

RETAIL/RESTAURANT SPACE
AVAILABLE FOR LEASE

1953 N. Clybourn Ave.
LINCOLN PARK - CHICAGO



CANVAS

LINCOLN PARK

Located at the Southeast corner of
Clybourn, Cortland and Racine

HIGHLIGHTS

- Clybourn corridor retail opportunities at the signalized intersection of N. Clybourn, N. Racine, and W. Cortland
- Rare 7,561 SF anchor space available with 75 feet of frontage along N. Racine
- Strong traffic counts
 - 11,700 VPD along Clybourn Avenue
 - 4,900 VPD along Cortland Street
- Significant and newly updated facade opportunity available for Retail B2

NEIGHBORHOOD RETAILERS

- Aldi, American Mattress, Athletico Physical Therapy, Best Buy, Binny's, Blu Dot, Chip City, Chipotle, Floyd's Barbershop, Heyday, Kid Snips, Massage Envy, Noodles & Co., Nothing Bundt Cakes, Orange Theory, Petco, Protein Bar, Sleep Number, T-Mobile, Trader Joe's, The UPS Store, US Bank and more.

CANVAS

DEMOGRAPHICS



56.8k+

Total Population
1 Mile



\$214k+

Average HH Income
1 Mile



58.6k+

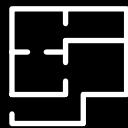
Daytime Population
1 Mile

SPACE AVAILABLE



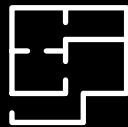
7,561 sf

Retail A (IN LEASE)



1,157 sf

Retail B



1,131 sf

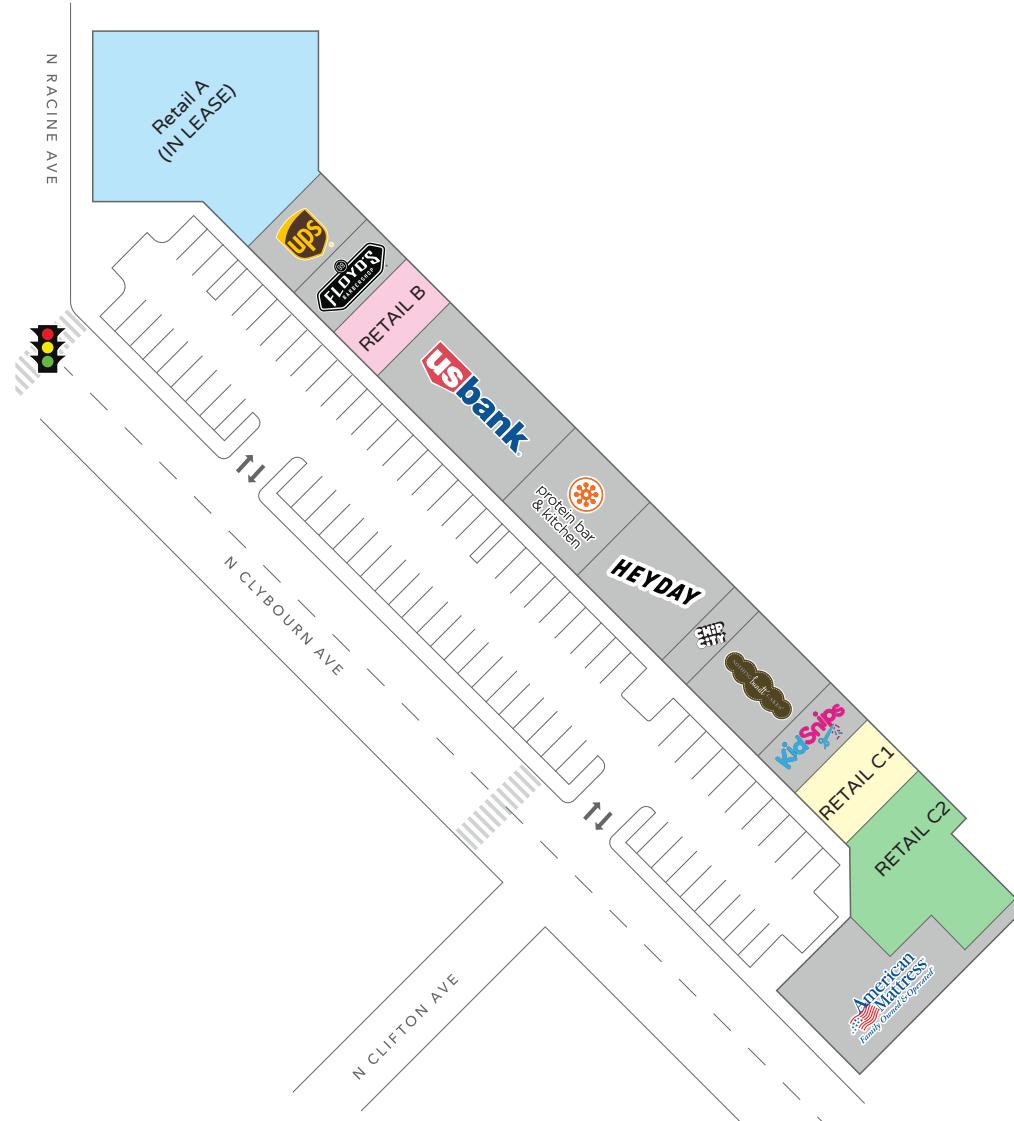
Retail C1



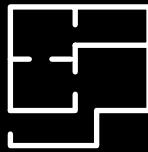
3,617 sf

Retail C2

SITE PLAN

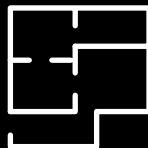


SPACE AVAILABLE



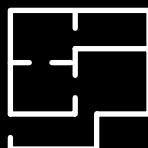
1,131 sf

Retail C1



3,617 sf

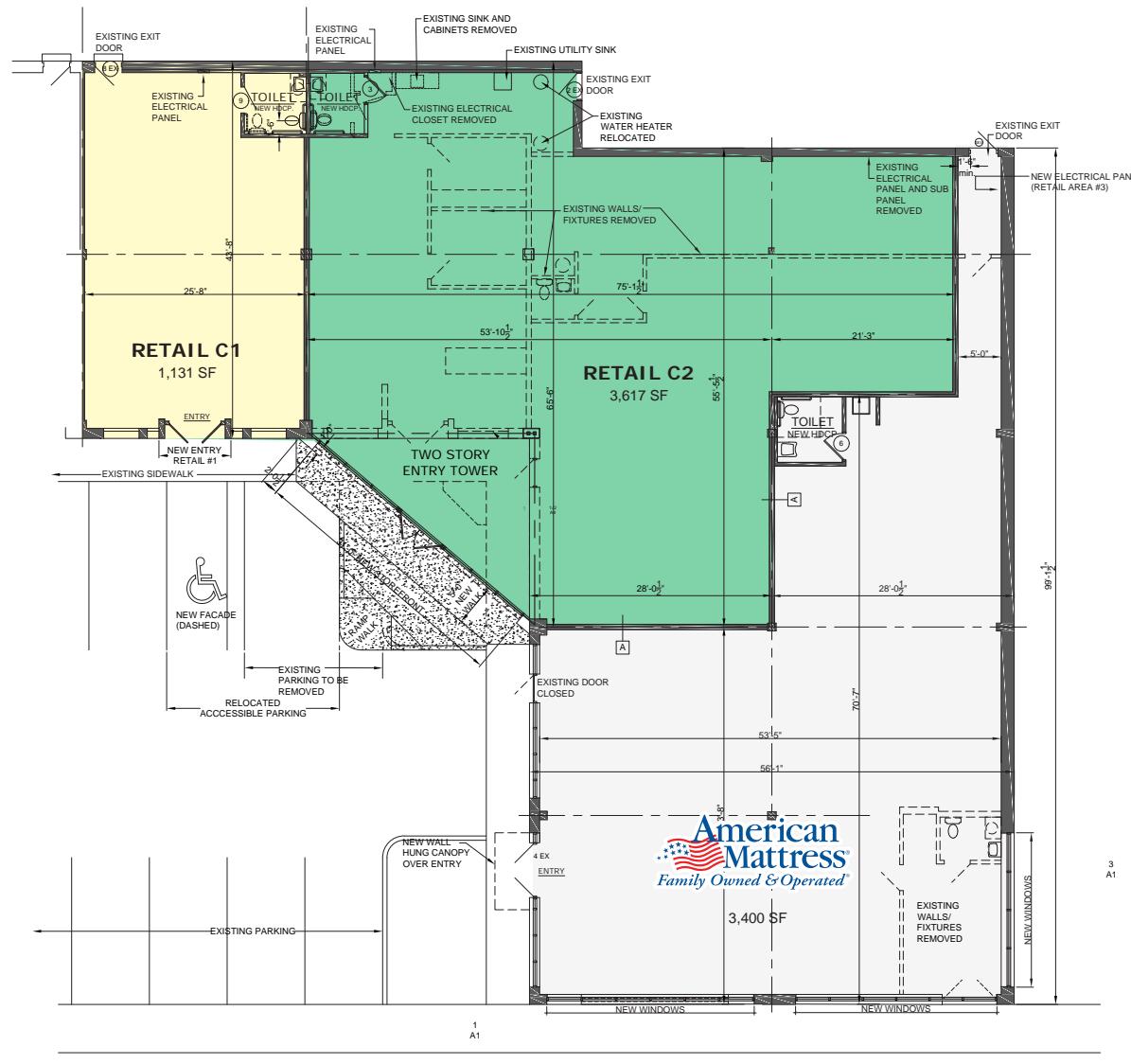
Retail C2



4,748 sf

Spaces can be combined

FLOOR PLAN



CLYBOURN AVENUE

CANVAS



CANVAS



FOR MORE INFORMATION, PLEASE CONTACT

ANTHONY CAMPAGNI
ac@canvasrealestate.com
847.651.8669

ELAN RASANSKY
elan@canvasrealestate.com
414.380.1555

MICHAEL WALLACE
mwallace@canvasrealestate.com
614.537.2403

CANVAS

2211 North Elston Avenue,
Suite 307, Chicago
www.canvasrealestate.com