

1520 N. Halsted Street

Chicago IL 60642

Flagship Opportunity In Heart Of Lincoln Park's Shopping Corridor



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1520 N. Halsted Street

Lincoln Park · Chicago

- 12,600 SF (divisible) of ground floor retail with excellent visibility — 100 feet of frontage along Halsted Street and the opportunity to brand facade
- Property has two rarely available curb cuts along Halsted Street and on-site parking potential
- Centrally located in the heart of Chicago's affluent Lincoln Park neighborhood, near CTA Red Line stop and in close proximity to 90/94 highways
- Located directly across the street from New City Development, which has 400,000+ SF of retail including Mariano's, Dick's Sporting Goods, Saks Off Fifth, Z Gallerie, ArcLight Cinemas and 199 residential units
- Numerous new developments and commercial activity in the immediate area including the new Goose Island master plan and the Finkl Development Site
- Area tenants include: Whole Foods, Apple, REI, J.Crew, Nordstrom Rack, DSW, Sephora, Anthropologie, Crate & Barrel, Target, Ethan Allan, Williams Sonoma among others

- ① *Apple Store and North & Clybourn CTA red line 'L' station*
- ② *ArcLight Cinema at New City*
- ③ *Anthropologie at Shops of Fremont*



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Clybourn Corridor

The Clybourn Corridor is a prominent shopping district in Lincoln Park, stretching into the Near North Side of Chicago. It serves as the North Side's main shopping district and includes retailers like Apple, Crate & Barrel & CB2, REI, Eddie Bauer, Best Buy, Forever 21, Sur La Table and Whole Foods, among many others. The newly opened \$260 million New City shopping center includes Dick's Sporting Goods, Chicago's first ArcLight Cinemas, Kings Bowl and Chicago's largest Mariano's Fresh Market grocery store. The development also includes a sleek apartment tower featuring 199 units.

Access and Transportation

Primary access to the neighborhood is provided by North Avenue and Division Street; Halsted Street and Clybourn Avenue. Both North Avenue and Division Street have

full interchanges with Interstate 90 / 94. The neighborhood is also served by the CTA 'L' system, Chicago's rail transit system, with a Red Line stop at North and Clybourn and a Brown Line stop at Armitage and Sheffield. The 'L' also provides access to Chicago's Central Business District, other neighborhoods and Midway and O'Hare Airports. The commute to Chicago's CBD is about 2½ miles, or a 10 - 15 minute drive by car and approximately 15 minutes by 'L'. Metra commuter rail has a stop at Clybourn Station, located on the west side of Lincoln Park, providing access downtown and / or to the suburbs. There are several bus routes through Lincoln Park, cabs also frequent the area and Chicago's Divvy bike sharing stations are nearby, providing additional sources of transportation.



\$3,006,697

Total Apparel Expenditures

\$4,273,035

Food Away From Home Expenditures

\$6,300,756

Food At Home Expenditures

\$1,273,035

Home Furnishing Expenditures

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Area Growth

The Clybourn Corridor shopping area has grown to more than 2.6 million square feet, more than any other retail area in Chicago except for North Michigan Avenue's 3.1 million square feet.

The \$260 M New City development, which opened in 2015 directly across the street from 1520 N. Halsted, added approximately 360,000 square feet of retail space to the market. Tenants already in the center include Dick's Sporting Goods, a 14-screen ArcLight movie theater, Kings Bowl, Z Gallerie, Saks Off Fifth, and Chicago's largest Mariano's Fresh Market grocery store. The development also includes a 199 unit luxury apartment tower.

New retail projects continue to see demand from retailers seeking to enter the Clybourn Corridor and developers are ready to add more retail, office and residential space to the neighborhood.

1520 N. Halsted Street is ideally situated within blocks of several area developments:

Aloft Chicago Lincoln Park

156 room hotel located on Fremont Street – currently under construction;

2 minute walk from 1520 N. Halsted Street

North & Larrabee Mixed-Use Development

Proposed 14-story building with up to 365 residential units and 30,000 square feet of ground floor retail;

8 minute walk from 1520 N. Halsted Street

Big Deahl Development Site

Potential 200,000 SF office / medical / retail development;

3 minute walk from 1520 N. Halsted Street



IMAGES

- ① Aloft Chicago Lincoln Park hotel – Under Construction
- ② North & Larrabee Mixed-Use Development – Proposed
- ③ New City – Completed

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