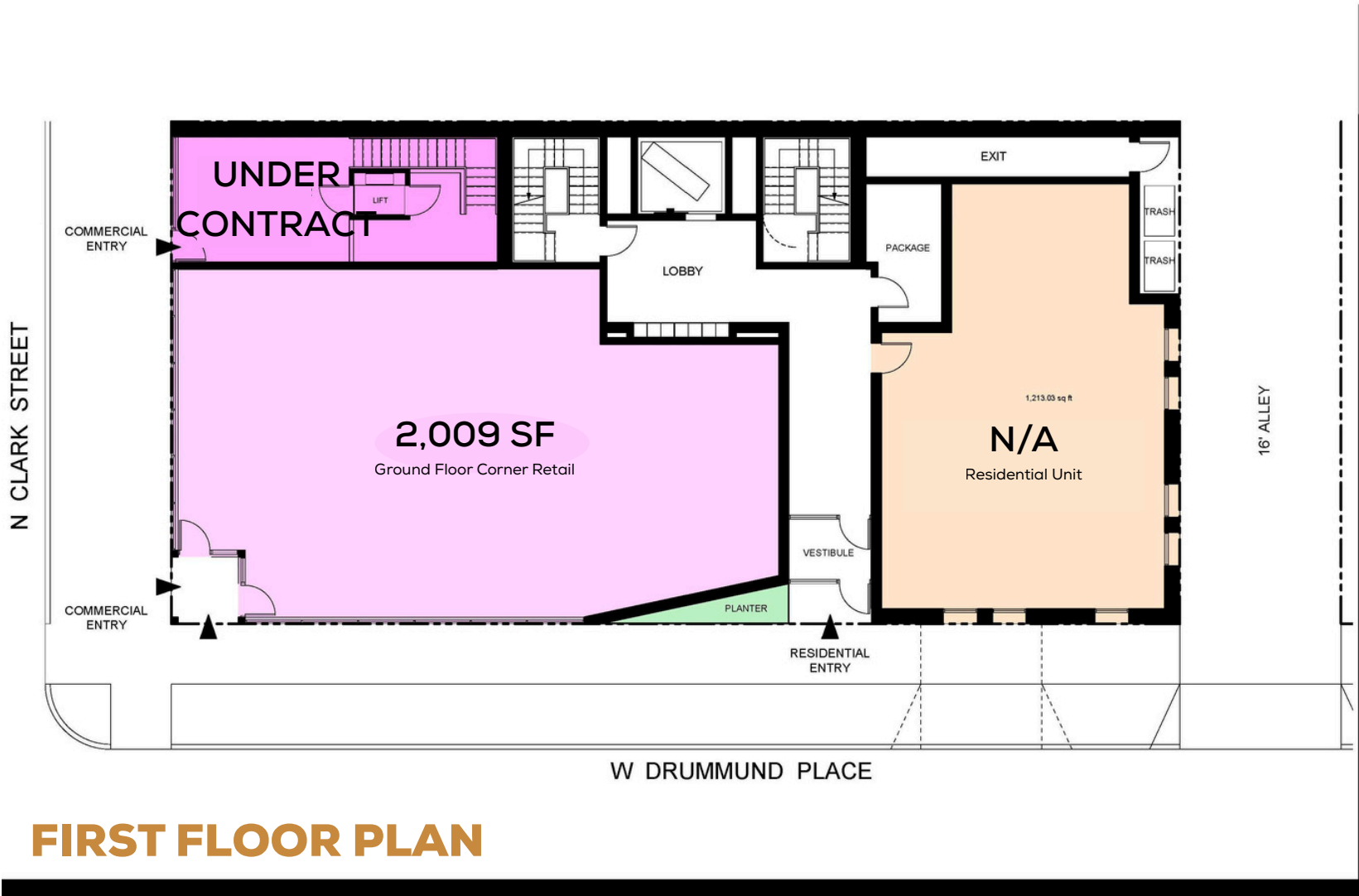


SPACE PLANS

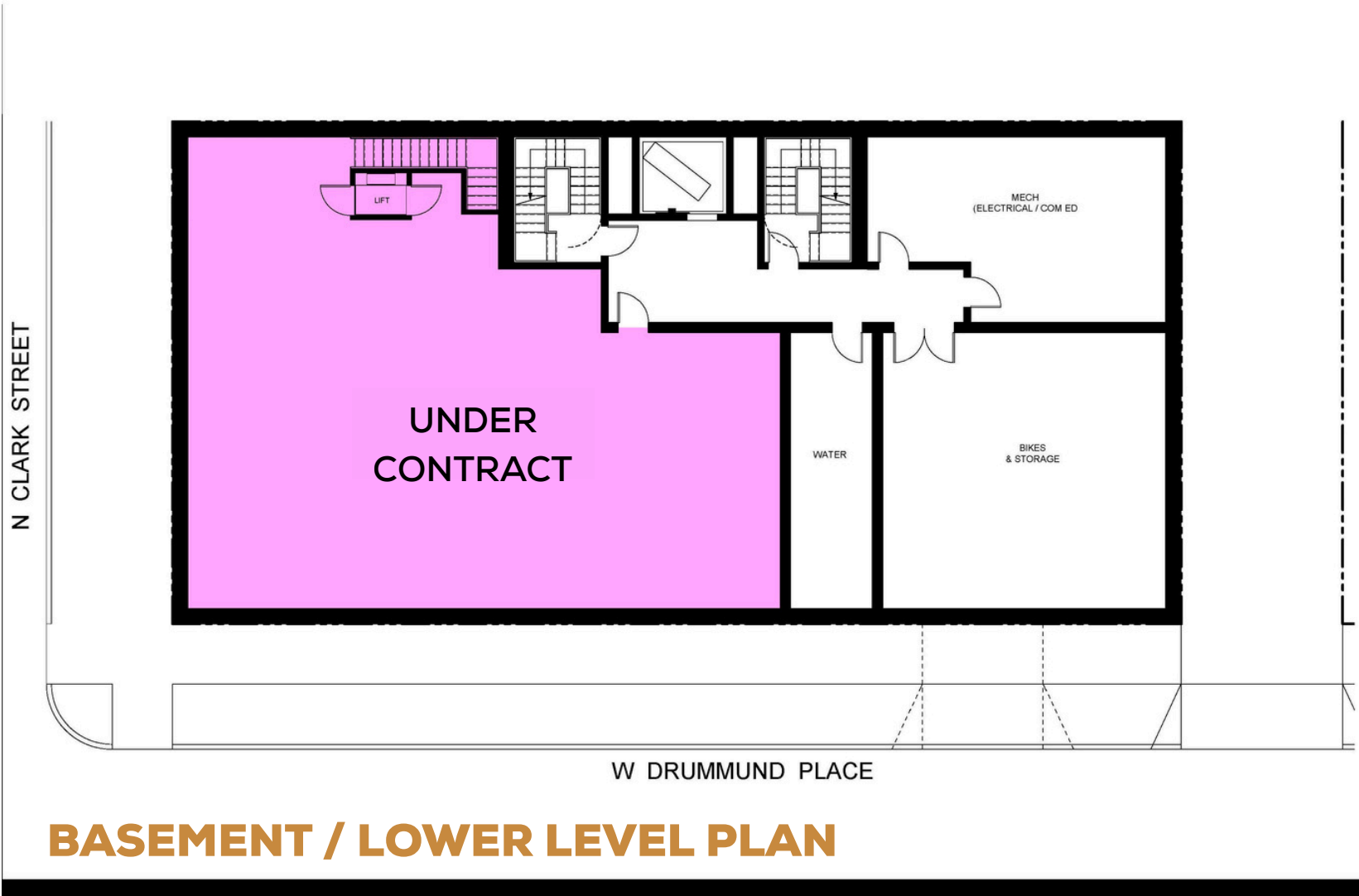
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FIRST FLOOR PLAN



BASEMENT / LOWER LEVEL PLAN

COMMENTS

This exciting new mixed-use development is currently under construction, with two additional floors being added above the existing building. Anticipated completion is Summer 2026. The corner retail space is 2,009 SF, available for any type of use. Landlord will deliver a vanilla box and also restaurant infrastructure to include the black iron chase. Outdoor seating is possible along Drummond Place. The corner presence is an ideal location for a company seeking high visibility. The lower level (under contract) has full ceiling heights for a variety of uses including prep, fitness and a cocktail bar. The dedicated entrance is located along Clark St.

THE OPPORTUNITY

2701 N CLARK STREET

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LOCATION

Northeast Corner of Clark & Drummond

SIZE

Retail A: 2,009 SF (Corner)  
Retail B: Under Contract

STATUS

Currently Vacant. Possession in Q1-2026 w/  
Opening of 25 apartments above in Summer 2026.

CEILING HEIGHTS

Ground Floor: 11-feet  
Lower Level: 9-feet

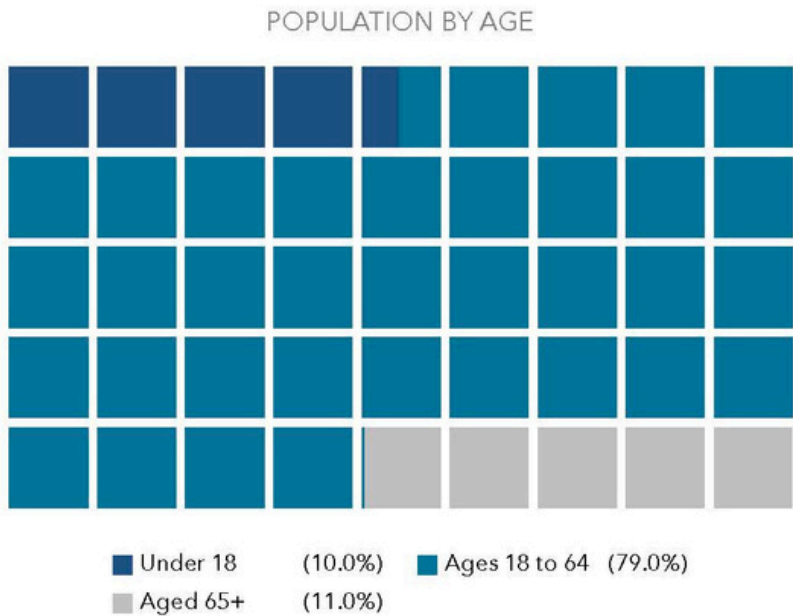
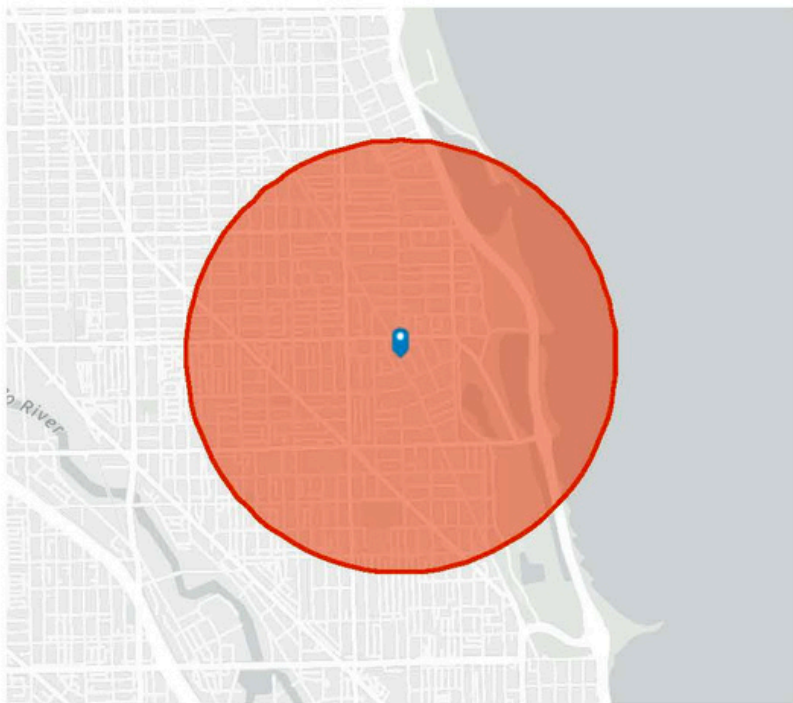
ZONING

B3-5 Zoning (Proposed)  
Alderman Timmy Knudsen (43<sup>rd</sup> Ward)

NEIGHBORING BUSINESSES

Happy Lamb, Target, Barnes & Noble, Starbucks,  
Trader Joe's, D Cuisine, Stan's Donuts, McDonald's,  
Hotel Versey, Weiner Circle, Neighborhood Hotel

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Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2025 Esri

Population Trends and Key Indicators

2701 N Clark St, Chicago, Illinois, 60614  
Ring band of 0 - 1 miles

87,497	50,888	1.66	31.6	\$109,517	\$580,516	110	64	48
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

