

# 1941-1953 N. Clybourn Avenue

CHICAGO, IL 60614 | LINCOLN PARK

## For Lease

RETAIL SPACE



- ▶ ±1,157 SF inline space available
- ▶ Asking Rent: \$50 PSF NNN | Passthroughs: \$24 PSF
- ▶ Available 9/1/24 - *do not disturb current tenant*
- ▶ Situated along the Clybourn Avenue retail corridor at the entrance to the Lincoln Yards development
- ▶ Strong traffic counts:
  - 11,100 VPD along Clybourn Avenue
  - 18,600 VPD along Cortland Street
- ▶ Remarkable co-tenancy with national tenants including VCA Animal Hospital, 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	2,803	10,435	57,235
Estimated Daytime Population	3,858	12,952	55,601
Estimated Households	1,260	4,729	26,312
Estimated Average Household Income	\$265,273	\$258,976	\$216,865

### CHUCK WHITLOCK

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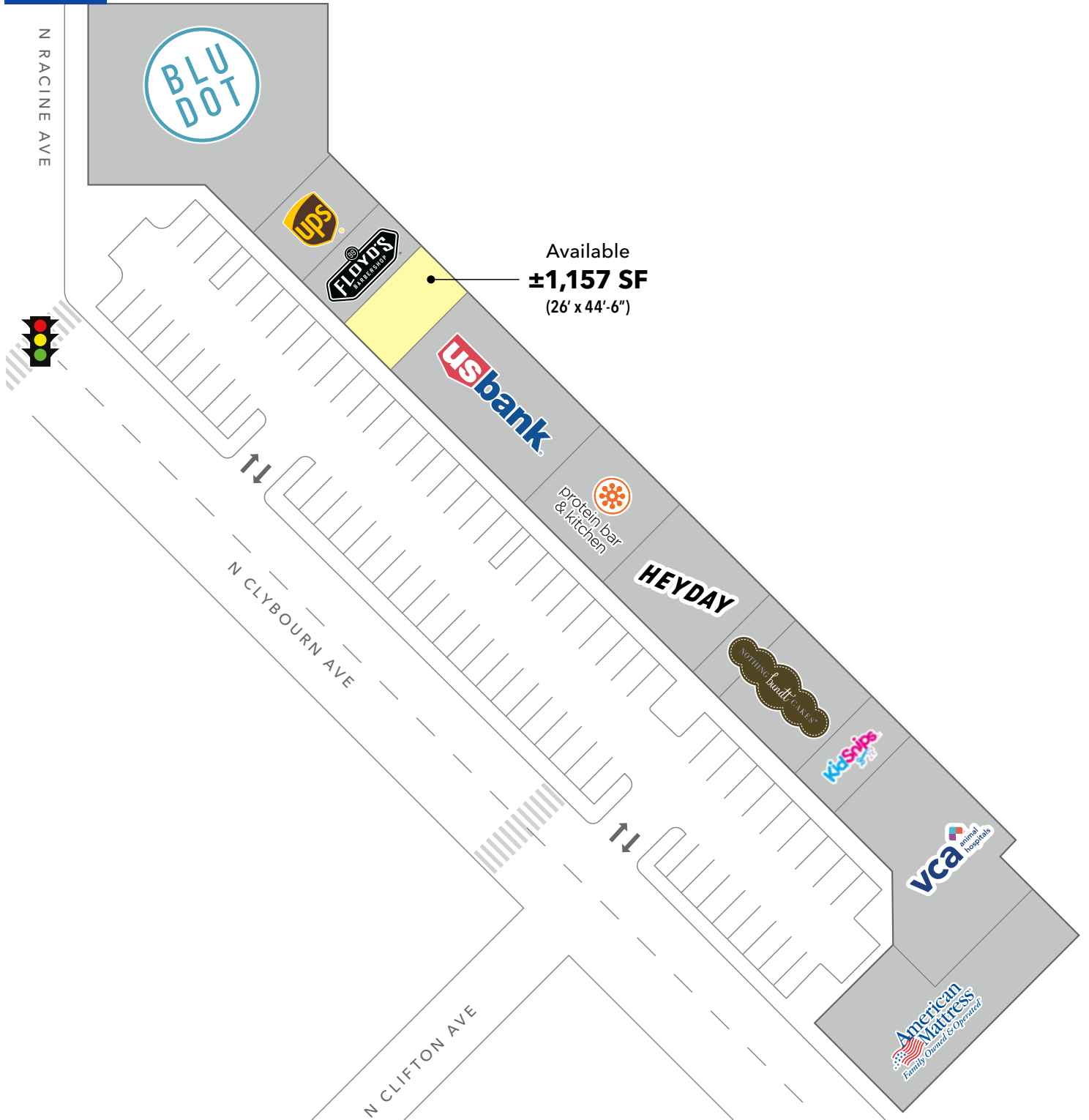
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### SITE PLAN



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