



Offering Summary

Lease Rate:	Negotiable
Available SF:	5,000 SF
NNN's:	\$6.02/SF (Only RE Taxes)
Parking Spaces:	Six (6)
Renovated:	2013
Zoning:	M1-2
Market:	Chicago
Submarket:	Lincoln Park
Traffic Count:	~12,000 VPD

Property Overview

5,000 SF end cap for lease along North Clybourn Avenue in Chicago's affluent Lincoln Park neighborhood. The property is well located in a prominent retail corridor featuring visibility and exposure to approx. 12,000 VPD. The storefront features a spacious interior, flexible layout for both retail or office users, 14' ceiling heights, window lines along the north side of the space, below grade storage, and six (6) dedicated parking spaces on-site. The building is walking distance to both the Armitage Brown Line and Clybourn Red Line "L" Stations. Neighboring retailers include Trader Joe's, Best Buy, ALDI, Chipotle, Protein Bar, Arhaus, Blu Dot, Petco, Apple, Buffalo Wild Wings, Binny's Beverage Depot, Baby Gap, Floyd's 99 Barbershop and CVS/Pharmacy.

Property Highlights

- Rare opportunity to lease an end-cap unit along N. Clybourn Avenue in Lincoln Park
- Dual-sided signage opportunity along N. Clybourn Avenue featuring visibility and exposure to ~12,000 VPD
- Six (6) dedicated parking spaces available on-site
- Additional storage available below grade
- Spacious and vibrant interior providing excellent natural lighting throughout

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FOR LEASE | 1925 NORTH CLYBOURN AVENUE

RETAILER MAP



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA/FPAC/Geo

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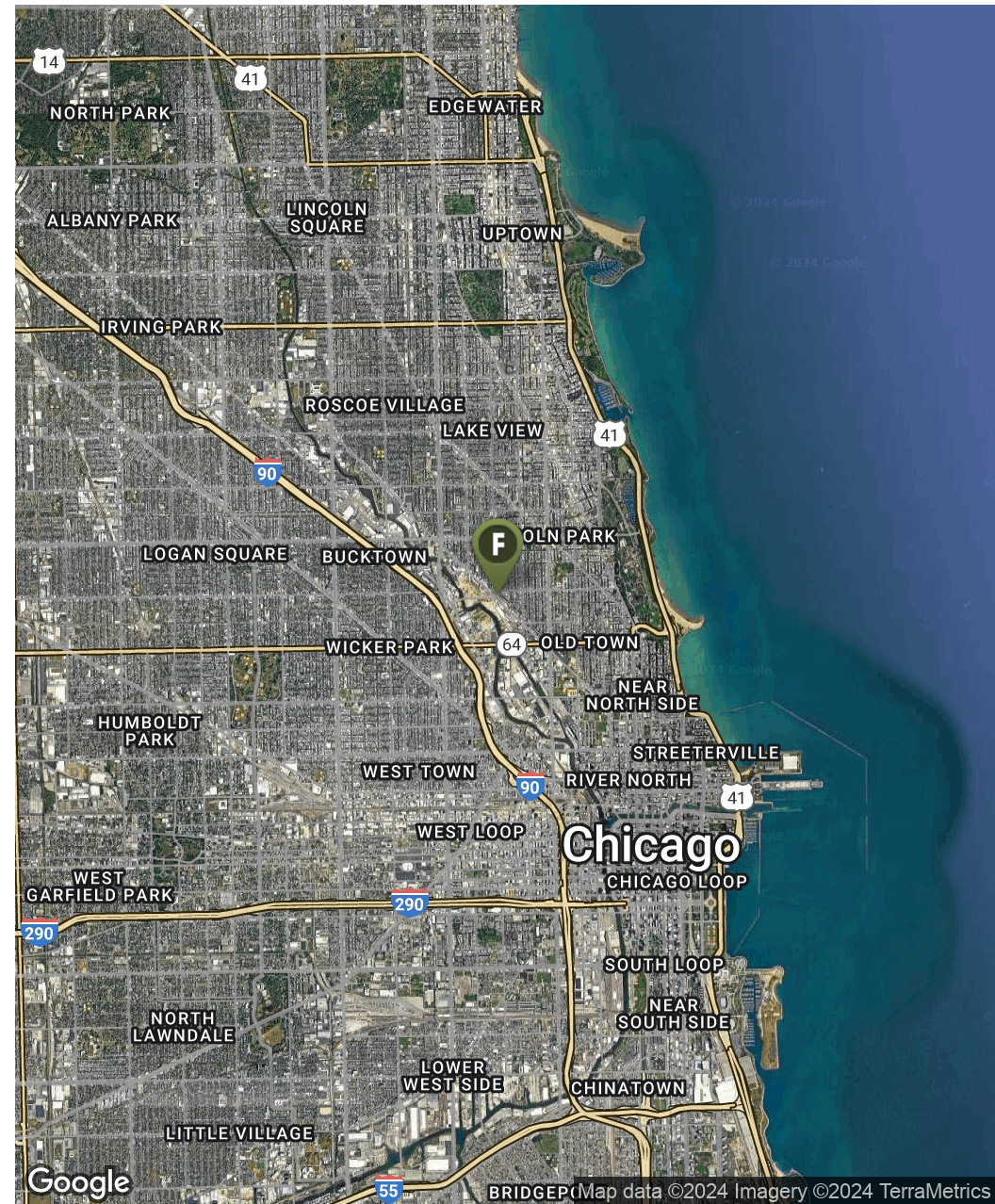
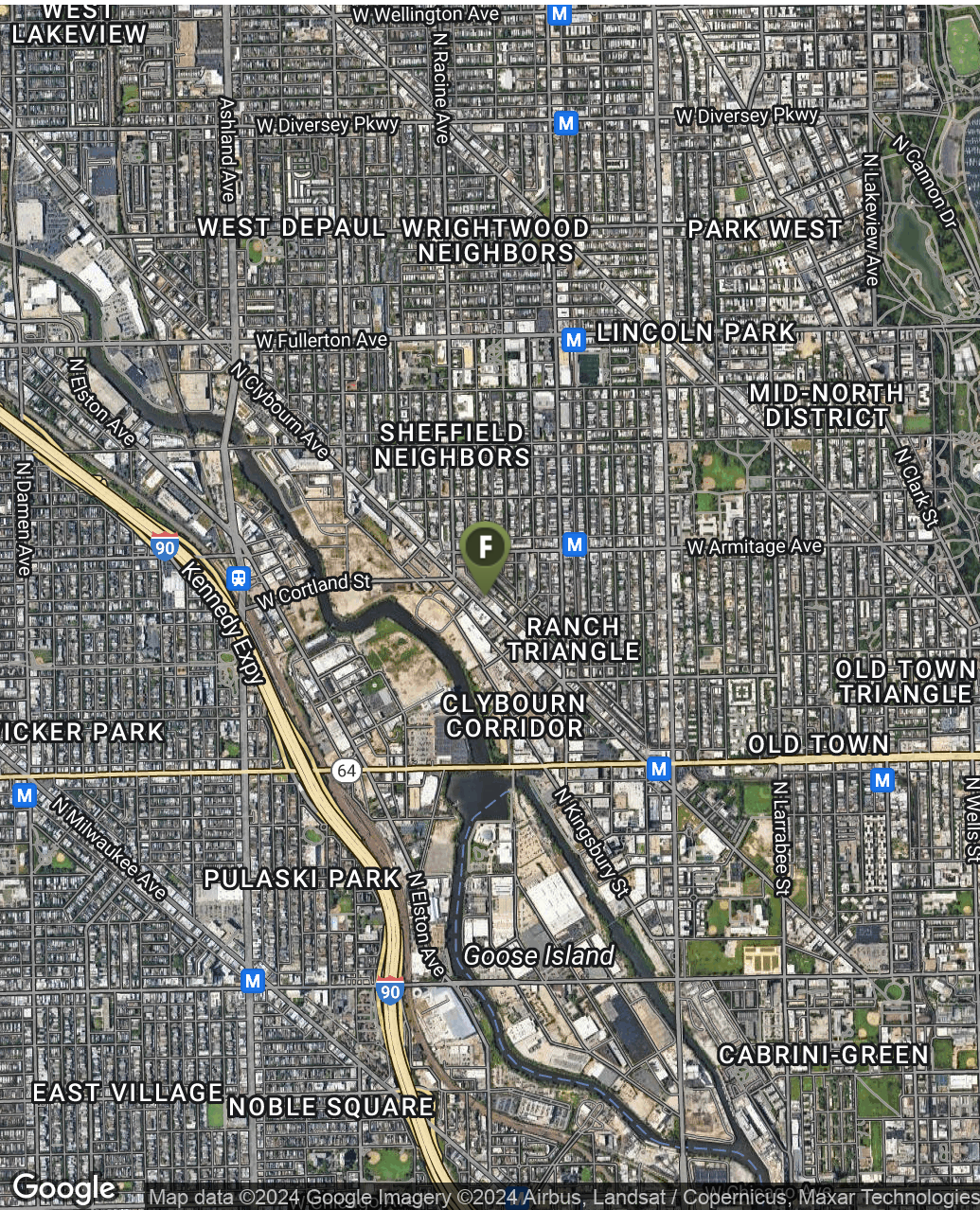
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LOCATION MAP



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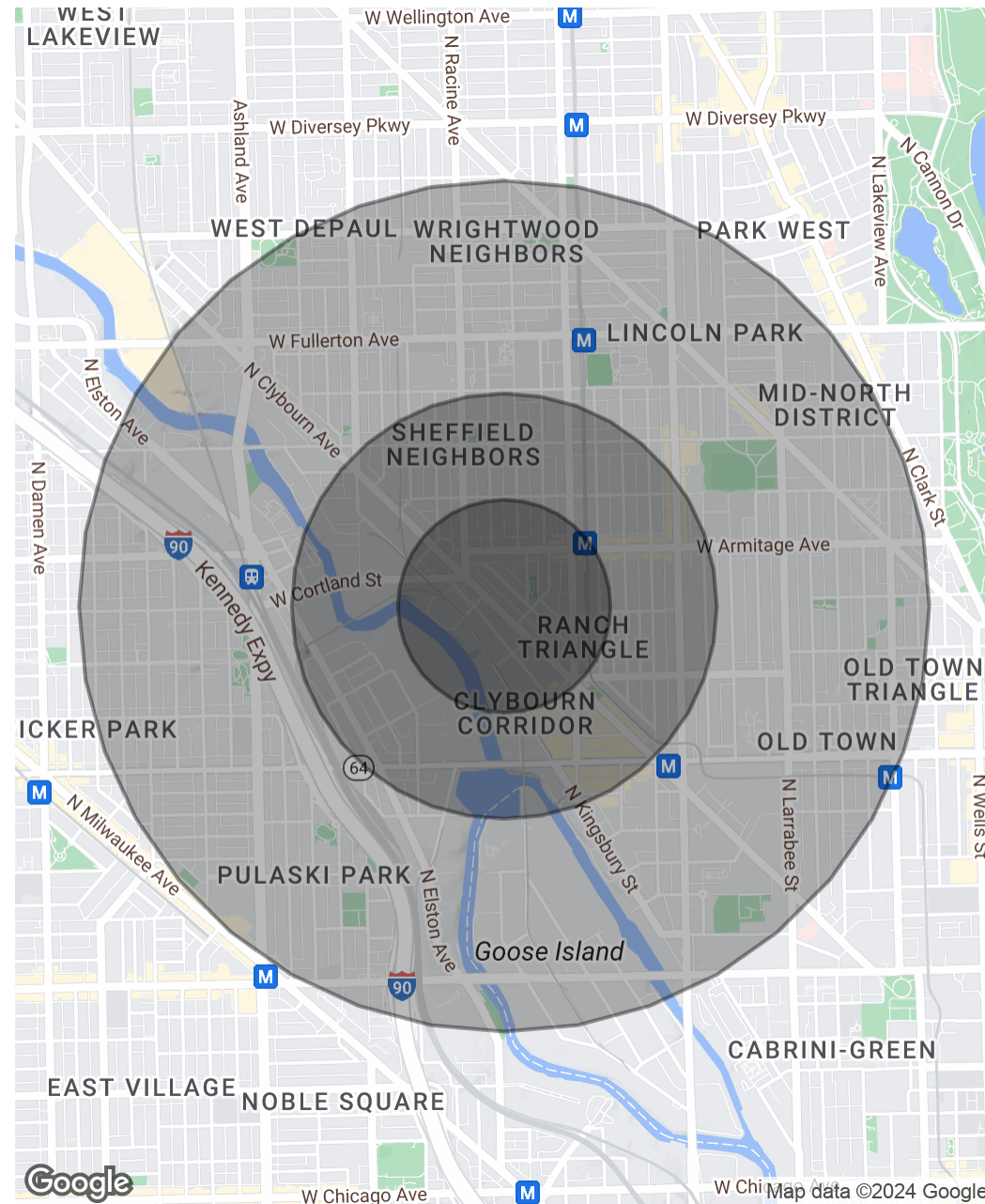
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	2,326	11,720	55,969
Average Age	29.8	28.3	31.0
Average Age (Male)	30.8	29.1	31.0
Average Age (Female)	29.1	27.9	31.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,045	4,685	25,157
# of Persons per HH	2.2	2.5	2.2
Average HH Income	\$231,047	\$221,838	\$189,167
Average House Value	\$806,010	\$813,545	\$703,221

2020 American Community Survey (ACS)



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ADDITIONAL PHOTOS



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