



Leasing Opportunity

CBRE

2317 N. Clark

Lincoln Park Retail Space for Lease



2317 N. Clark

Surrounding Area Retailers+ Traffic Generators

LINCOLN PARK ZOO.
FOR WILDLIFE. FOR ALL.

+3M VISITORS PER YEAR



Parker

1,000 STUDENTS ON CAMPUS



Walgreens



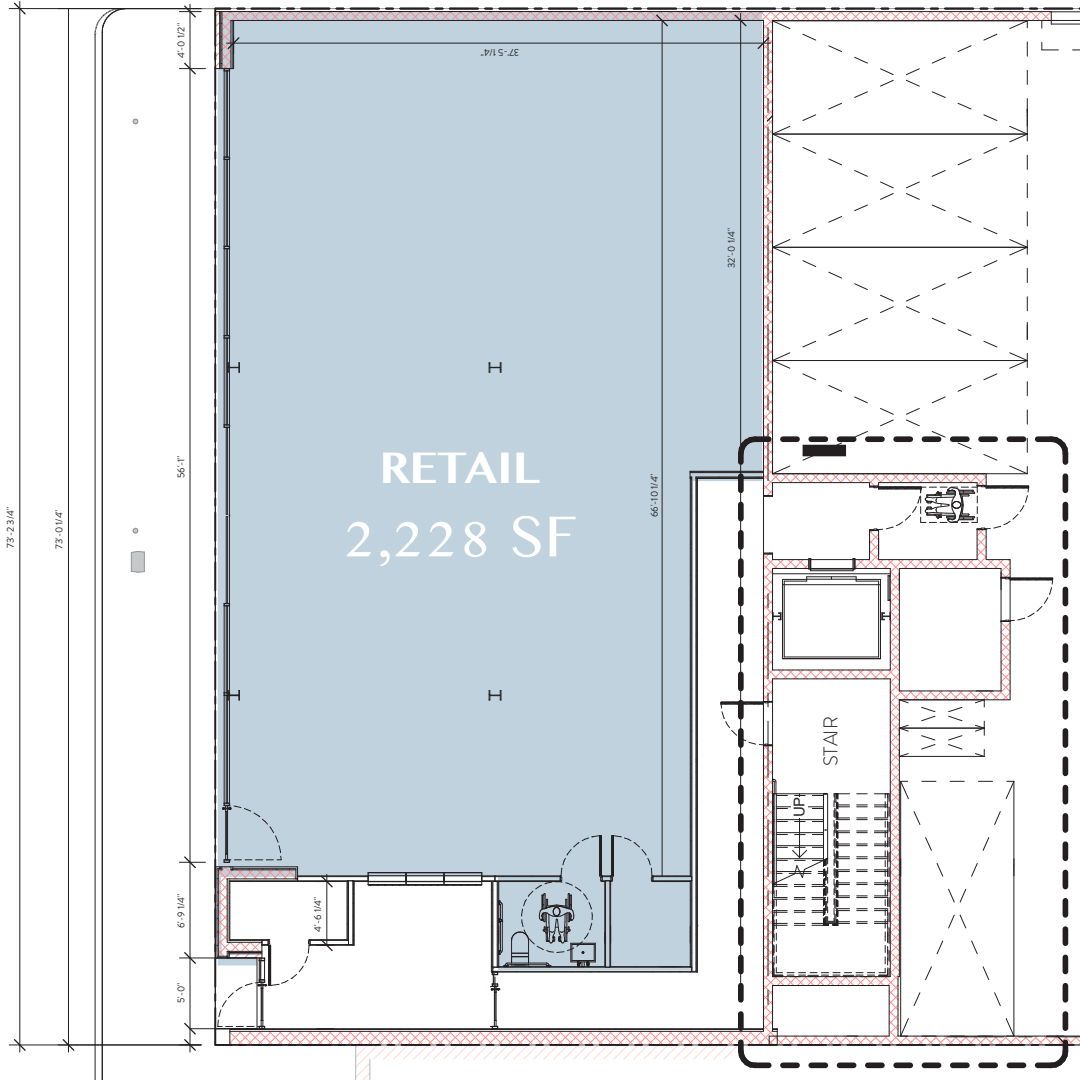
COLECTIVO



Site Overview



CLARK STREET



Space Highlights

- 2,228 SF of ground retail available at the base of a new 35 unit mixed-use apartment building in Lincoln Park
- Retail space features window lines on Clark Street and the northern alley for maximum exposure and natural light
- 73' of frontage along the heavily trafficked Clark Street
- Available immediately
- Steps from the Lincoln Park Zoo, Francis Parker School, Fullerton CTA Train Stop (3.7 million annual riders) and DePaul University
- Area Tenants include Guidepost Montessori, Salon Lofts, Equinox, TITLE boxing, New Balance, Mon Ami Gabi, RJ Grunts, Chicago Pizza & Oven Grinder, Taco Bell Cantina, Five Guys and more!

Neighborhood Demographics



Residential Population
217,346



Daytime Population
200,990



Average HH Income
\$174,967

within 2-mile radius

Lincoln Park Overview



FLOYD'S
Del Sead

Collectiv
COFFEE
ALOHA
YEATS
MUSIC
CANDLES

citibank

Starbucks

The UPS Store

W

Ann & Robert H. Lurie
Children's Hospital of Chicago

TIN LIZZIE

DEEP PURPL

Bam!Real
FIRECAKES

GASLIGHT

SUBWAY

EGG TUCK

THE PASTA
BOWL

TACO BELL

WEST FULLERTON PKWY

FIVE GUYS

new balance

cafecito

ACADEMY &
PRESCHOOL

RAVENS

2317
N. Clark

PRUDY RESTAURANT
NATURE
MUSEUM
CHICAGO ACADEMY OF SCIENCES

WEST BELDEN AVENUE

flow

SUSHI PARA

1K+ Students
on Campus

Parker

MON-AMI-GABI
Bistro Classique

3M+ Visitors
per Year

LINCOLN PARK ZOO.
FOR WILDLIFE. FOR ALL.

NORTH ORCHARD STREET

GREENHOUSE

PIZZERIA

GENEVA TERRACE

WEST GRANT PLACE

COOKIES
POTBELLY
DQ

JJ

NORTH LINCOLN AVENUE

WEST TER AVENUE

Bank

TARGET

NORTH LARRABEE ST

NORTH CLEVELAND AVENUE

Yoberr
GOURMET

ESME

Riccardo
Enoteca

Vanille

CHICAGO PIZZA And Oven Grinder Co.

Riccardo
TRATTORIA



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