



Offering Summary

Lease Rate:	Negotiable
Available SF:	6,040 SF
NNN's:	\$7.34 PSF
Parking Spaces:	Five (5)
Zoning:	B3-3
Cross Streets:	Clybourn/Kenmore
Submarket:	Lincoln Park
Traffic Count:	Approx. 12,000 VPD
Cross Streets:	Clybourn/Kenmore
Traffic Count:	Approx. 12,000 VPD

Property Overview

6,040 SF storefront for lease at the northeast corner of Clybourn Avenue and Kenmore Avenue in Chicago's affluent Lincoln Park neighborhood. The property is well located within a prominent retail corridor featuring visibility and exposure to approx. 12,000 VPD, along with an abundance of foot traffic. The storefront features a spacious interior, 14' ceiling heights, 50' of frontage along Clybourn Avenue, expansive window lines, storage, a flexible layout for retail, medical, or offices users, and five (5) dedicated parking spaces on-site. The storefront is walking distance to both the Armitage Brown Line and Clybourn Red Line "L" Stations. Neighboring retailers include Trader Joe's, Best Buy, ALDI, Chipotle, Protein Bar, Arhaus, Blu Dot, Petco, Apple, Buffalo Wild Wings, Binny's Beverage Depot, Baby Gap, Floyd's 99 Barbershop, and CVS/Pharmacy, among many others.

Property Highlights

- Rare endcap opportunity along the heavily trafficked Clybourn commercial corridor in Lincoln Park
- Dual-sided signage opportunity featuring visibility and exposure to approx 12,000 VPD
- Five (5) dedicated parking spaces available on-site
- Additional below grade storage available

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

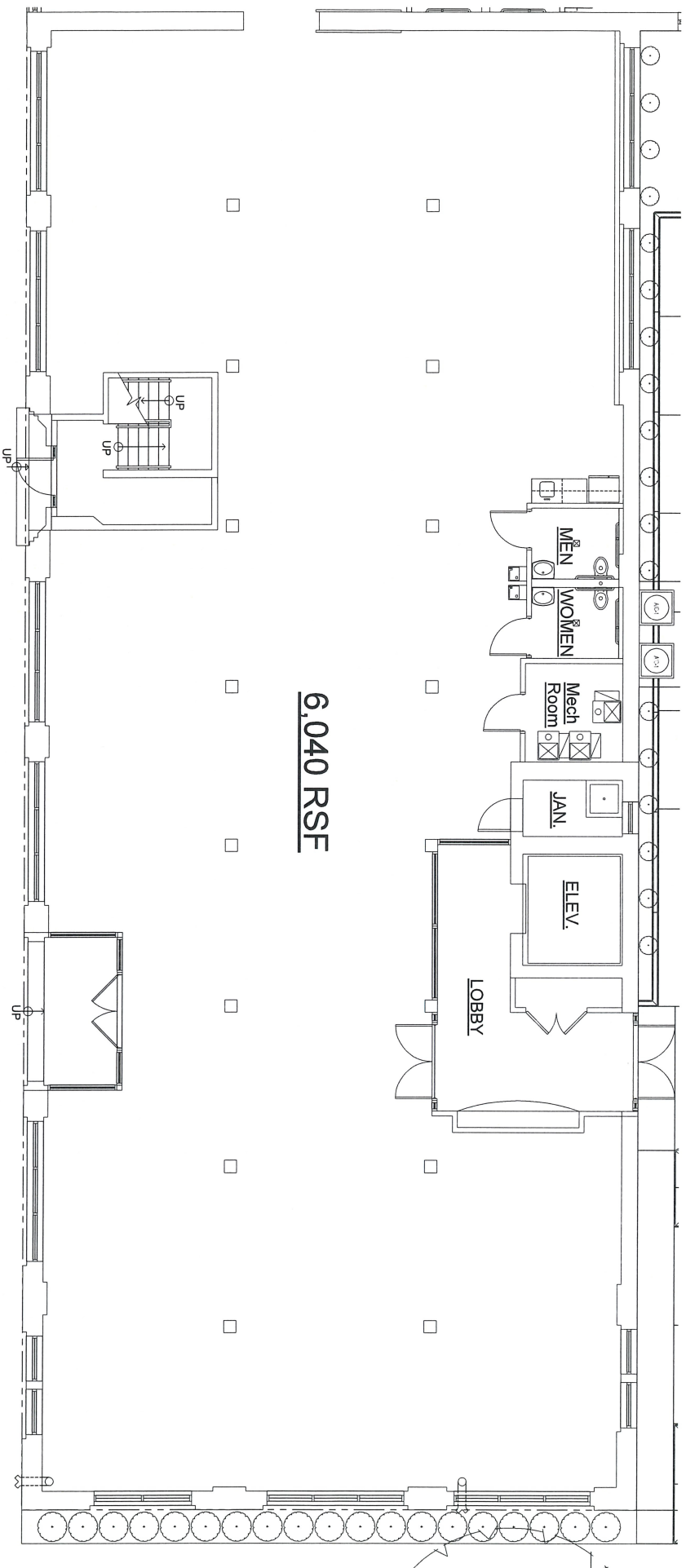
847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Andrew Picchiatti
Vice President

847.602.2005
apicchiatti@frontlinerepartners.com



6,040 RSF

1 FIRST FLOOR PLAN

MAIN ARCHITECTURE

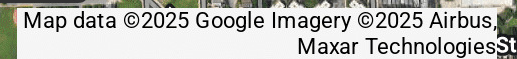
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1901 NORTH CLYBOURN - 1ST FLOOR



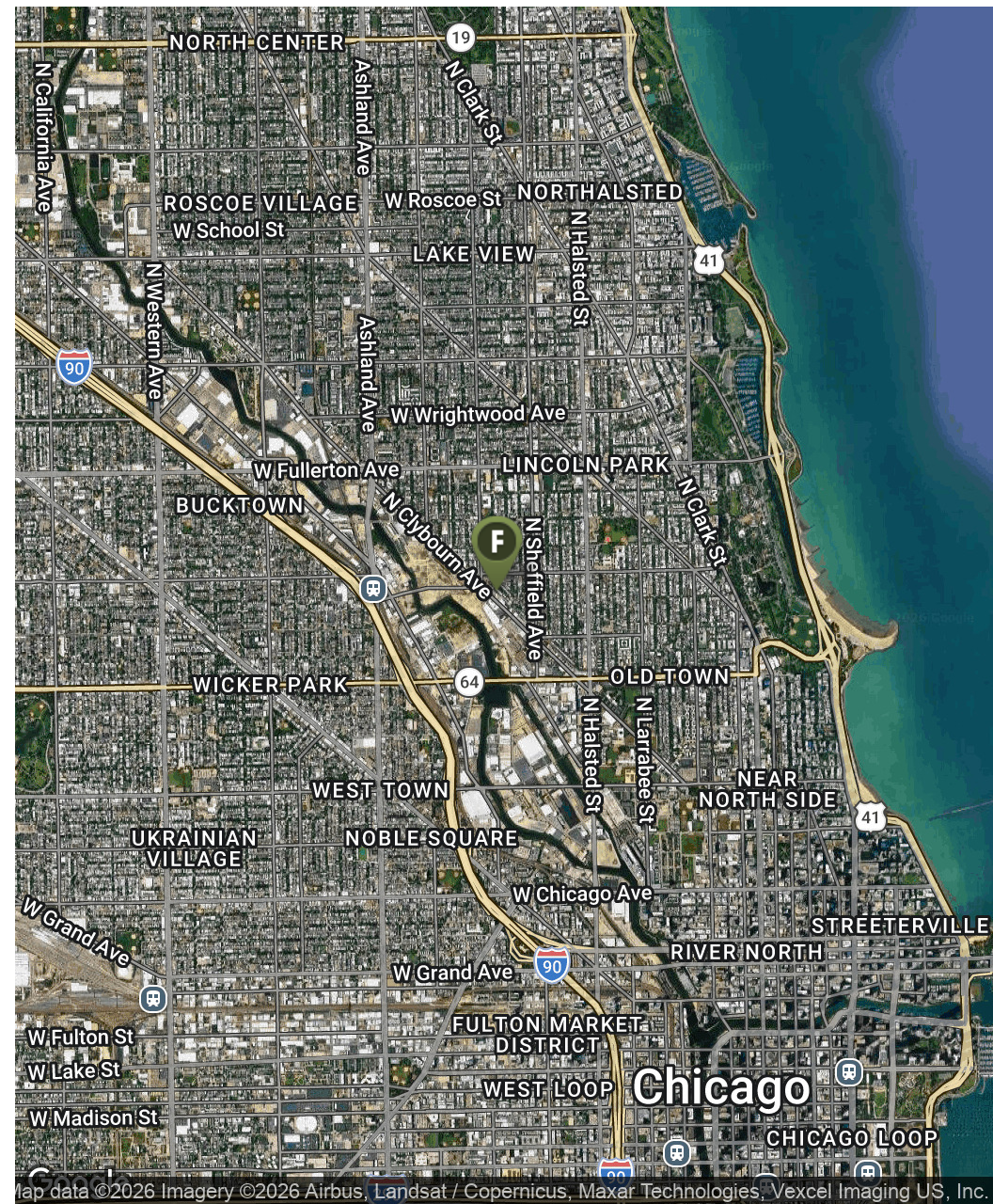
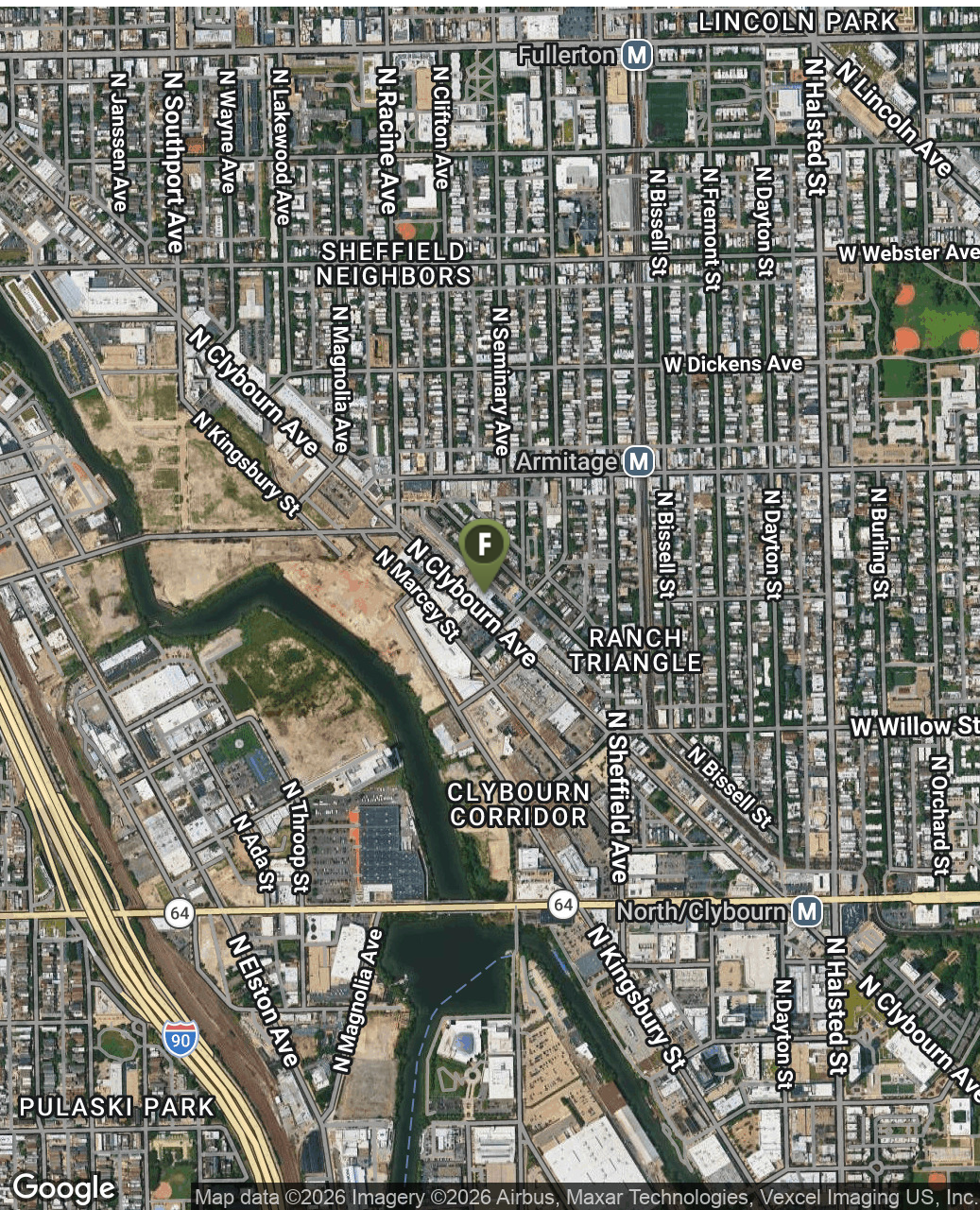
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1901-1925 N. CLYBOURN



FOR LEASE | 1901 NORTH CLYBOURN AVENUE

LOCATION MAP



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847.780.8063
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Frontline Real Estate Partners | 4

FOR LEASE | 1901 NORTH CLYBOURN AVENUE

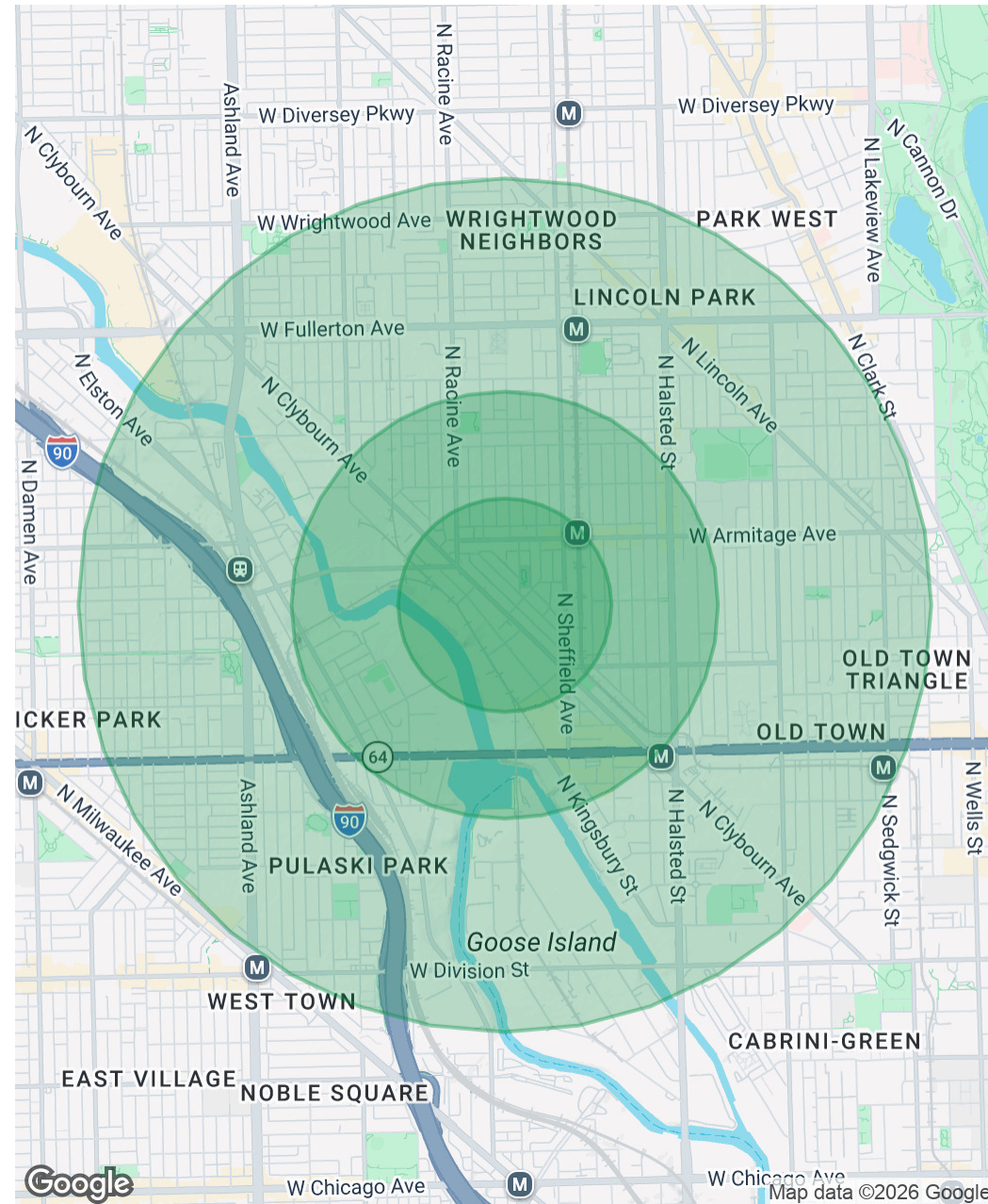
DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	2,326	11,585	56,099
Average Age	29.8	28.6	31.0
Average Age (Male)	30.9	29.4	31.0
Average Age (Female)	29.1	28.2	31.3

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,054	4,722	25,189
# of Persons per HH	2.2	2.5	2.2
Average HH Income	\$229,361	\$221,879	\$187,774
Average House Value	\$811,273	\$808,044	\$703,079

Race	0.25 Miles	0.5 Miles	1 Mile
% White	90.8%	86.3%	79.2%
% Black	2.2%	3.6%	6.6%
% Asian	4.1%	6.1%	7.9%
% Hawaiian	0.0%	0.0%	0.1%
% American Indian	0.0%	0.0%	0.0%
% Other	0.3%	0.8%	1.8%

2020 American Community Survey (ACS)



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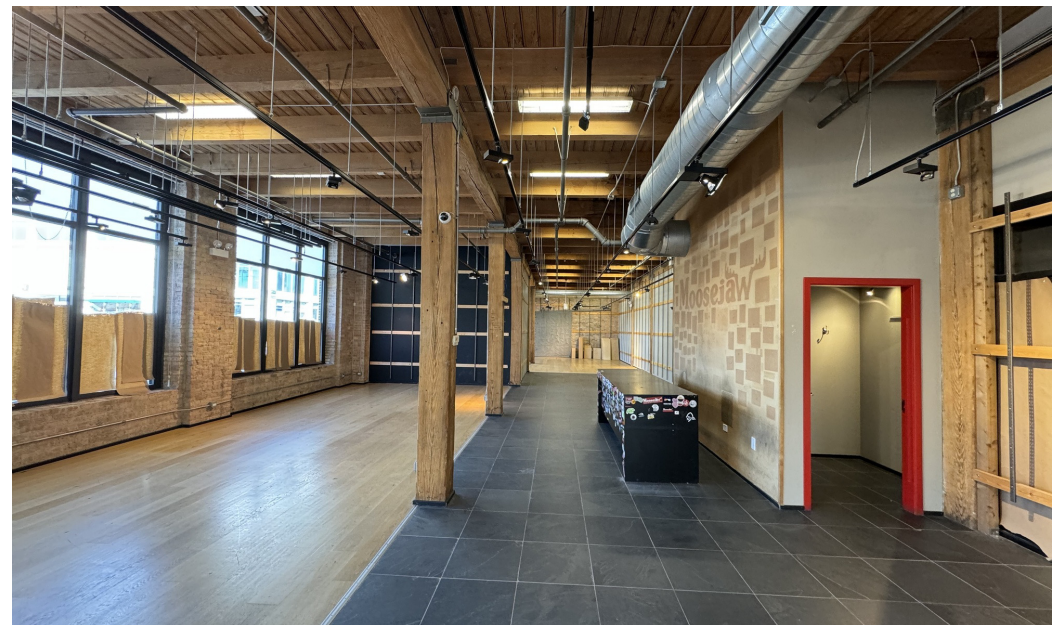
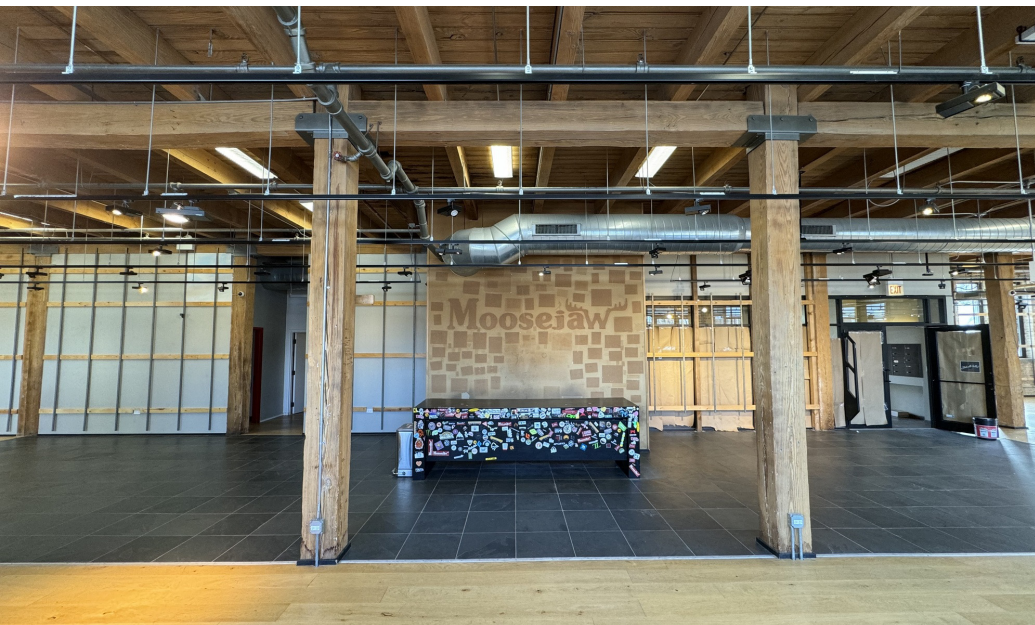
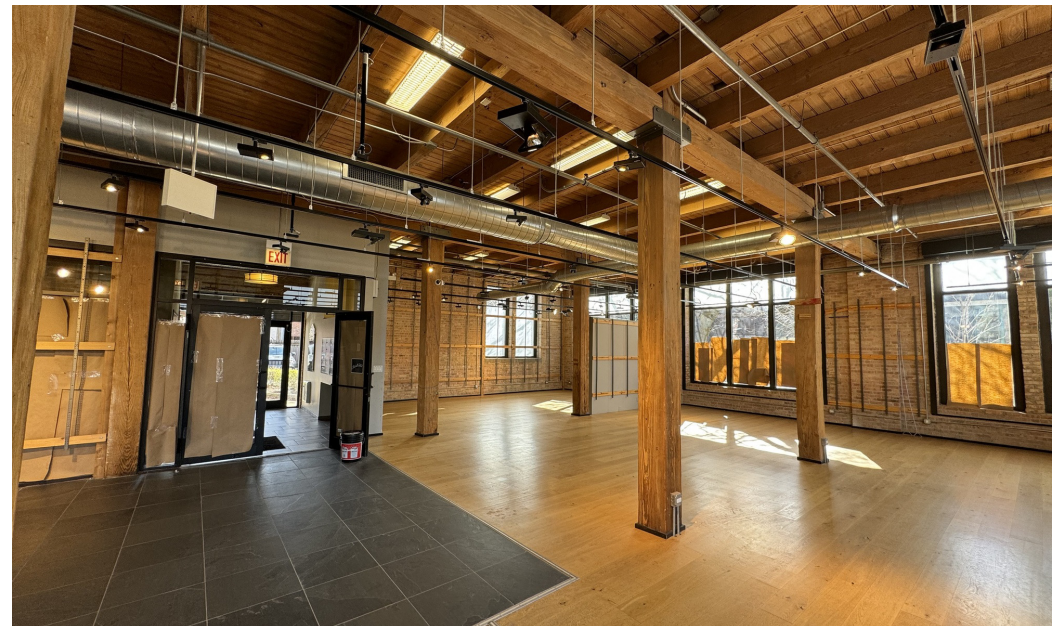
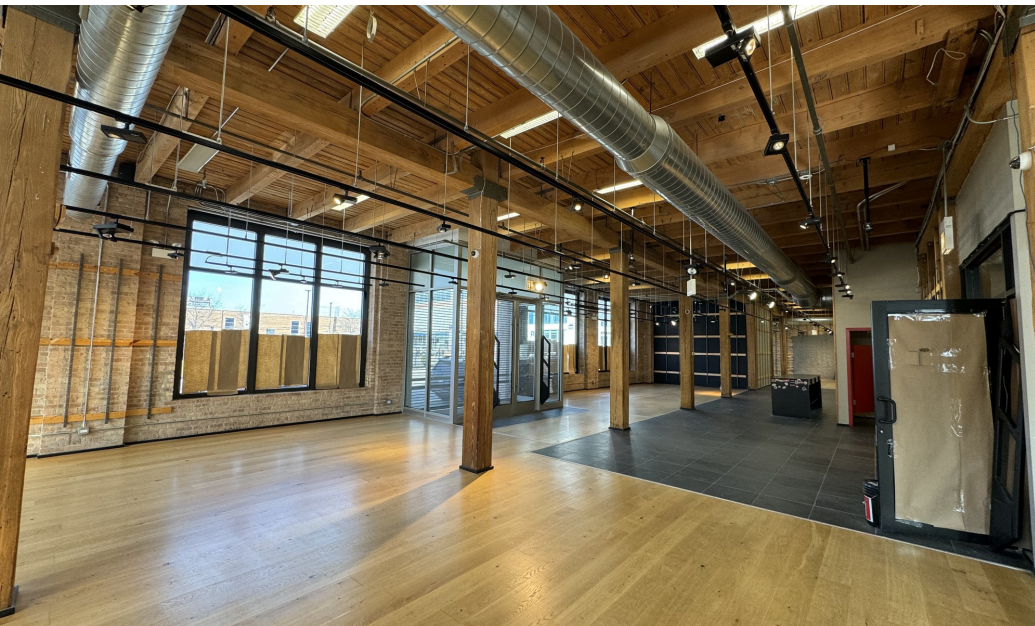
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ADDITIONAL PHOTOS



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