



# 2817 N. Clark Street

CHICAGO, ILLINOIS

**Former Walgreens Space Available**  
Intersection of Broadway, Clark and Diversey



# DEMOGRAPHICS



**86k+**

Total Population  
1 Mile

9k+      34k+  
0.25 Miles    0.5 Miles



**\$137k+**

Average HH Income  
1 Mile

\$118k+    \$119k+  
0.25 Miles    0.5 Miles



**53k+**

Residential Units  
1 Mile

6.3k+      23k+  
0.25 Miles    0.5 Miles



neighbors to the north



neighbors to the south

## LINCOLN PARK

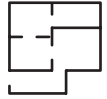
- Up to 35,000 SF available for lease at the bustling intersection of North Clark Street, West Diversey Parkway and North Broadway in Lincoln Park
- The current configuration allows for 14,917 SF ground floor, 9,212 SF second floor and 10,870 SF lower-level space available
- Various demising schemes available in order to accommodate the best tenant mix
- Rent: \$500,000 per annum, Gross
- Lease Expiration: 4/30/2038

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# CURRENT RETAIL\*

## SPACE AVAILABLE



**35,000 sqft**

Total \*includes lower, ground, and second levels



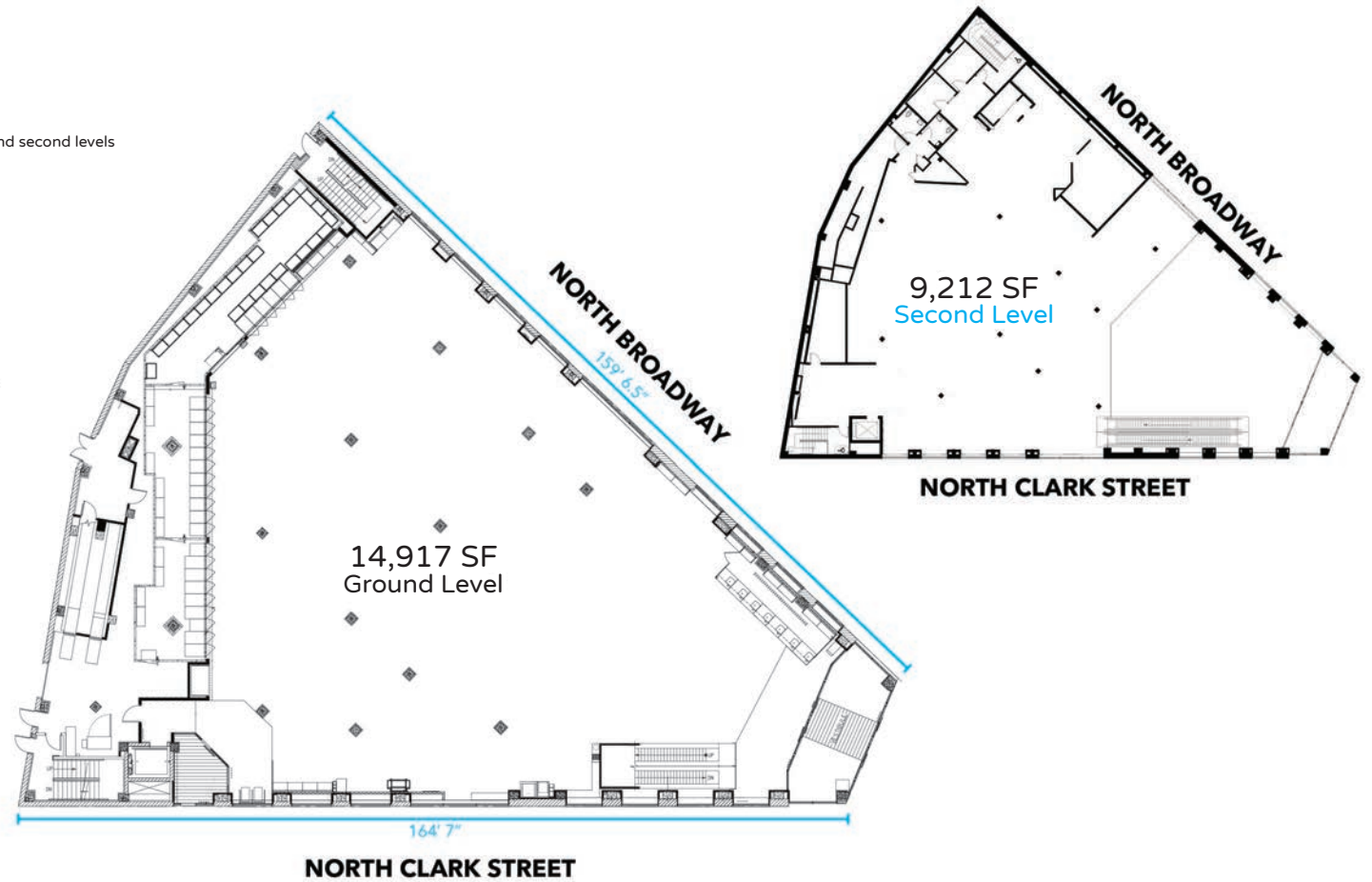
**14,917 sqft**

Ground Level



**9,212 sqft**

Second Level

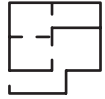


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# PROPOSED RETAIL

## TENANT A



**11,917** sqft

Ground Level

## TENANT B



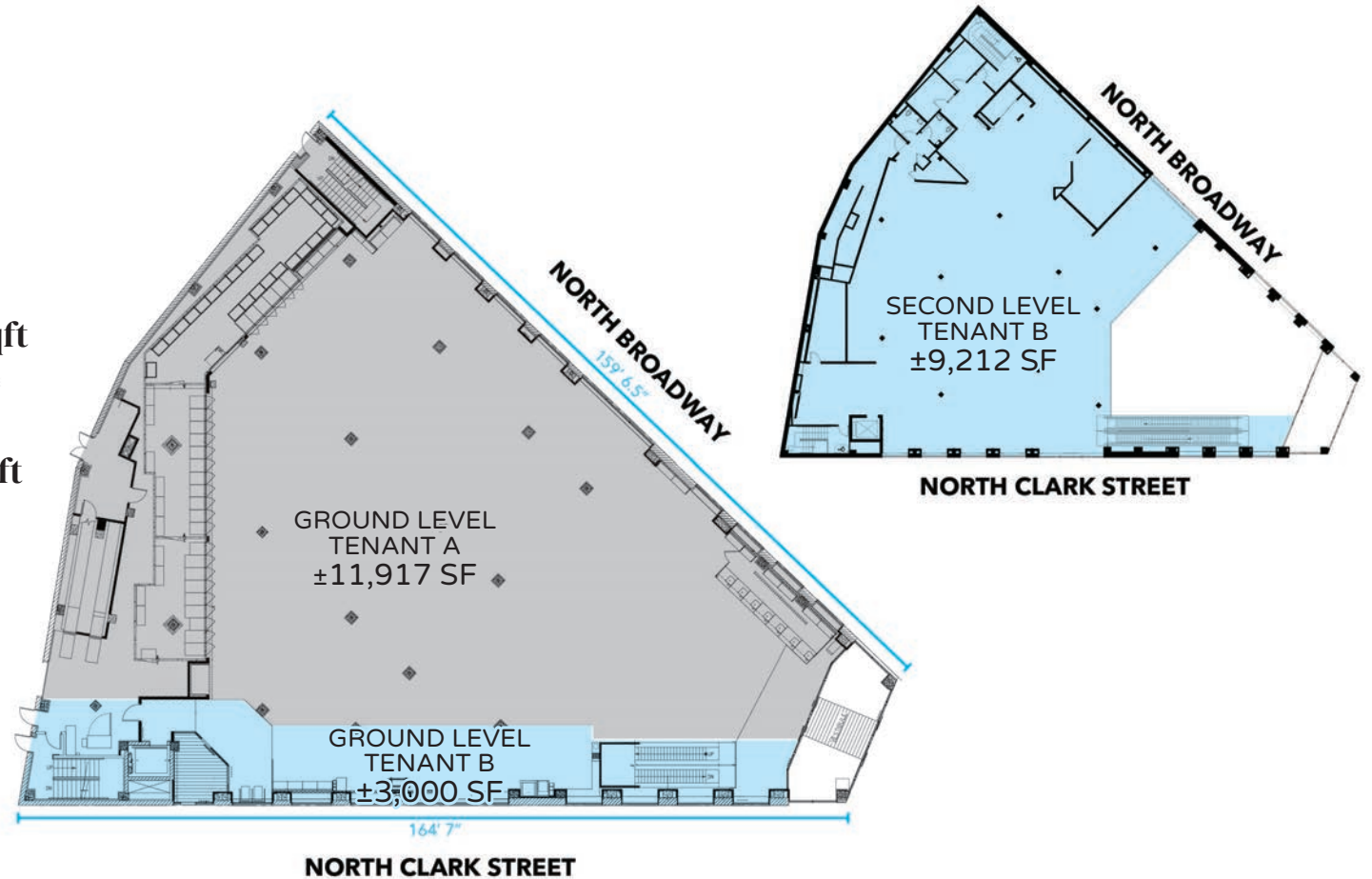
**+/- 3,000** sqft

Ground Level



**+/- 9,212** sqft

Second Level



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# STREET MAP

2817 N. Clark Street  
CHICAGO, ILLINOIS

RETAIL SPACE AVAILABLE



FOR MORE INFORMATION,  
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