

FOR SALE OR LEASE

5,274 SF RETAIL BUILDING | LINCOLN PARK



FOR SALE or LEASE | 5,274 SF Retail Building in Lincoln Park | 1640 W Fullerton, Chicago, IL 60614 | info@goldstreetre.com



THE OPPORTUNITY

Address: 1640 W Fullerton Avenue, located at the signalized intersection of Fullerton & Clybourn

Neighborhood: Lincoln Park

Zoning: M1-2

Alderman: Scott Waguespack (32nd Ward)

Previous Use: Former Chase Bank with drive-thru

- Sale or Lease: Property is available for both sale and lease. Contact broker for pricing details.
- Size: 5,274 SF total – 2,637 SF on the ground floor and 2,637 SF on the second floor.
- Structure: Freestanding two-story masonry building constructed in 2004.
- Frontage & Depth: 175 feet of frontage on Fullerton and 171 feet on Clybourn.
- Parking: 11 on-site surface parking spaces (2.09/1,000 SF ratio). Two curbcuts.
- Drive-Thru: Existing drive-thru infrastructure with curb cuts on both Fullerton and Clybourn.
- Visibility: Highly visible corner with signage opportunity at a high-traffic intersection (24,000+ VPD on Fullerton).
- Transit Access: Less than one mile to both the Fullerton CTA Station (Red/Brown/Purple) and Clybourn Metra Station.
- Transit Oriented Development (TOD): Yes
- Availability: Entire building must be leased to a single user – no demising.
- Enterprise Zone: Property can be rezoned for residential. Property is within Enterprise Zone 4.
- HB2621 Affordable Tax Incentive: Qualifies for Tier 3

1640 W Fullerton

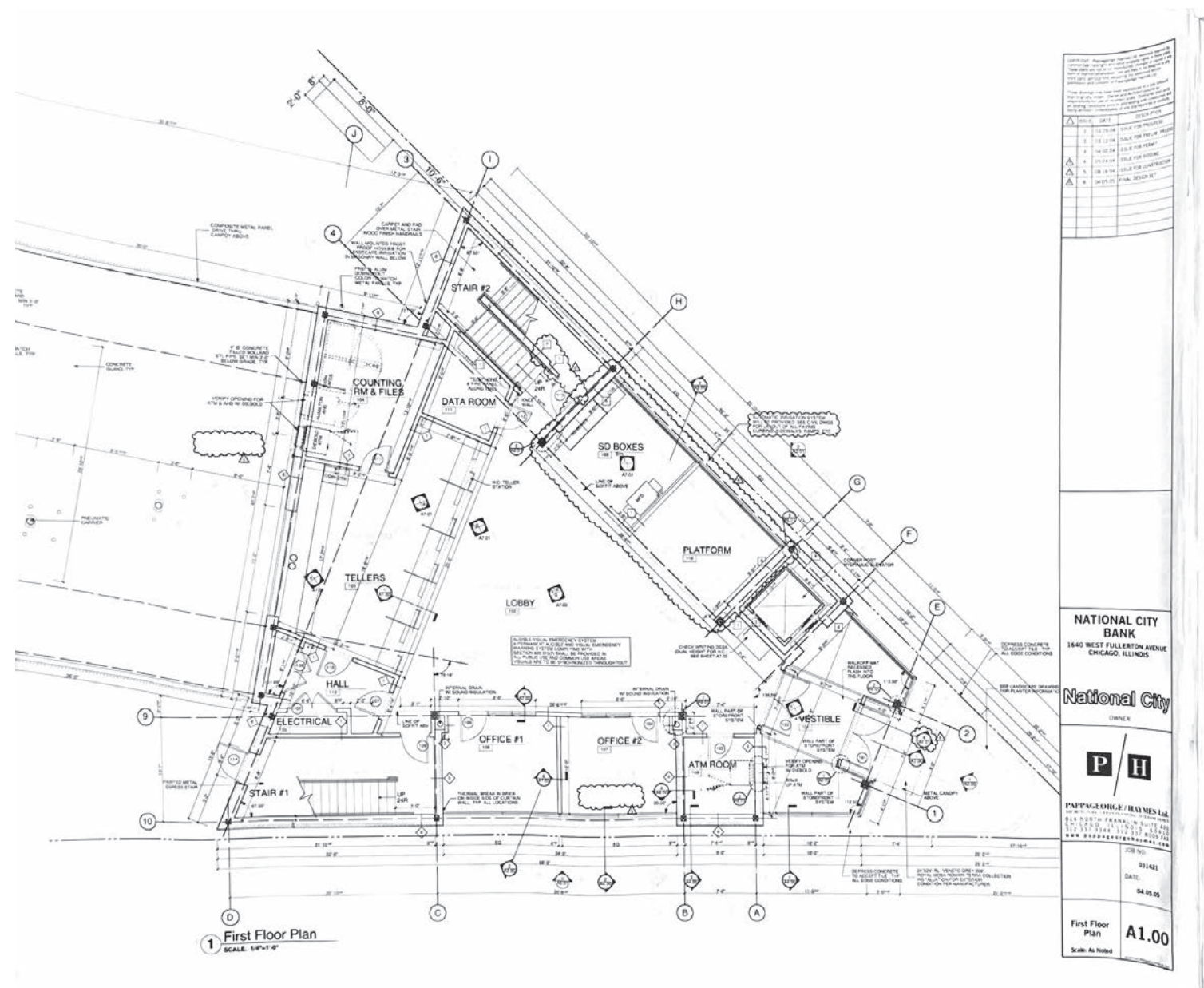
Chicago, IL 60614



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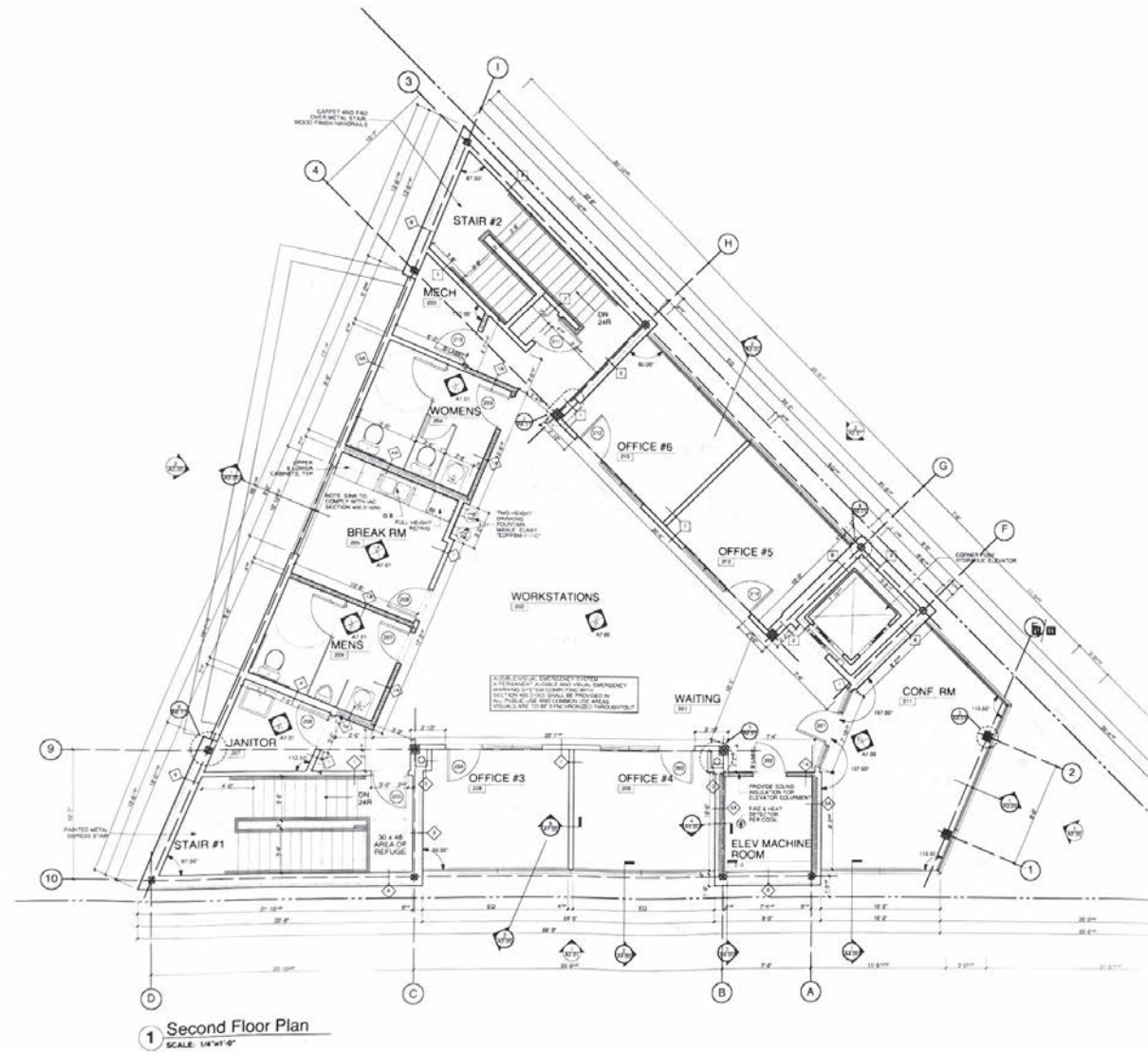
2,637 SF - GROUND FLOOR

1640 W Fullerton | Chicago, IL 60614



2,637 SF - SECOND FLOOR

1640 W Fullerton | Chicago, IL 60614

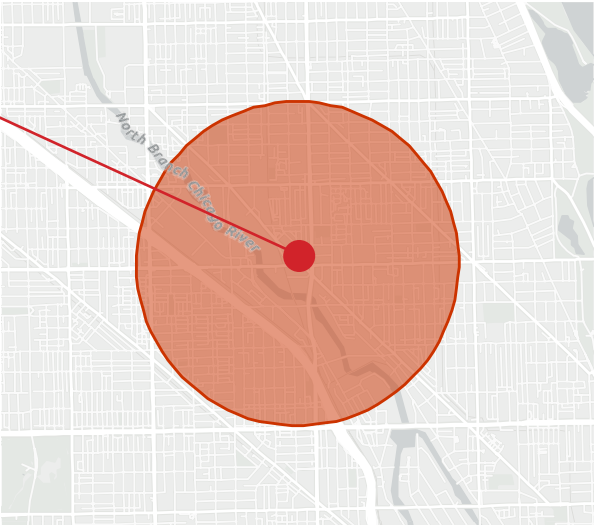


REVISIONS		
NO.	DATE	DESCRIPTION
1	03.05.04	ISSUE FOR PERMITTING
2	04.12.04	ISSUE FOR PERMITTING
3	04.12.04	ISSUE FOR PERMITTING
4	04.12.04	ISSUE FOR PERMITTING
5	04.12.04	ISSUE FOR PERMITTING
6	04.12.04	ISSUE FOR PERMITTING
7	04.12.04	ISSUE FOR PERMITTING
8	04.12.04	ISSUE FOR PERMITTING
9	04.12.04	ISSUE FOR PERMITTING
10	04.12.04	ISSUE FOR PERMITTING

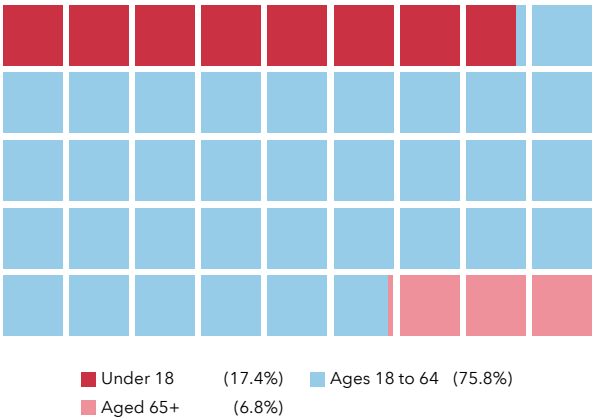
NATIONAL CITY BANK 1640 WEST FULLERTON AVENUE CHICAGO, ILLINOIS	
National City OWNER	
P/H PAPPAGEORGE/HAYMES Inc. 814 NORTH FRANKLIN SUITE 400 CHICAGO, ILLINOIS 60610 312.337.2244 312.337.2245 FAX WWW.PAPPAGEORGEHAYMES.COM	
JOB NO.	031421
DATE	04.05.05
Second Floor Plan	A1.01
Scale: As Noted	

LOCATION

ONE MILE RADIUS / DEMOGRAPHICS



POPULATION BY AGE



Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024). © 2025 Esri

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Population Trends and Key Indicators

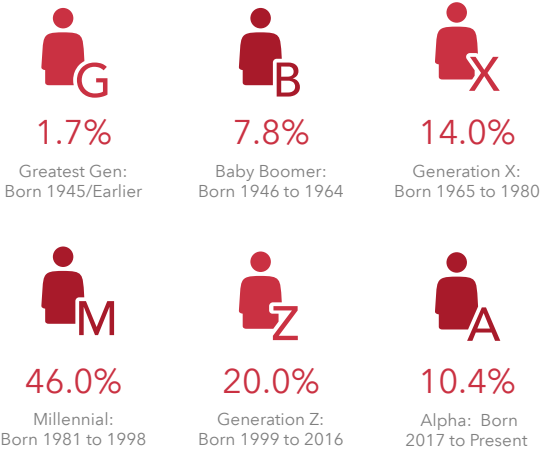
1640 W Fullerton Ave, Chicago, Illinois, 60614
Ring bands: 0-1 mile radius

55,834	24,522	2.19	32.1	\$173,217	\$712,749	153	85	53
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

ANNUAL HOUSEHOLD SPENDING



POPULATION BY GENERATION



Variables	0 - 1 miles
2023 Total Population	55,834
2023 Total Households	24,522
2023 Average Household Size	2.19
2023 Median Household Income	\$173,217
2023 Median Age	32.1

Variables	0 - 1 miles
2023 Per Capita Income	\$104,120
2023 Median Household Income	\$173,217
2023 Average Household Income	\$233,161
2028 Per Capita Income	\$117,646
2028 Median Household Income	\$188,657
2028 Average Household Income	\$256,990



FOR PROPERTY INFORMATION:

David Goldberg
david@goldstreetre.com
(847) 274-8504

Allan Perales
allan@goldstreetre.com
(312) 852-5526

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