



644 W. Diversey Parkway

CHICAGO, ILLINOIS

Retail Space for Lease

North block of Diversey between Halsted & Clark

FOR MORE INFORMATION, PLEASE CONTACT

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DEMOGRAPHICS



93.7k+

Total Population
1 Mile

36.4k+ 9.31k+
0.5 Miles 0.25 Miles



\$158k+

Average HH Income
1 Mile

\$133k+ \$134k+
0.5 Miles 0.25 Miles



67.2k+

Daytime Population
1 Mile

30.4k+ 6.46k+
0.5 Miles 0.25 Miles



LAKEVIEW

The Clark/Diversey/Broadway intersection in Chicago is a bustling hub with a mix of retail, dining, and entertainment, attracting diverse foot traffic and easily accessible via public transportation. This vibrant area offers a promising opportunity for retailers seeking to tap into Chicago's dynamic market.

- Retail Space at Pedestrian Friendly Clark/Diversey/Broadway
 - » 3,502 sf
 - » 3,876 sf
 - » 688 sf
 - » 689 sf
- Dense Lakeview Location with Heavy Foot Traffic
- Set at the Base of Hotel Versey, a Boutique Lifestyle Hotel (137 rooms)
- Across from Trader Joe's and steps from Target

NEIGHBORING TENANTS

2nd Street USA, Banana Republic, Blue Mercury, Chipotle, Dentologie, Express, Foxtrot, J Crew, Jimmy Johns, Lenscrafters, Massage Envy, Nando's, Original Pancake House, Starbucks, Stan's Donuts, T.J. Maxx, Trader Joe's, Tropical Cafe, Wao Bao and many more!



CANVAS



Montrose Beach

Sydney R. Marovitz
Golf Course

Lake Michigan

Belmont Harbor

Diversey Driving Range
& Mini Golf

La Creperie, Bluebird
Fitness 19, HGR Block

Banana Republic,
Trader Joe's, Express,
Barnes & Noble, Glamrum
T-Mobile, Lenscrafters

Chipotle, Aligned,
Alure Dental, AT&T,
The Original Pancake House

LA Fitness

Bluemercury,
TJ Maxx,
Dentologie

Nando's Peri-Peri,
Half Shell, Massage Envy

Target,
CVS Pharmacy

McDonald's

7-Eleven

Papa John's,
Wingstop

HOTEL
Versey

CLARK STREET (13,200 VPD)

BROADWAY STREET (15,950 VPD)

DIVERSEY PARKWAY (13,900 VPD)



Lake Michigan

North Avenue Beach

Navy Pier

John Hancock

Diversey Harbor

Lincoln Park Zoo

Banana Republic,
Trader Joe's, Express,
Barnes & Noble, Glamrum
T-Mobile, Lenscrafters

Target,
CVS Pharmacy

Bluemercury,
TJ Maxx,
Dentologie

Chipotle, Aligned,
Alure Dental, AT&T,
The Original Pancake House

La Creperie, Bluebird,
Fitness 19, H&R Block

LA Fitness

Nando's Peri-Peri,
Half Shell, Massage Envy

HOTEL Versey

BROADWAY STREET (15,950 VPD)

CLARK ST. (13,200 VPD)

DIVERSEY PARKWAY (13,900 VPD)

HALSTED ST. (18,800 VPD)

FLOOR PLANS - SCENARIO 1

SPACE AVAILABLE



3,502 sqft

Space A



3,876 sqft

Space B



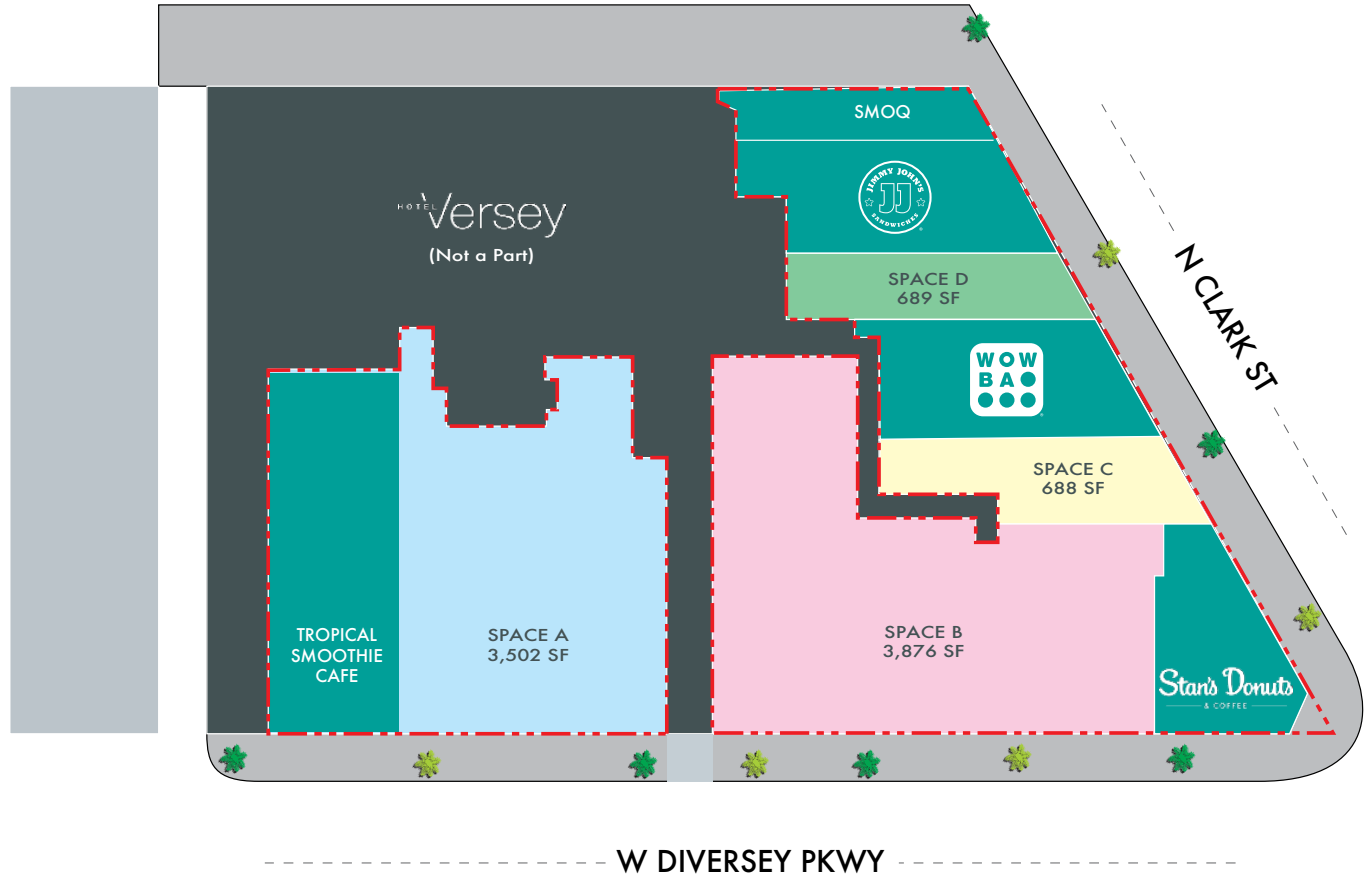
688 sqft

Space C



689 sqft

Space D



CANVAS



FLOOR PLANS - SCENARIO 2

SPACE AVAILABLE



3,502 sqft

Space A



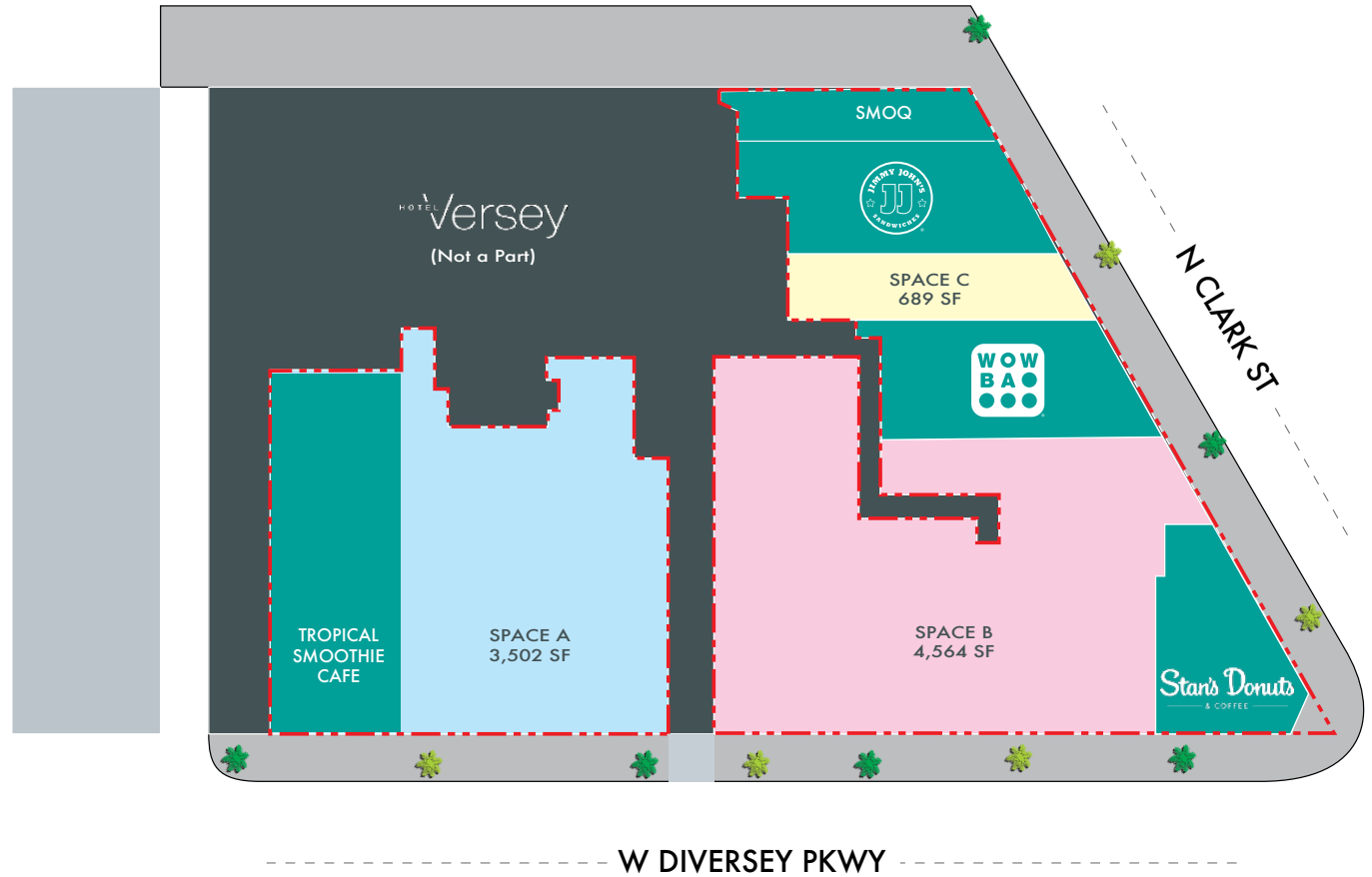
4,564 sqft

Space B



689 sqft

Space C



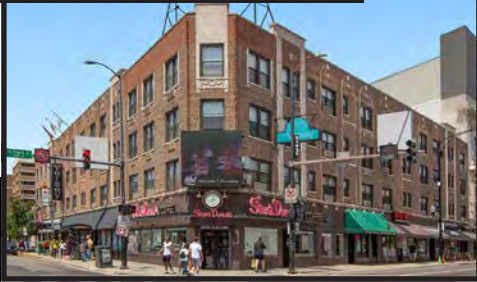
CANVAS



STREET MAP

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SPACE FOR LEASE



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