

1941-1953 N. Clybourn Avenue

Chicago, IL 60614 | Lincoln Park

For Lease

Retail Property



- ▶ ±2,500 SF second generation restaurant space available with 14' hood in place and ADA restrooms
- ▶ ±1,131 SF, ±3,617 SF, or ±4,748 SF inline space available with new two-story entry tower
- ▶ Situated along the Clybourn Avenue retail corridor at the entrance to the Lincoln Yards development
- ▶ Strong traffic counts along Clybourn Avenue (11,700 VPD) and Cortland Street (14,900 VPD)
- ▶ Remarkable co-tenancy with national tenants including Blu Dot, UPS Store, Nothing Bundt Cakes, Protein Bar, American Mattress, US Bank and more
- ▶ Building and monument signage available
- ▶ \$38 - 40/SF NNN

DEMOGRAPHICS

	.25 MILE	.5 MILE	1 MILE
Estimated Population	2,239	9,113	50,670
Adj. Daytime Demographics	4,996	13,609	50,705
Estimated Households	1,029	4,195	23,237
Estimated Average Household Income	\$194,603	\$188,903	\$167,356

CHUCK WHITLOCK

312.275.3133
chuck@baumrealty.com



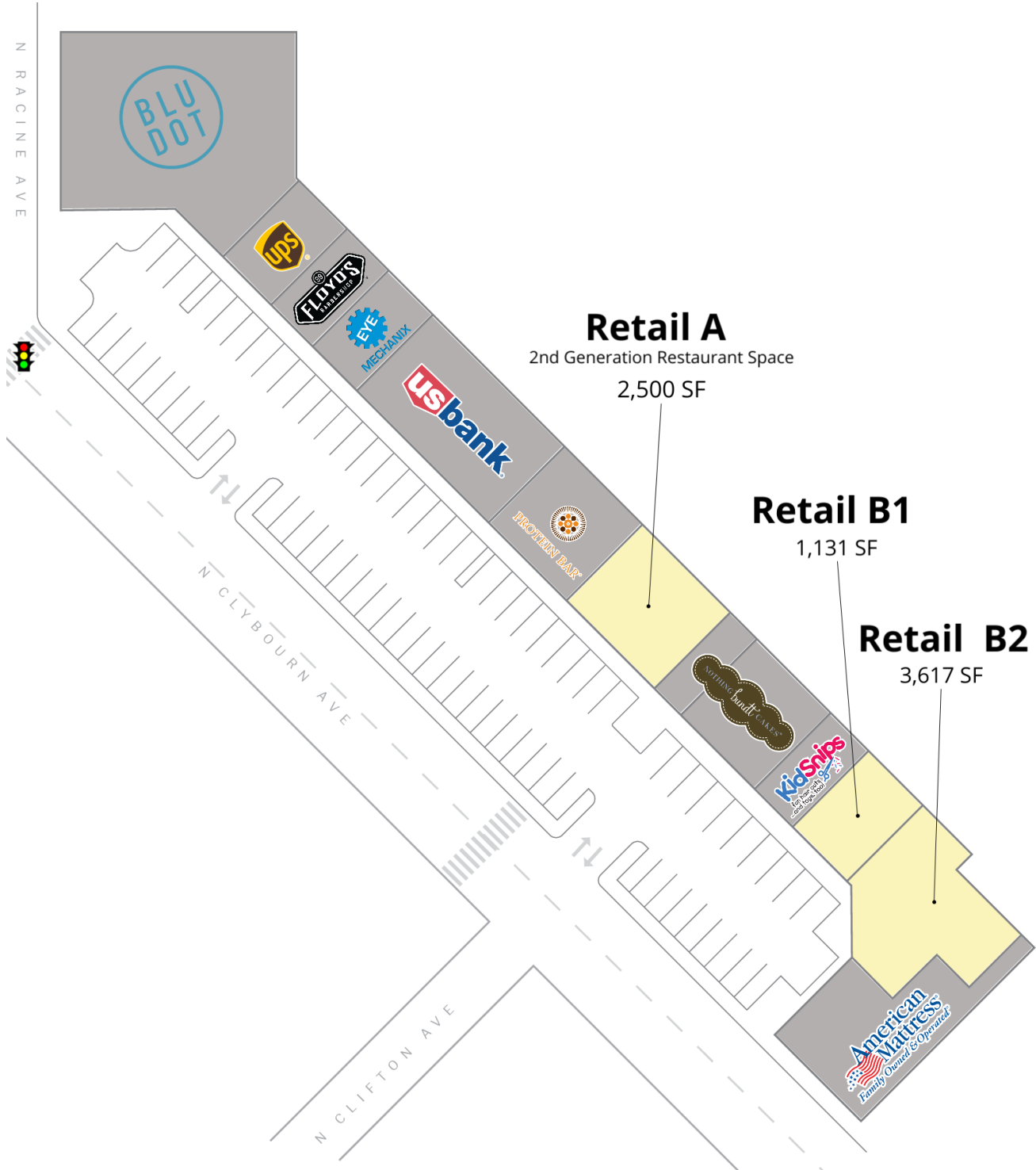
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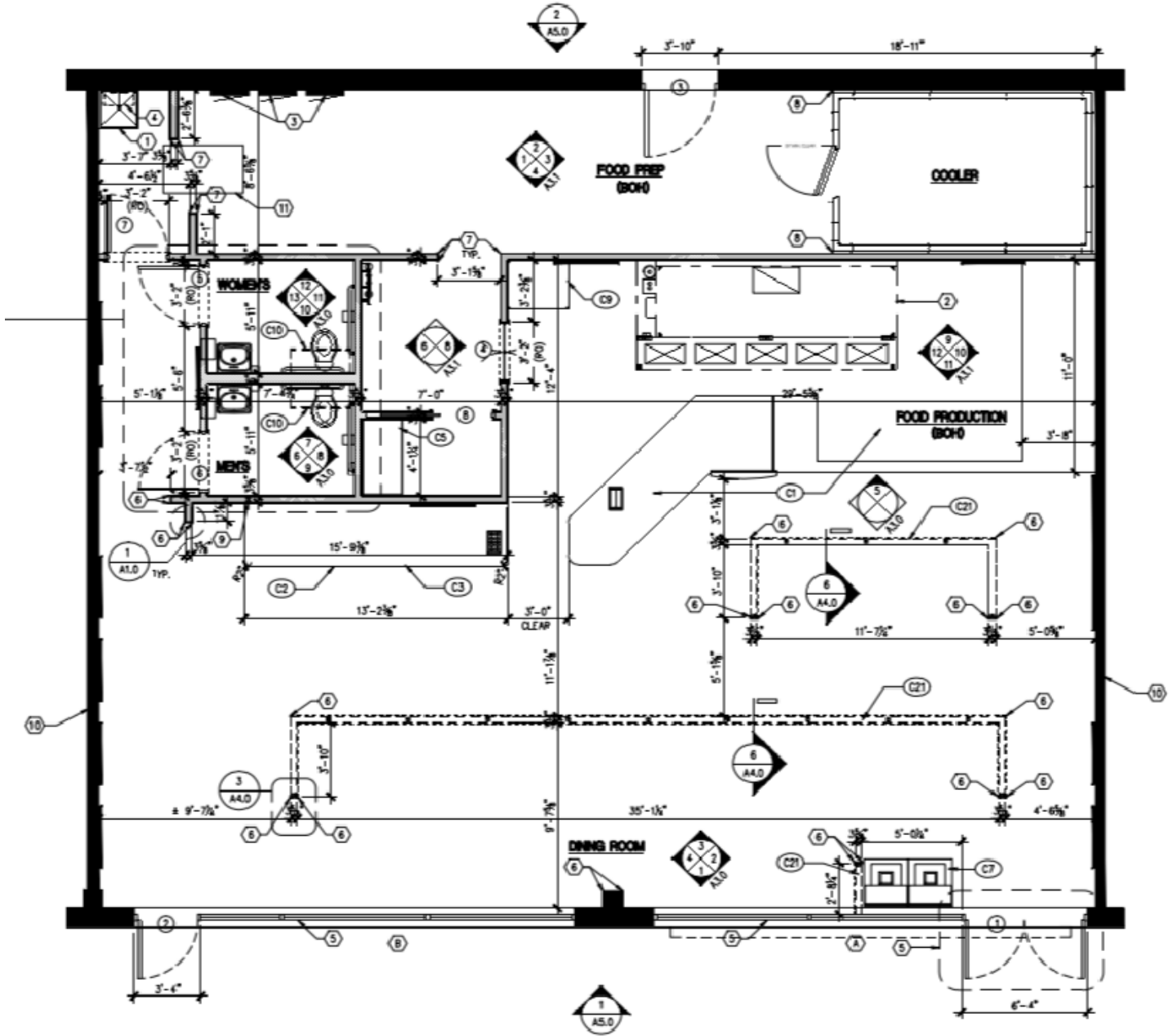
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Floor Plan - Retail A: ±2,500 SF 2nd Generation Restaurant Space.

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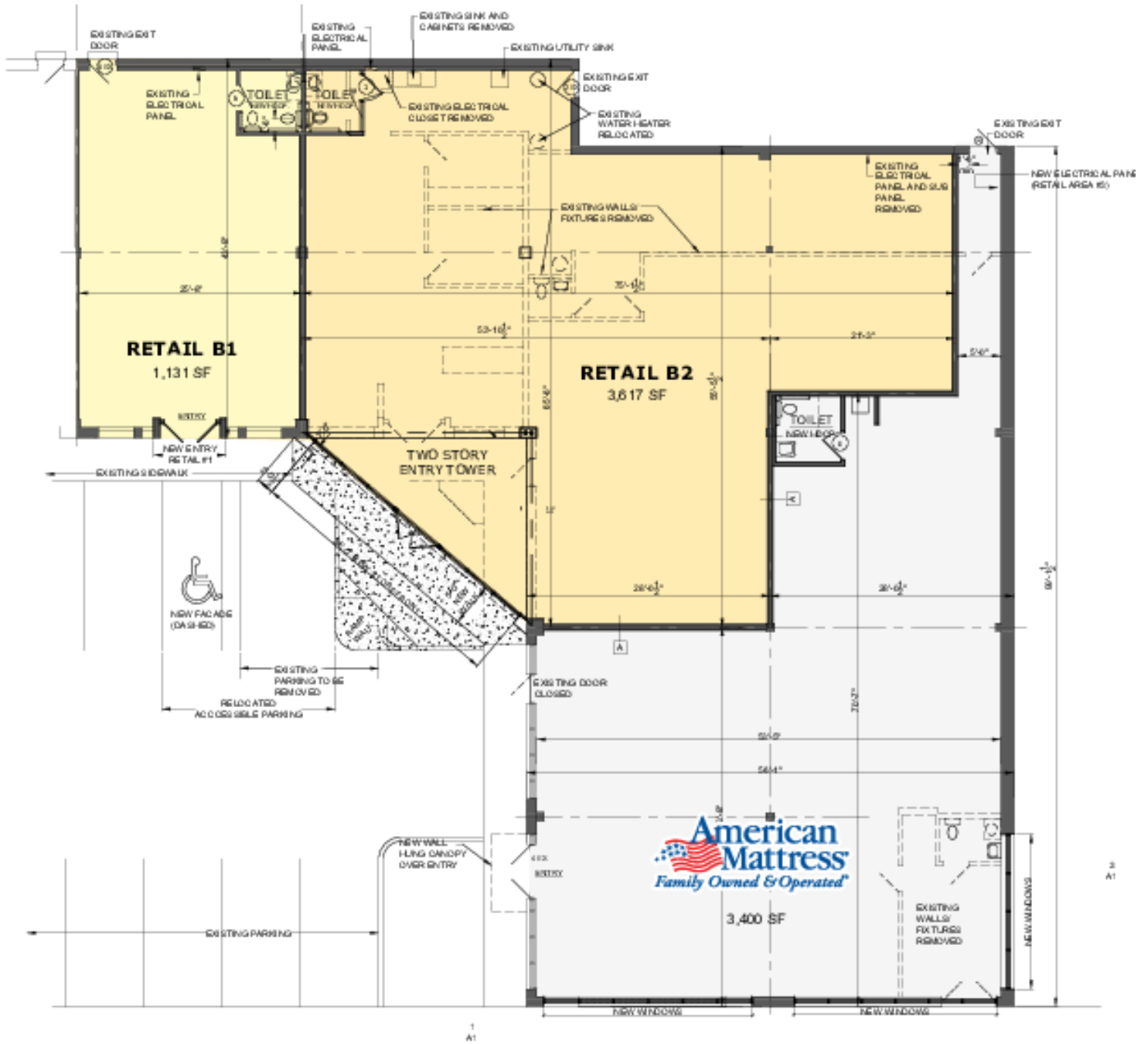
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CLYBOURN AVENUE

Floor Plan: ±1,131 SF (B1) and ±3,617 SF (B2) inline spaces. Can be combined for ±4,748 SF.

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Palazzo Bridal

Tripoli Tavern

Butcher & The Burger

Studio Lagree



W Armitage Ave W Armitage Ave

PAWS Chicago



1941-53 N. Clybourn Ave



Studio Fit Chicago

protein bar & kitchen



ARHAUS

Galt Baby

PAWS Chicago Training Center

Moosejaw

Jayson Home

Natuzzi Italia
Sandwiched
Amazing Lash Studio



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