

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.

## DEMOGRAPHICS



**56.8k+**

Total Population  
1 Mile



**\$214k+**

Average HH Income  
1 Mile



**58.6k+**

Daytime Population  
1 Mile

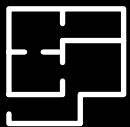


## SPACE AVAILABLE



**7,561 sf**

Retail A (IN LEASE)



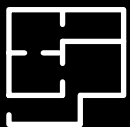
**1,157 sf**

Retail B



**1,131 sf**

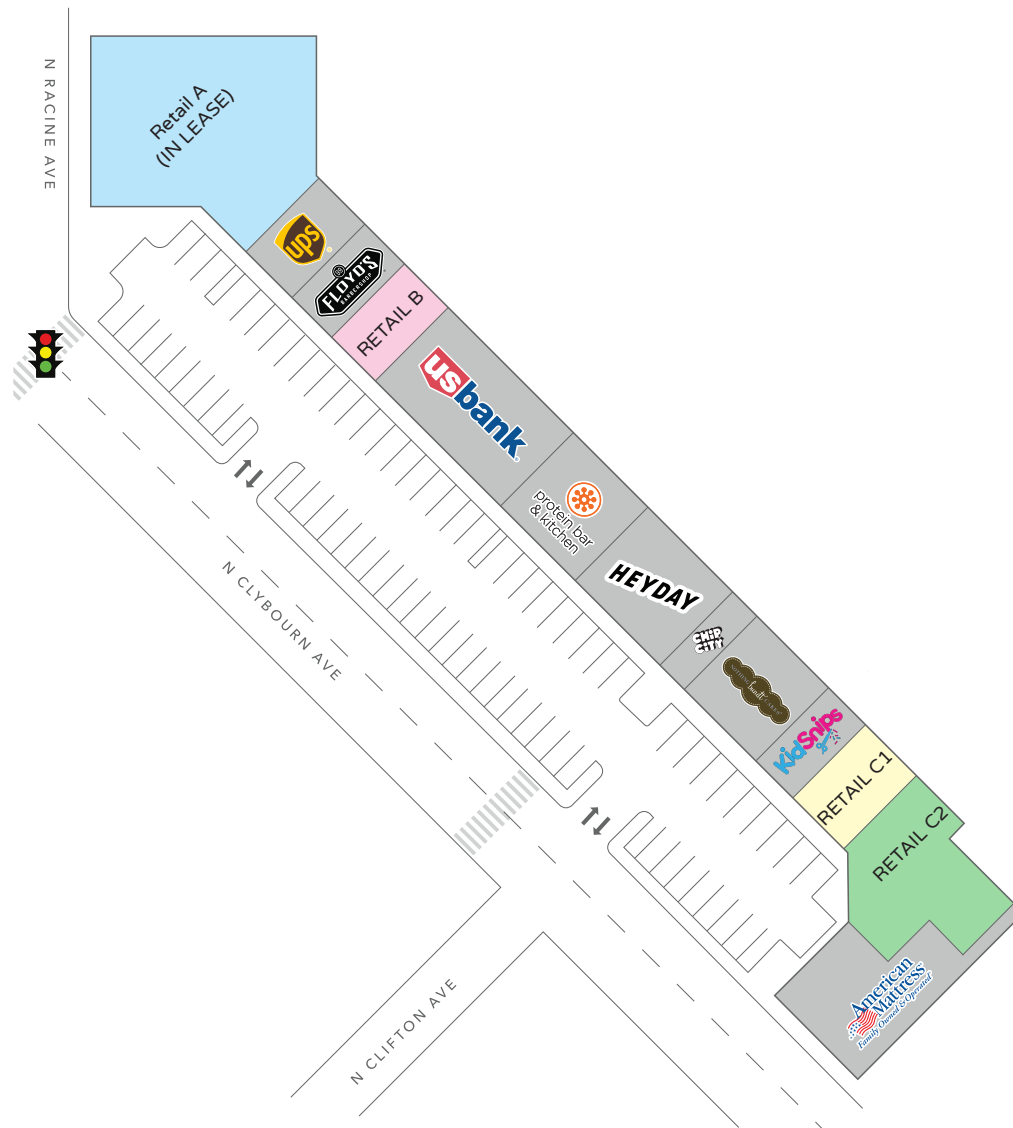
Retail C1



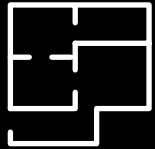
**3,617 sf**

Retail C2

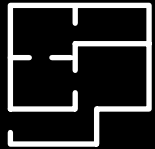
## SITE PLAN



Retail C1



## Retail C2



## Spaces can be combined

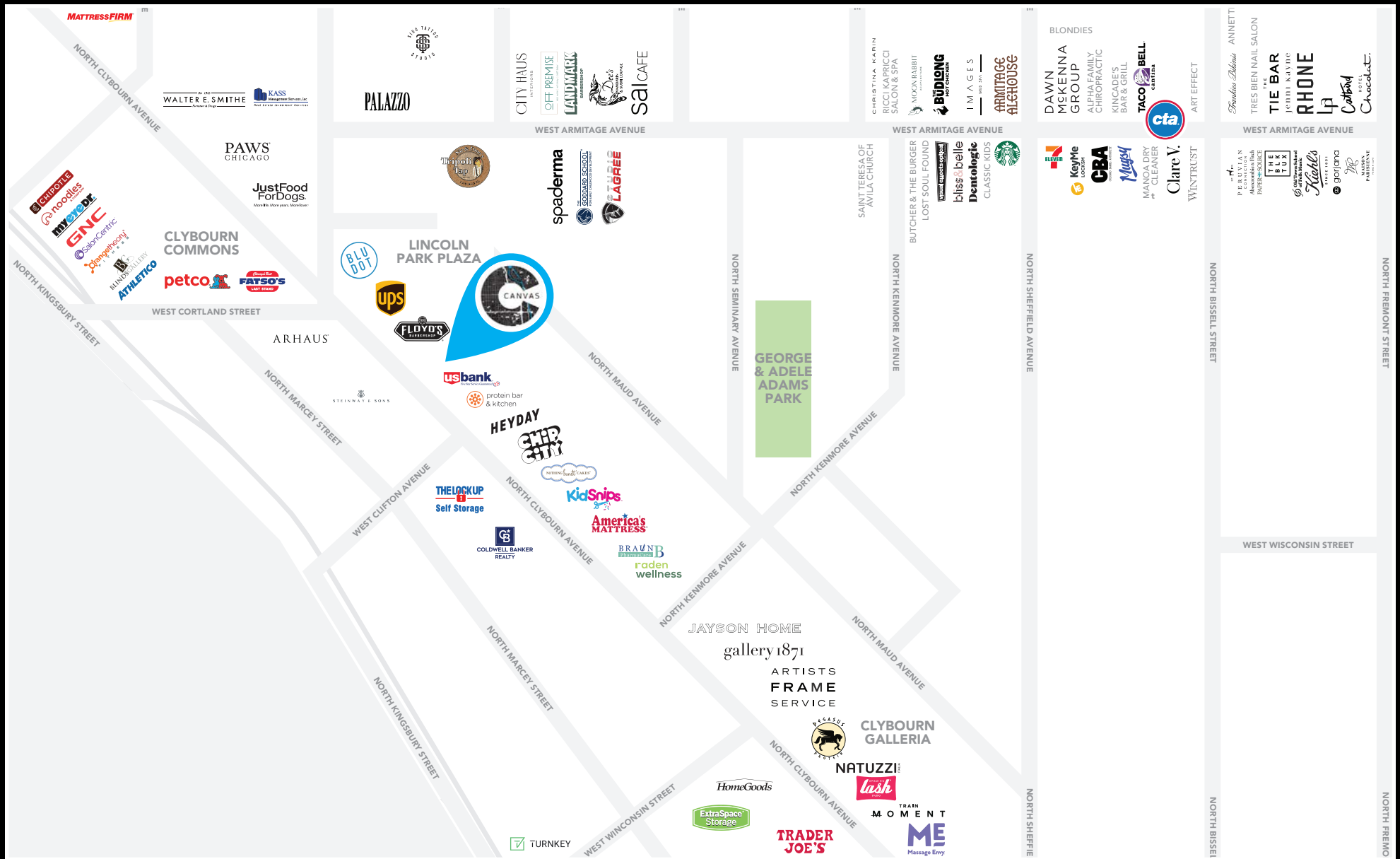
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Retail C1 & C2



Retail B



FOR MORE INFORMATION, PLEASE CONTACT

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