

# 1941-1953 N. Clybourn Avenue

CHICAGO, IL 60614 | LINCOLN PARK

## For Lease

RETAIL SPACE



- ▶ ±1,131 SF and ±3,617 SF inline spaces available; spaces can be combined for ±4,748 SF with new two-story entry tower
- ▶ ±2,500 SF second generation restaurant space with 14' hood in place and ADA restrooms - LEASE OUT
- ▶ Situated along the Clybourn Avenue retail corridor at the entrance to the Lincoln Yards development
- ▶ Strong traffic counts  
11,700 VPD along Clybourn Avenue  
4,900 VPD along Cortland Street
- ▶ 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 PSF NNN

### DEMOGRAPHIC SUMMARY

	.25 Mile	.5 Mile	1 Mile
Estimated Population	2,591	9,433	51,635
Estimated Daytime Population	3,576	12,219	57,366
Estimated Households	1,213	4,376	24,108
Estimated Average Household Income	\$221,603	\$214,416	\$185,901

### CHUCK WHITLOCK

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312.275.3133



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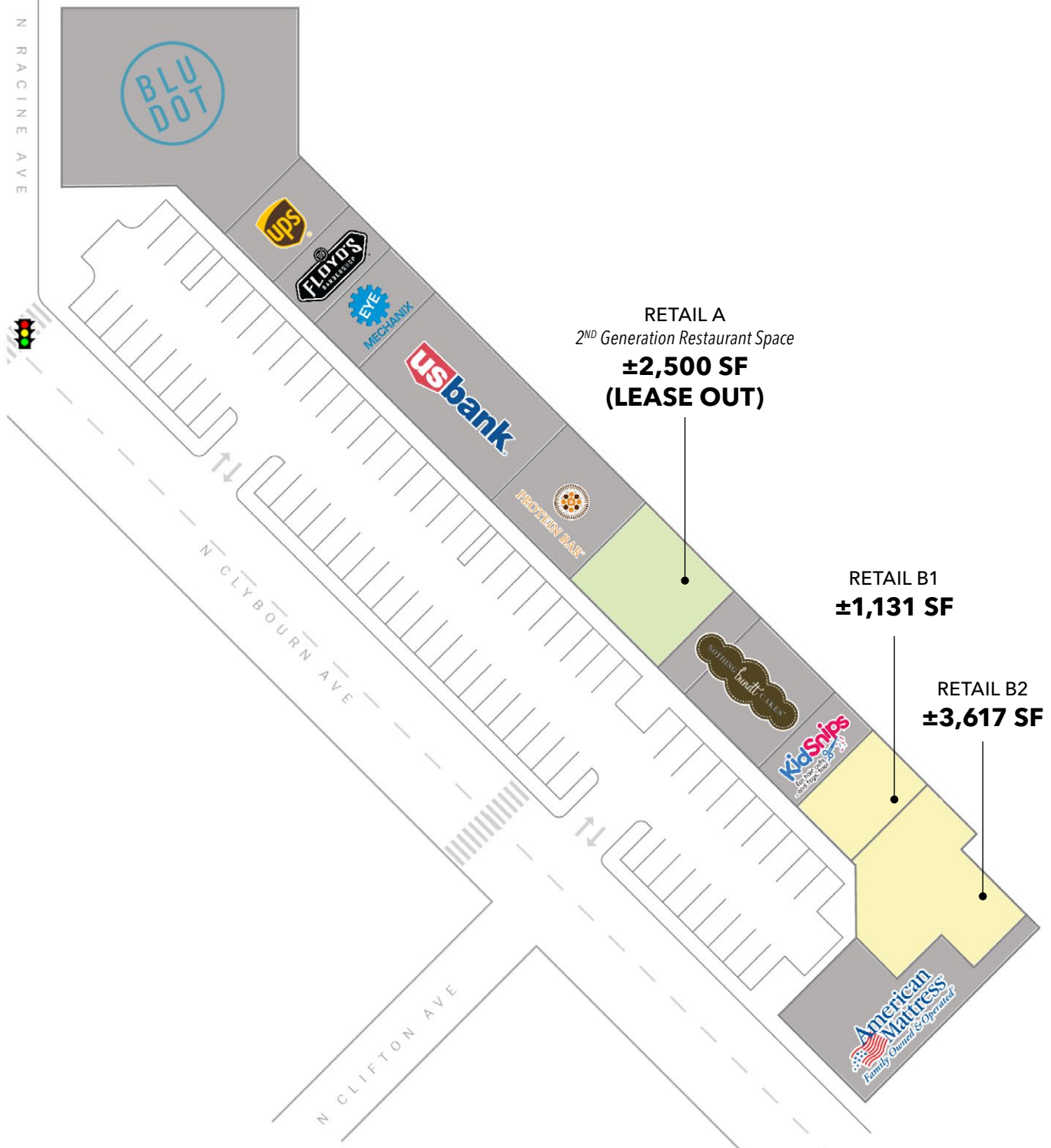
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### SITE PLAN



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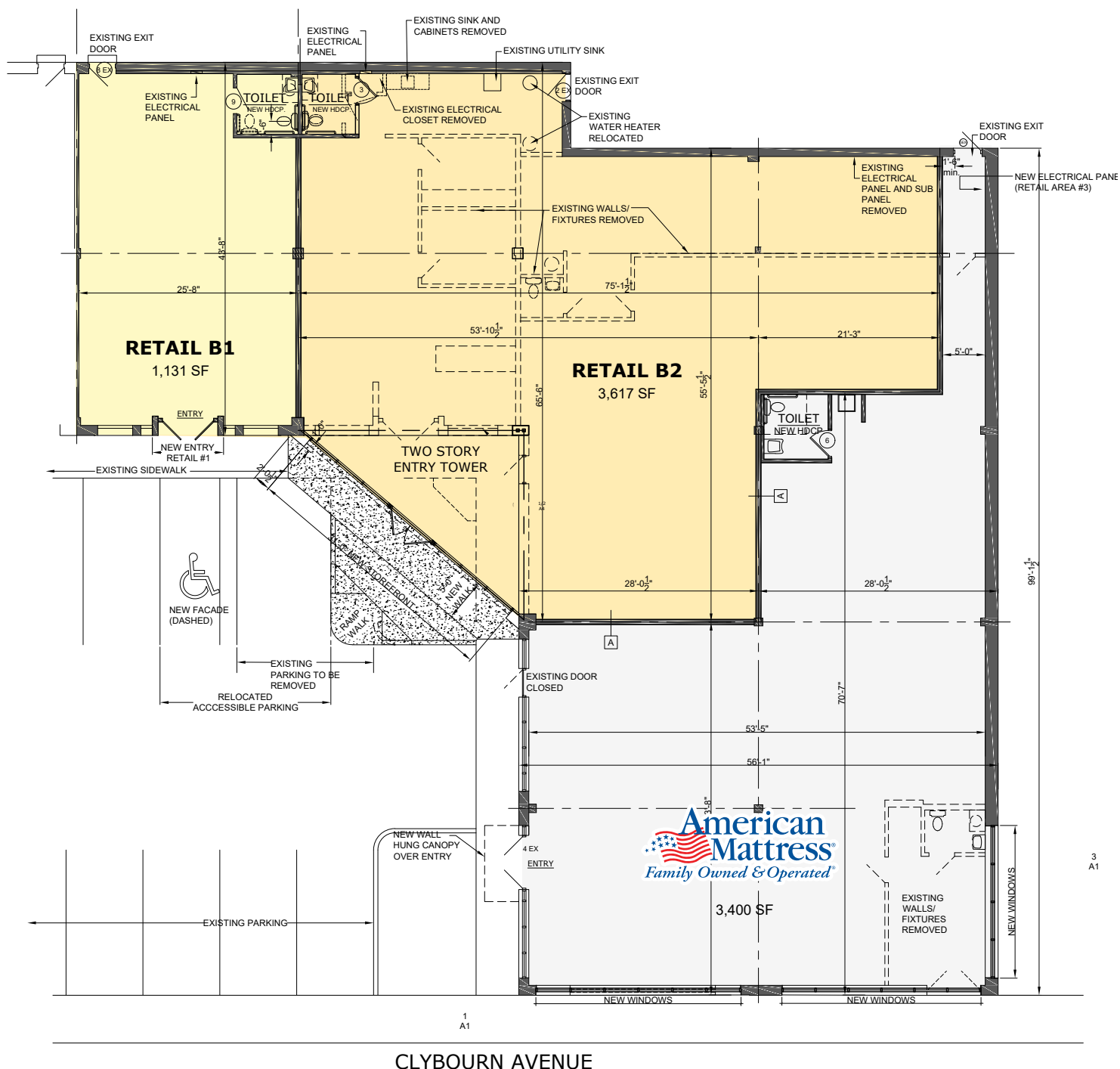
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## RETAIL SPACE

**FLOOR PLAN: RETAIL B1 & B2 — SPACES CAN BE COMBINED FOR ±4,748 SF**



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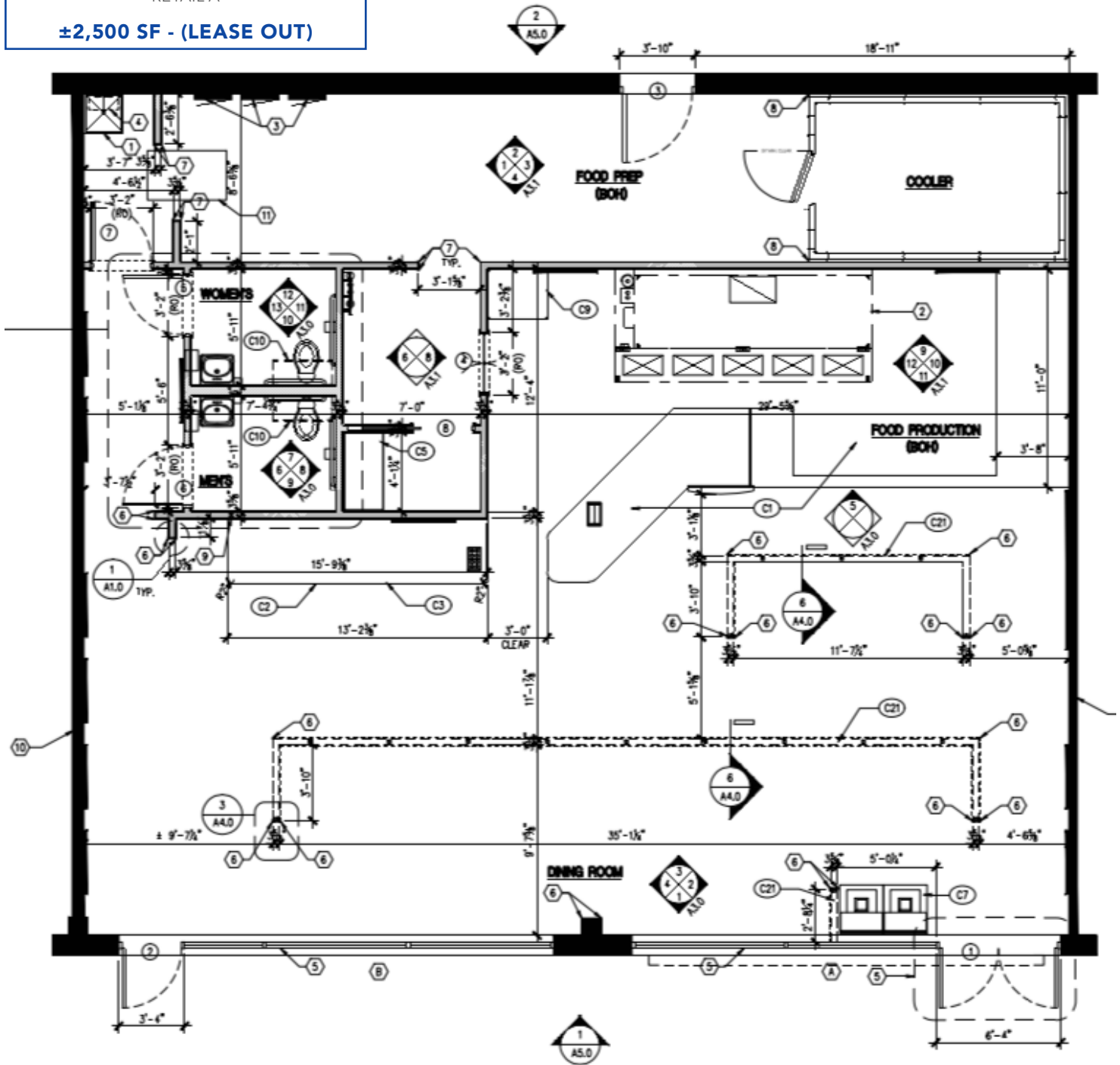
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RETAIL SPACE

### FLOOR PLAN: RETAIL A — 2<sup>ND</sup> GENERATION RESTAURANT SPACE

RETAIL A

±2,500 SF - (LEASE OUT)



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1941-1953 N. Clybourn Avenue  
Chicago, IL 60614



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