



865 W. North Avenue

CHICAGO, ILLINOIS

Flagship Opportunity
Southeast corner of North and Fremont

FOR MORE INFORMATION,
PLEASE CONTACT

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DEMOGRAPHICS



61.4k+

Total Population
1 Mile

9.90k+ 2.33k+
0.5 Miles 0.25 Miles



\$190k+

Average HH Income
1 Mile

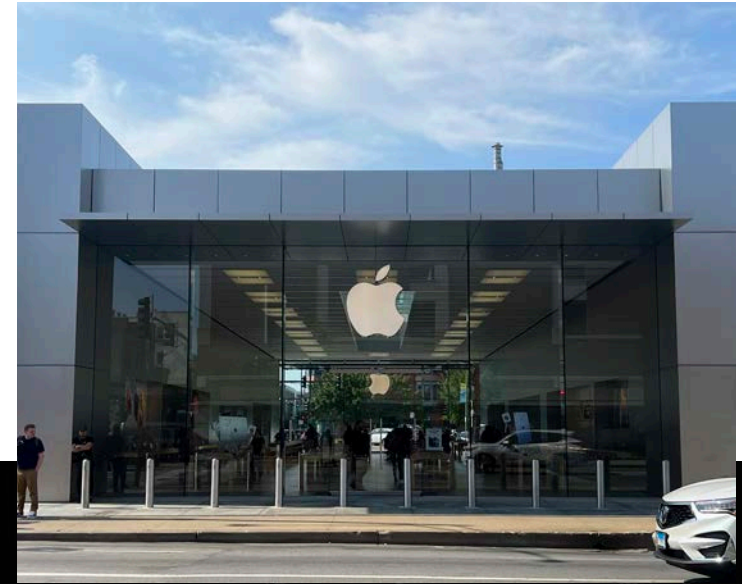
\$229k+ \$193k+
0.5 Miles 0.25 Miles



62.2k+

Daytime Population
1 Mile

16.3k+ 8.04k+
0.5 Miles 0.25 Miles



LINCOLN PARK - NORTH & CLYBOURN

- Plant your flag front and center in the middle of highly trafficked North Avenue between Clybourn Avenue and Sheffield Street
- Located directly across from Crate & Barrel's only Chicago flagship location and one of Lululemon's largest stores
- The North & Clybourn Trade Area is located in Lincoln Park, approximately 2.5 miles north of Chicago's central business district and at the convergence of premier North Side neighborhoods including Old Town, River North, Gold Coast, Bucktown, Wicker Park and Lakeview
- 7 parking spaces in rear of building
- 80' frontage on West North Avenue; 85' frontage on North Fremont Street
- Ground floor to drop ceiling is 11' 6"; ground floor to roof is 14' 3"; second floor to drop ceiling is 9' 10"; second floor to roof deck is 11' 10"

NEIGHBORING TENANTS

Crate & Barrel, Lululemon, Sephora, Anthropologie, Athleta, Williams Sonoma, Rejuvenation, West Elm, Pottery Barn, Whole Foods, Apple, The Container Store, Sweetgreen, Unlce Julio's, and more

CANVAS

FLOOR PLANS

SPACE AVAILABLE



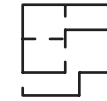
4,036 sqft
Basement



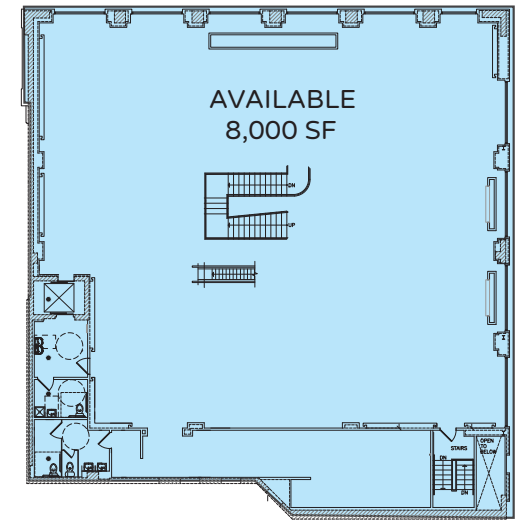
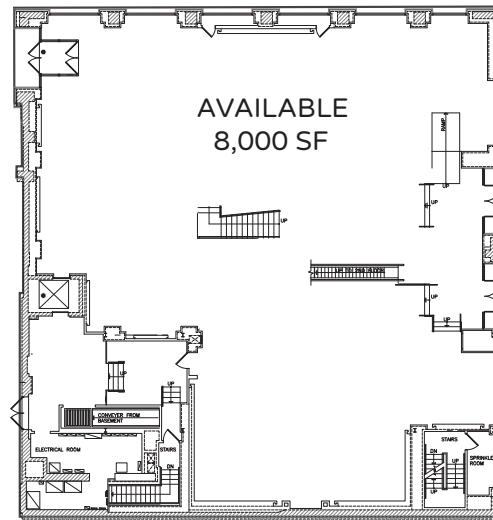
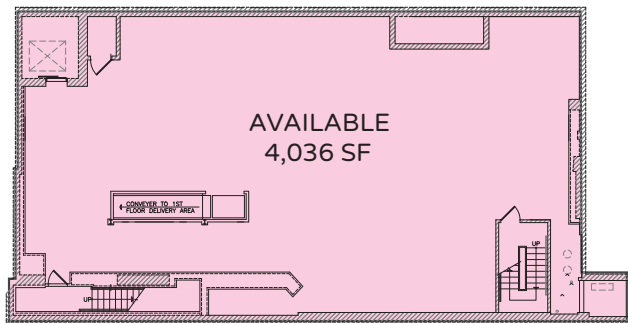
8,000 sqft
Ground Level



8,000 sqft
Second Level



20,036 sqft
Total



FRONTAGE



80 ft
W. North



85 ft
N. Fremont

CANVAS



DEMISED SCENARIO

TENANT A



+/- 7,500 sqft
Ground Level

TENANT B

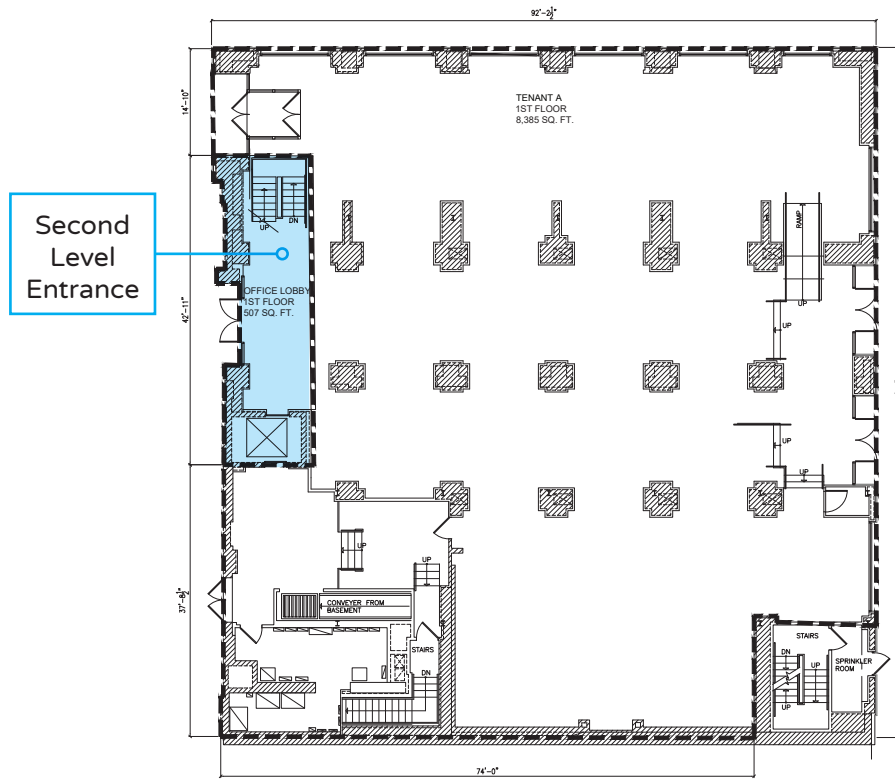


8,000 sqft
Second Level

+/- 500 sqft
Ground Floor Entrance

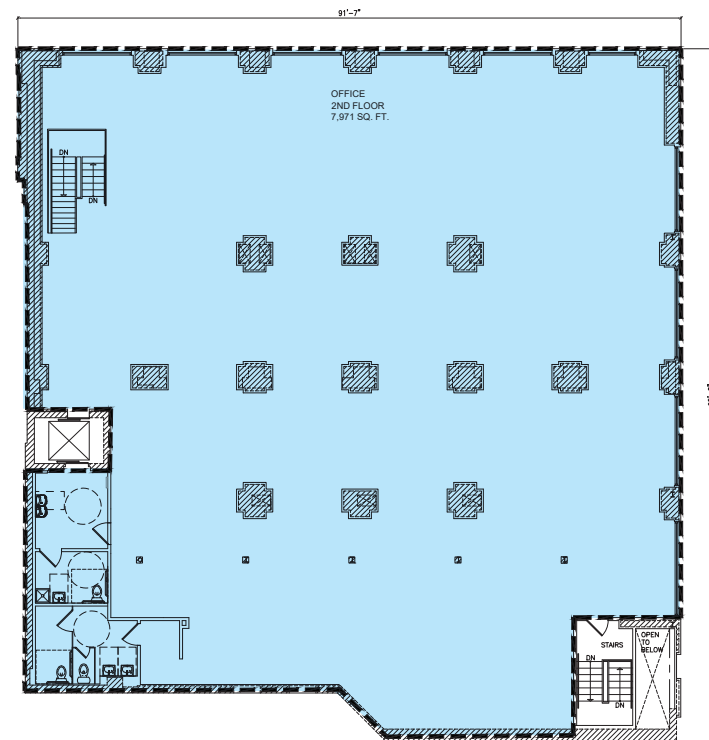
N. FREMONT STREET

N. FREMONT STREET



Ground Level

W. NORTH AVENUE



Second Level

W. NORTH AVENUE

CANVAS



STREET MAP

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FLAGSHIP OPPORTUNITY



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