

FOR LEASE

Prime Retail/Restaurant Space Available at Clark and Wrightwood in the Heart of Lincoln Park

2577-2579 North Clark Street | Chicago, IL 60614

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$27.50 - \$35.00 PSF
NNN's:	\$12.00 PSF
Available SF:	1,500 - 8,400 SF
Lot Size:	0.22 Acres
Year Built:	1928
Renovated:	2017
Zoning:	B1-2, Cook County
Frontage (Clark Street):	90 Feet
Market:	Chicago
Submarket:	Lincoln Park
Traffic Count	20,700 VPD

PROPERTY OVERVIEW

1,500 - 8,400 SF of prime retail space available for lease at the corner of Clark Street and Wrightwood Avenue in Chicago's affluent Lincoln Park neighborhood. The property is located in one of Lincoln Park's primary commercial corridors surrounded by national and local retailers. The space features exposure to over 20,000 VPD and heavy pedestrian traffic. The interior was renovated in 2017 and offers an open layout providing flexibility to lease to a single user or multiple tenants. The interior space contains second generation kitchen equipment including a 300 SF walk-in refrigerator and freezer and a 550 SF Keg Cooler. Over 90' of frontage along Clark Street, and varying layout options, perfect for a wide variety of users including restaurants, retail, and medical office. Neighboring retailers include Target, Walmart, Trader Joe's, TJ Maxx, Walgreens, Starbucks, McDonald's, Bank of America, Collectivo Coffee, Molly's Cupcakes, Firecakes, Five Guys, Taco Bell Cantina, Urban Outfitters, Floyd's 99 Barbershop, and The Weiner's Circle among many others.

PROPERTY HIGHLIGHTS

- 1,500 - 8,400 SF of prime retail space available along Clark Street in the heart of Lincoln Park
- Over 90' of Frontage along Clark Street, providing exposure to over 20,000 VPD and heavy pedestrian traffic
- Flexible space sizes and layouts - perfect for restaurants, retail, and medical office
- The space features second generation kitchen equipment and a 550 SF keg cooler

Frontline Real Estate Partners

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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RETAILER AERIAL

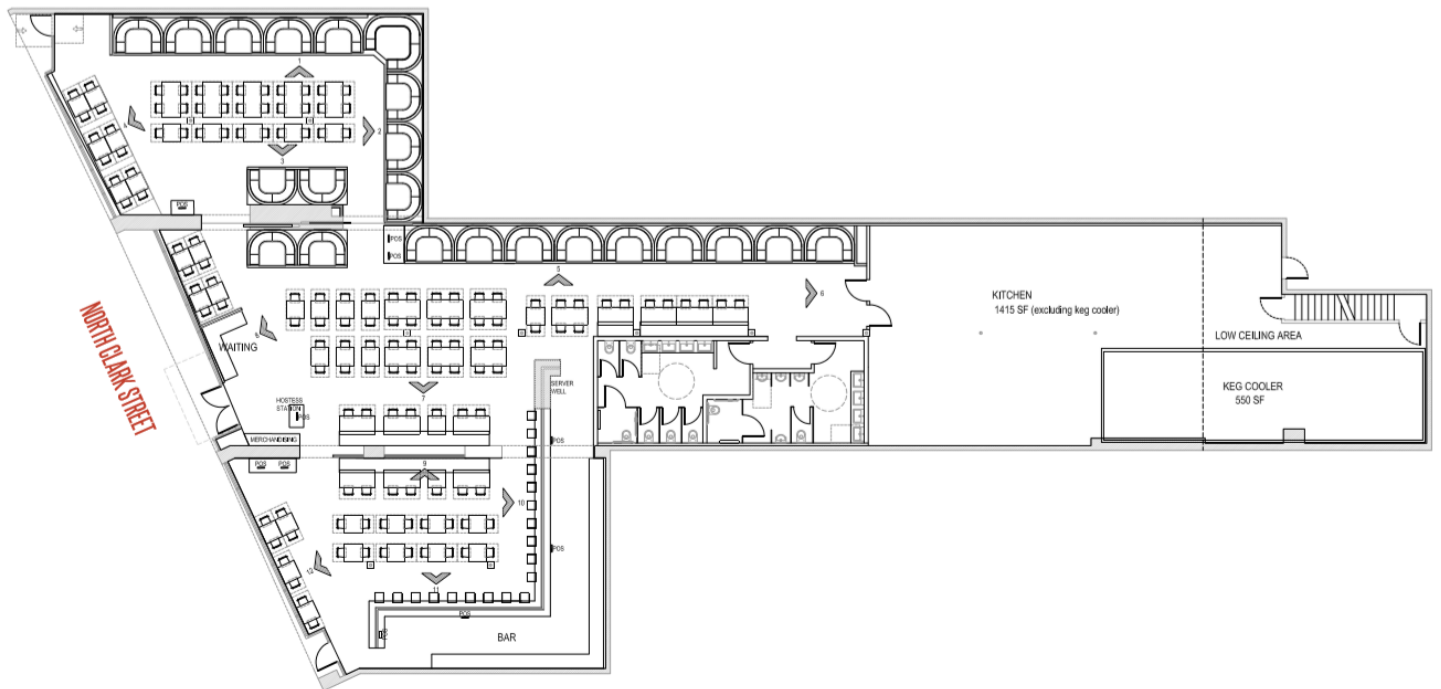


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SPACE PLAN

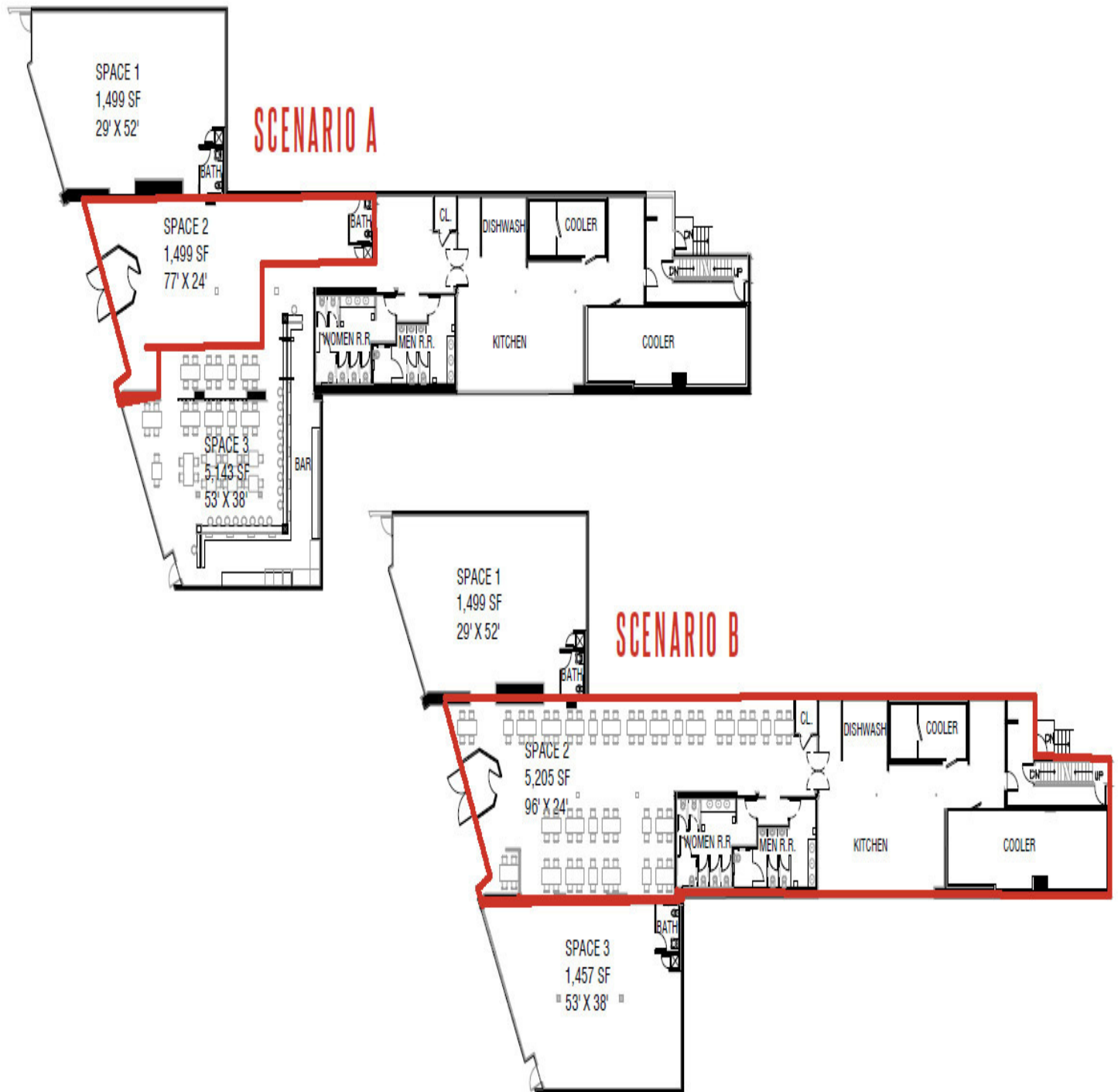


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DEMISING OPTIONS

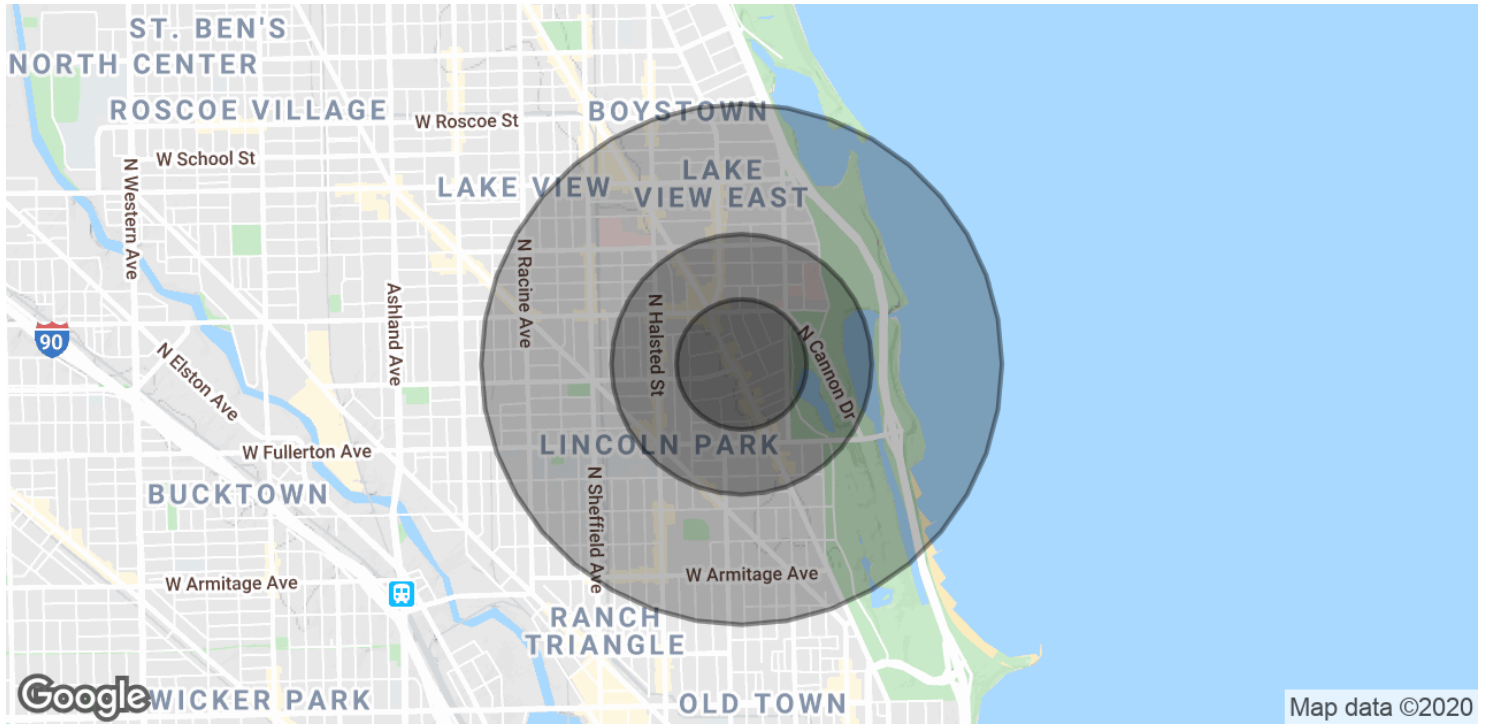


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DEMOGRAPHICS MAP & REPORT



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	7,026	25,674	74,765
Average age	29.6	30.1	31.2
Average age (Male)	31.3	31.7	32.4
Average age (Female)	28.8	29.5	30.3

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total households	4,686	16,520	43,634
# of persons per HH	1.5	1.6	1.7
Average HH income	\$81,688	\$94,420	\$108,291
Average house value		\$646,212	\$608,854

*Demographic data derived from 2010 US Census

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ADDITIONAL PHOTOS

