



# 644 W. Diversey

## CHICAGO, ILLINOIS

**Retail Space for Lease**  
Northwest corner of Clark & Diversey

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 Spaces Available
  - » 3,502 sf (Space A)
  - » 688 sf (Space B)
  - » 1,033 sf (Space C)
  - » 689 sf (Space D)
- Space B, C, and D can be combined to accommodate 2,410sf
- Dense Lakeview Location with Heavy Foot Traffic
- Set at the base of a future Tapestry Collection by Hilton (137 rooms)
- Across from Barnes & Noble, BlueMercury, Target, TJ Maxx, and Trader Joe's

## NEIGHBORING TENANTS

2nd Street USA, Banana Republic, Barnes & Noble, Blue Mercury, Chipotle, Dentologie, Express, J Crew, Jimmy Johns, Lenscrafters, Massage Envy, Nando's, Original Pancake House, Starbucks, Stan's Donuts, T.J. Maxx, Trader Joe's, Tropical Smoothie 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

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

Bluemercury, TJ Maxx, Dentologie

Target, CVS Pharmacy

McDonald's

7-Eleven

Papa John's, Wingstop

**TAPESTRY**  
COLLECTION  
by Hilton

CLARK STREET (13,200 VPD)

BROADWAY STREET (15,950 VPD)

DIVERSEY PARKWAY (13,900 VPD)





Lake Michigan

Navy Pier

John Hancock

North Avenue Beach

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

TAPESTRY  
COLLECTION  
by Hilton

BROADWAY STREET (\$5,950 VAHI)

CLARK ST. (\$3,200 VAHI)

DIVERSEY PARKWAY (\$13,900 VAHI)

HALSTED ST. (\$8,800 VAHI)



# FLOOR PLANS

## SPACE AVAILABLE



**3,502 sqft**

Space A



**688 sqft**

Space B

\*Can combine with Space C & D to accommodate 2,410sf



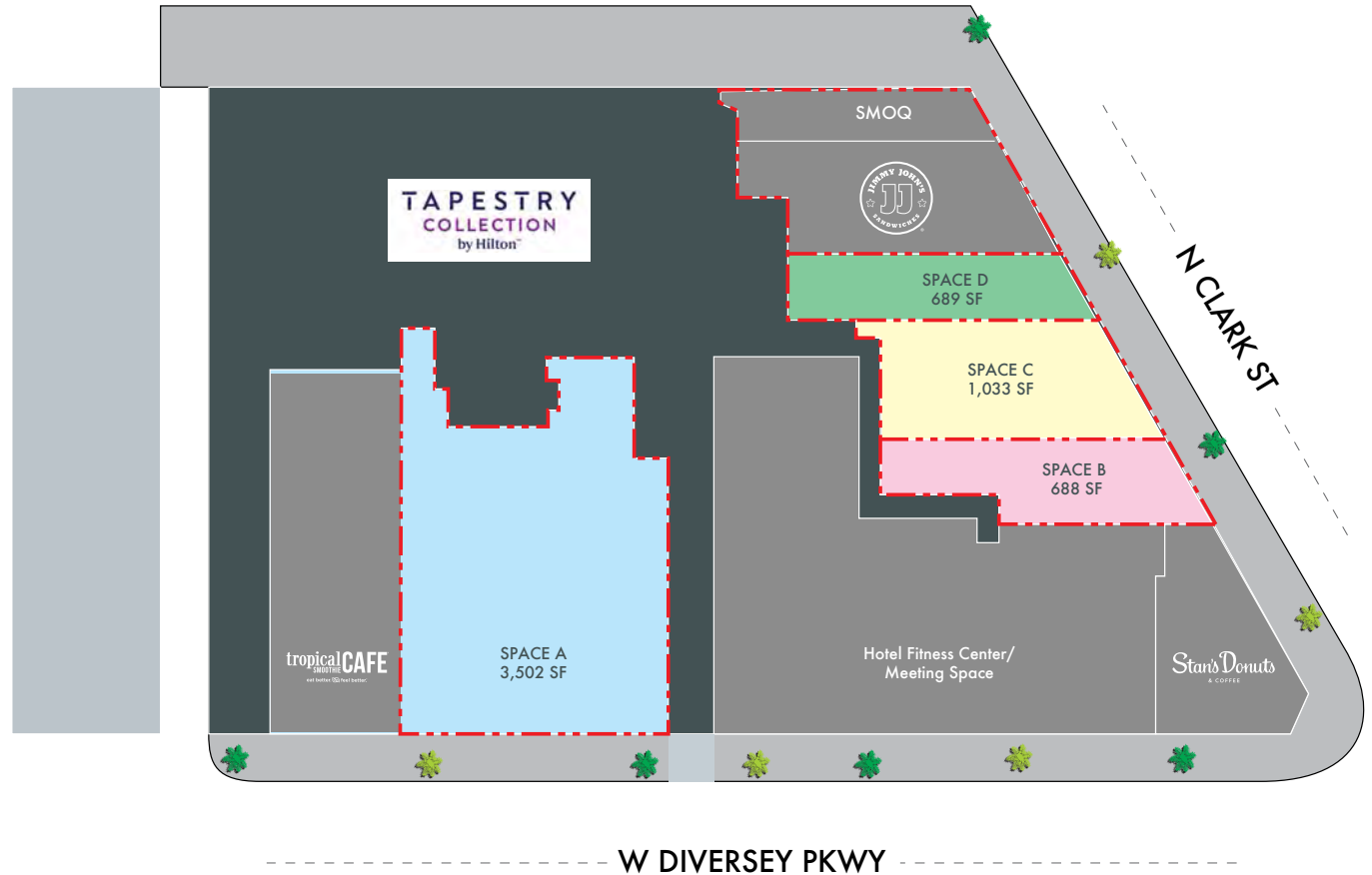
**1,033 sqft**

Space C



**689 sqft**

Space D



CANVAS



# STREET MAP

644 W. Diversey  
CHICAGO, ILLINOIS

SPACE FOR LEASE



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