

1941-1953 N. Clybourn Avenue

CHICAGO, IL 60614 | LINCOLN PARK

For Lease

RETAIL SPACE



- ▶ ±4,050 SF (divisible) inline space available with new two-story entry
Asking Rent: \$37.50 PSF NNN
- ▶ ±1,157 SF inline space available - *do not disturb current tenant*
Asking Rent: \$50 PSF NNN | Passthroughs: \$24 PSF
- ▶ Situated along the Clybourn Avenue retail corridor at the entrance to the Lincoln Yards development
- ▶ Strong traffic counts along Clybourn Avenue (11,100 VPD) and Cortland Street (18,600 VPD)
- ▶ Remarkable co-tenancy with national tenants including Heyday, Blu Dot, UPS Store, Nothing Bundt Cakes, Protein Bar, American Mattress, US Bank and more
- ▶ Building signage available

DEMOGRAPHIC SUMMARY

	.25 Mile	.5 Mile	1 Mile
Estimated Population	2,659	10,120	56,578
Estimated Daytime Population	3,807	13,633	58,858
Estimated Households	1,218	4,669	26,573
Estimated Average Household Income	\$259,949	\$255,549	\$197,435

CHUCK WHITLOCK

chuck@baumrealty.com

312.275.3133



© 2024 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

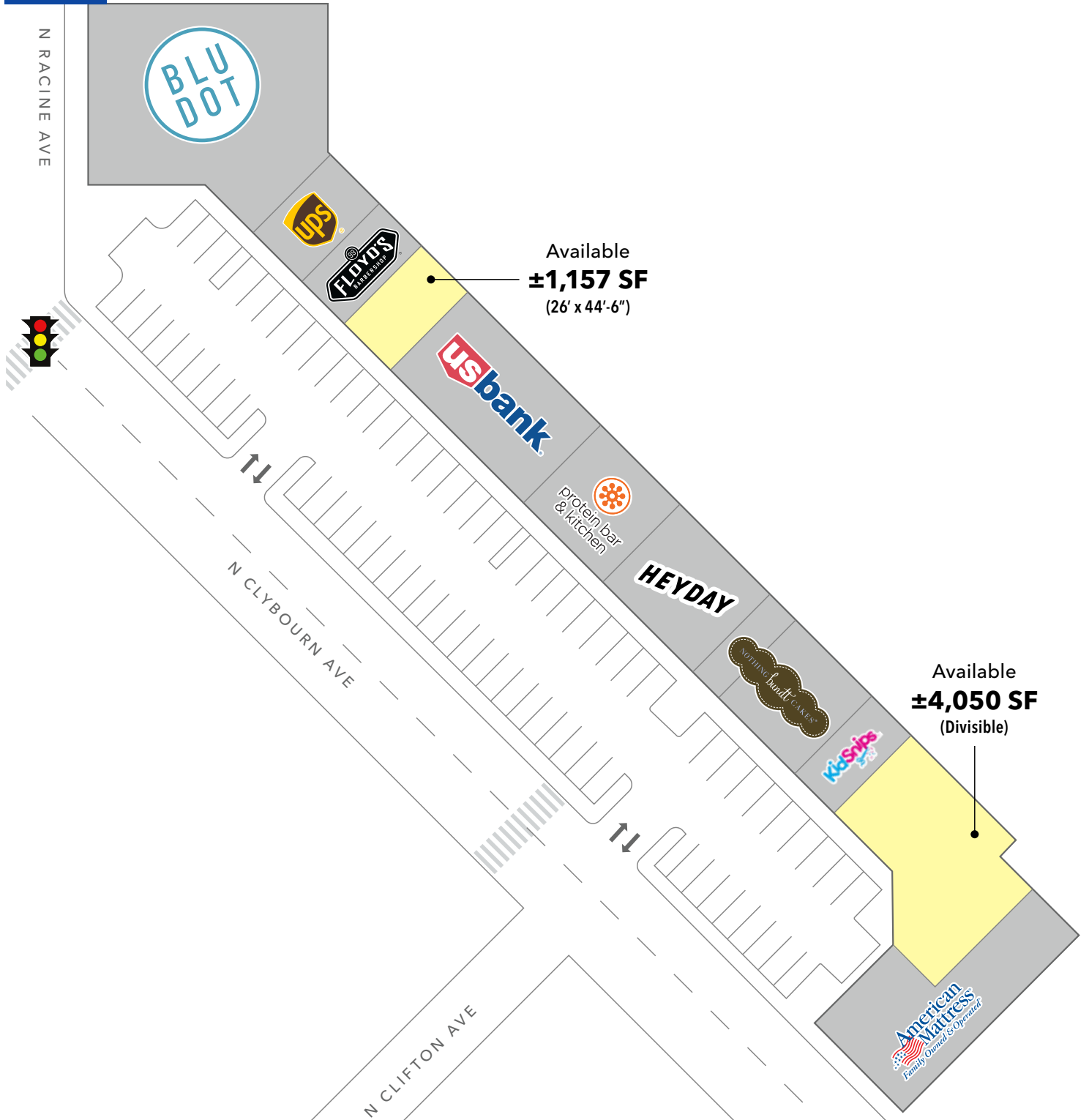
1941-1953 N. Clybourn Avenue

CHICAGO, IL 60614 | LINCOLN PARK

For Lease

RETAIL SPACE

SITE PLAN



CHUCK WHITLOCK

chuck@baumrealty.com

312.275.3133



© 2024 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · WWW.BAUMREALTY.COM

1953 N. Clybourn Avenue
Chicago, IL

