

Restaurant / Cafe / Retail / Fitness / Medical

2701 N CLARK STREET

Northeast Corner of Clark & Drummond

LINCOLN PARK
Chicago | IL



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KAIN
REAL ESTATE

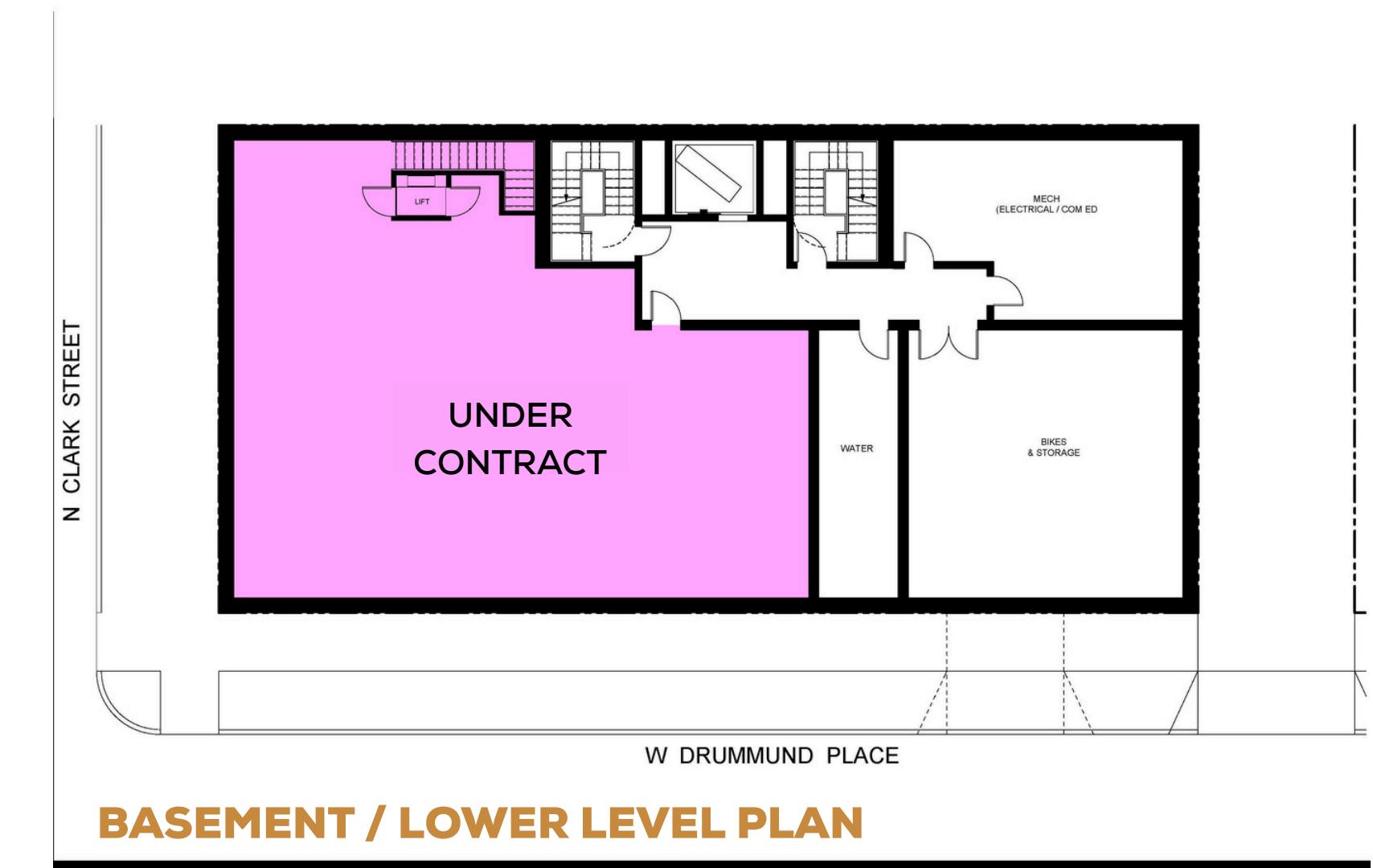
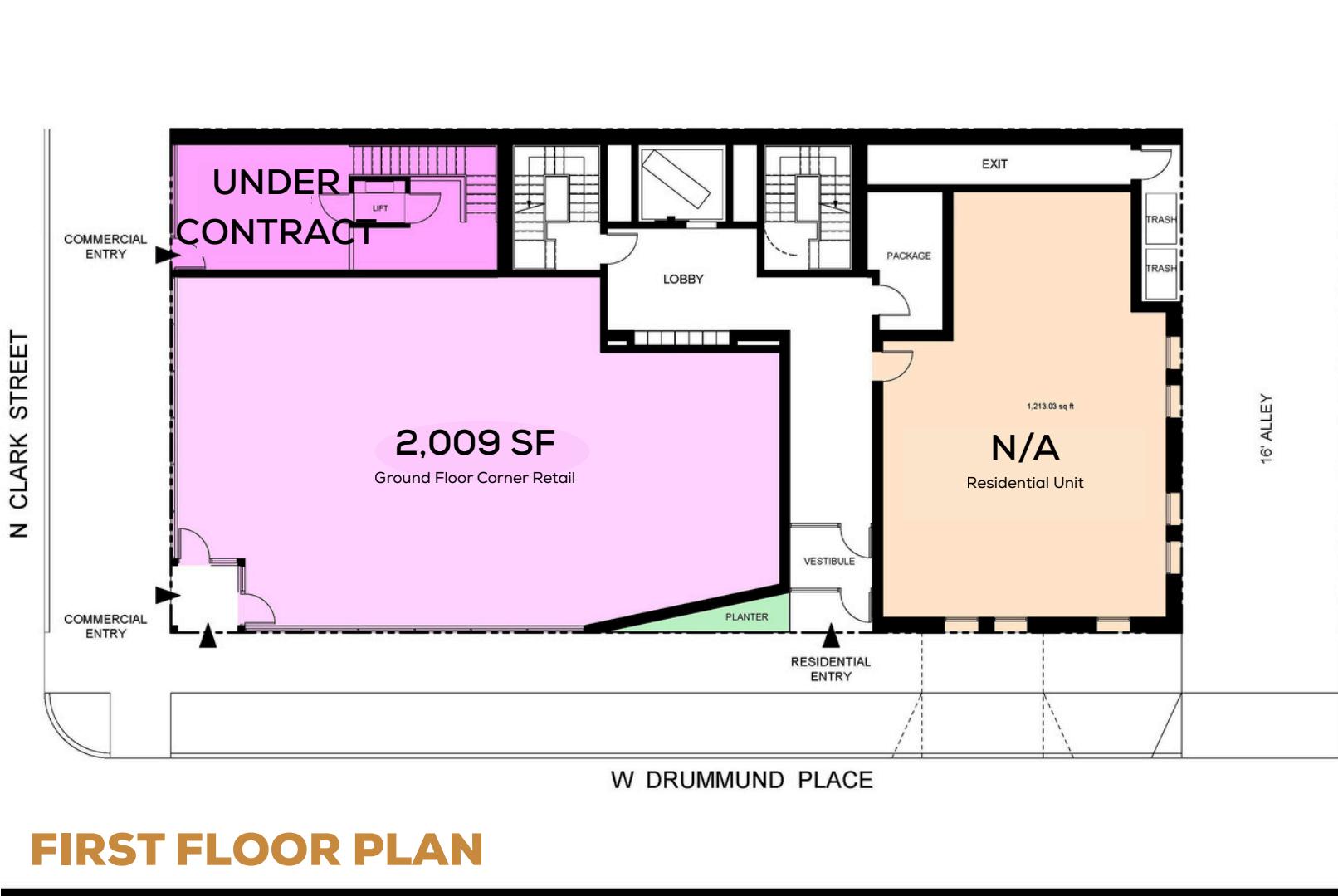
2,009 SF
For Lease



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

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Northeast Corner of Clark & Drummond



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

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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

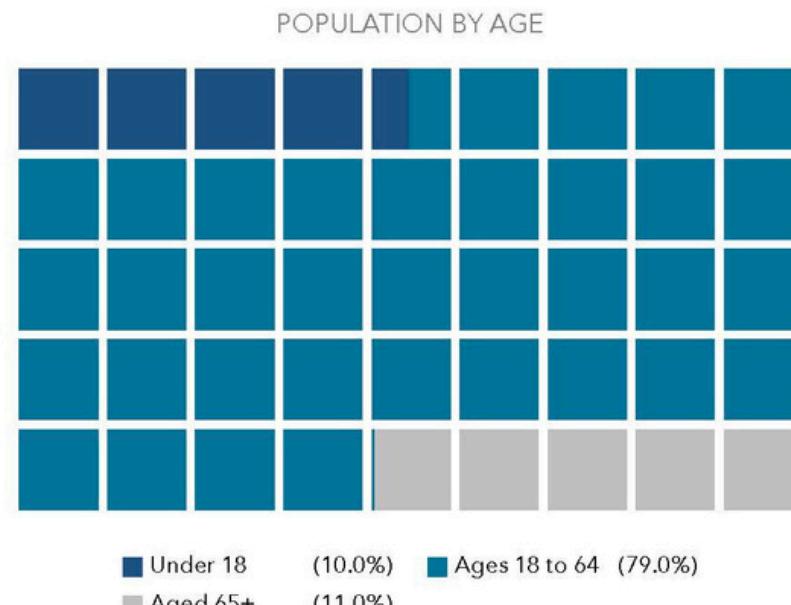
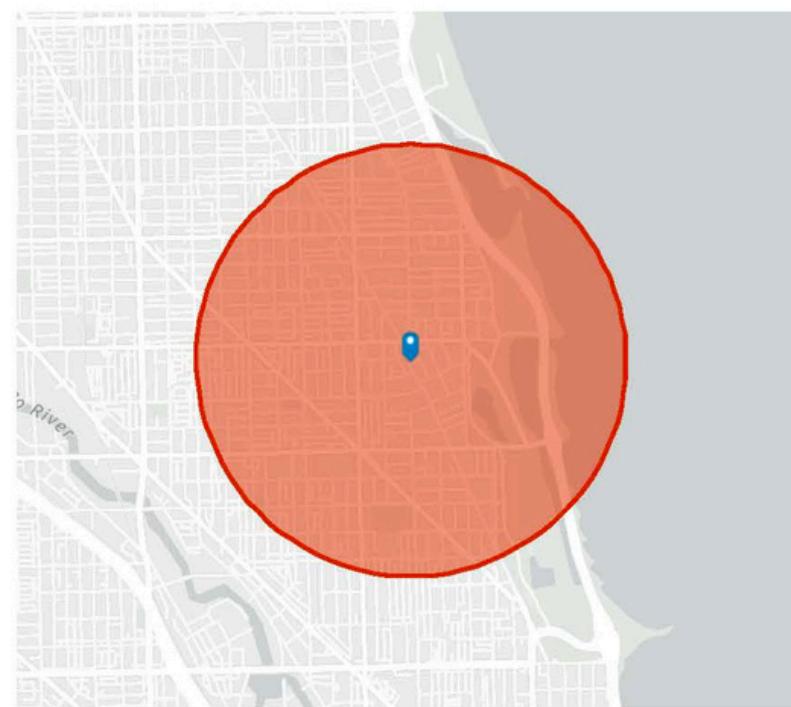
ZONING

B3-5 Zoning (Proposed)

Alderman Timmy Knudsen (43rd 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



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

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Population Trends and Key Indicators

2701 N Clark St, Chicago, Illinois, 60614

Ring band of 0 - 1 miles

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

MORTGAGE INDICATORS



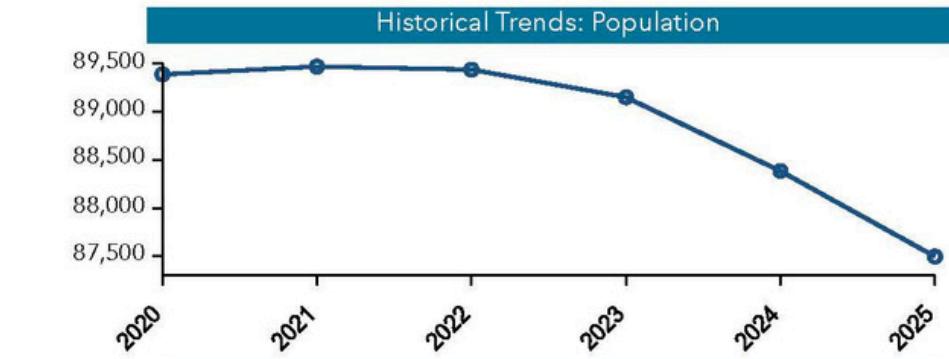
\$14,421

Avg Spent on Mortgage & Basics



33.2%

Percent of Income for Mortgage



POPULATION BY GENERATION



2.8%

Greatest Gen:
Born 1945/Earlier



10.7%

Baby Boomer:
Born 1946 to 1964



11.5%

Generation X:
Born 1965 to 1980



42.2%

Millennial:
Born 1981 to 1998



26.8%

Generation Z:
Born 1999 to 2016



6.0%

Alpha: Born
2017 to Present

