

# CLYBOURN GALLERIA URBAN RETAIL AVAILABLE W/ PARKING 1845 NORTH CLYBOURN



## SPECIFICATIONS:

Available Spaces: +/- 4,515 sf & +/- 3,499 sf  
Asking Rent: \$30.00 psf net

## ATTRIBUTES:

- Dynamic Clybourn Corridor location (Lincoln Park)
- Convenient on site parking
- Former fitness studio w/ move in ready conditions
- Alternative uses include Medical
- Mostly open layouts with high ceilings
- +/- 40 ft of highly visible frontage on busy Clybourn
- Across from Trader Joe's & surrounded by national brands

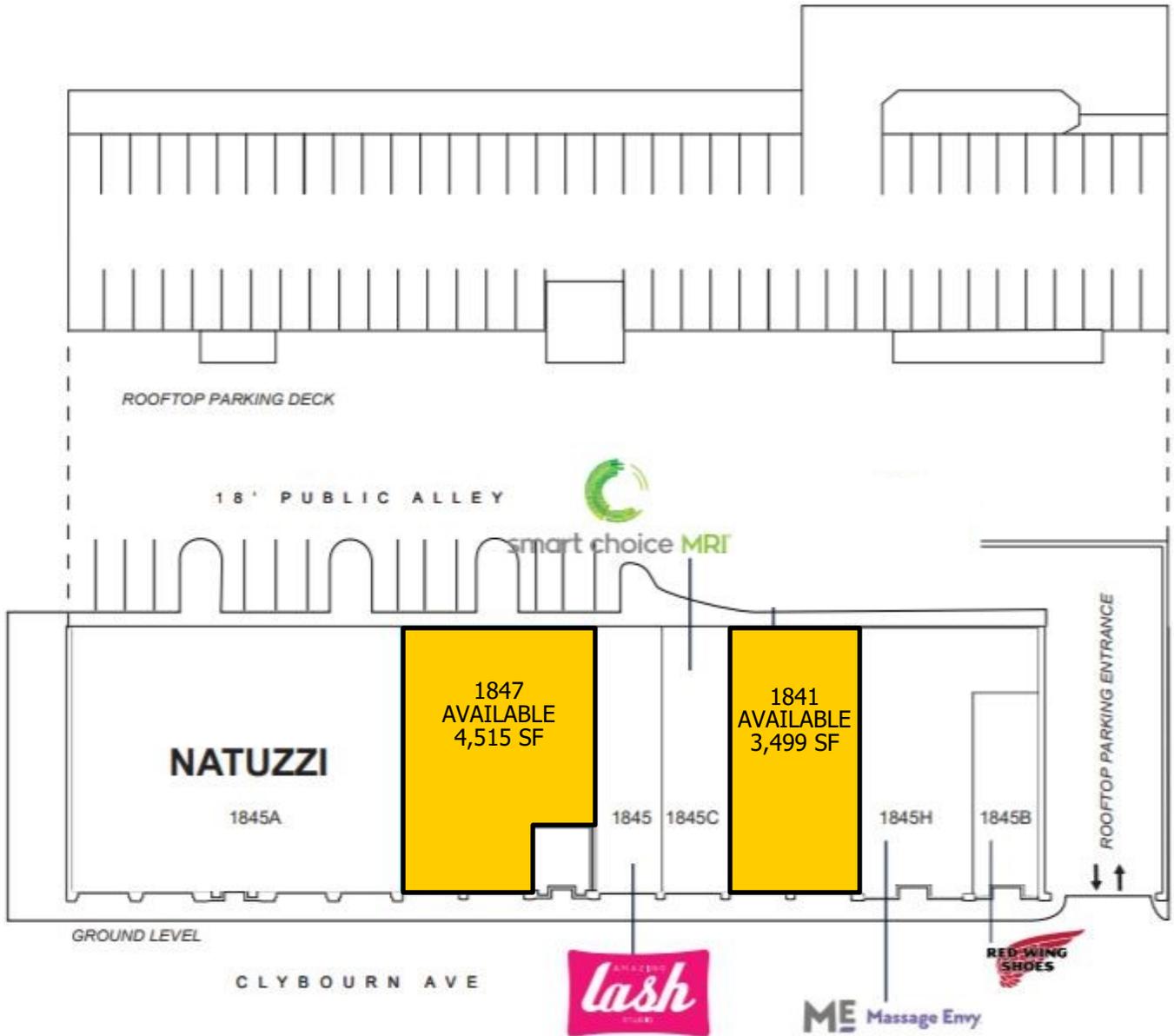
## DEMOGRAPHICS:

| <u>RADIUS</u>      | <u>0.50 Mile</u> | <u>1.00 Mile</u> | <u>1.50 Mile</u> |
|--------------------|------------------|------------------|------------------|
| Total Population   | 9,931            | 56,053           | 148,886          |
| Avg. HH Income     | \$196,220        | \$164,662        | \$152,672        |
| Daytime Population | 15,016           | 61,737           | 153,286          |



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# SITE PLAN CLYBOURN GALLERIA



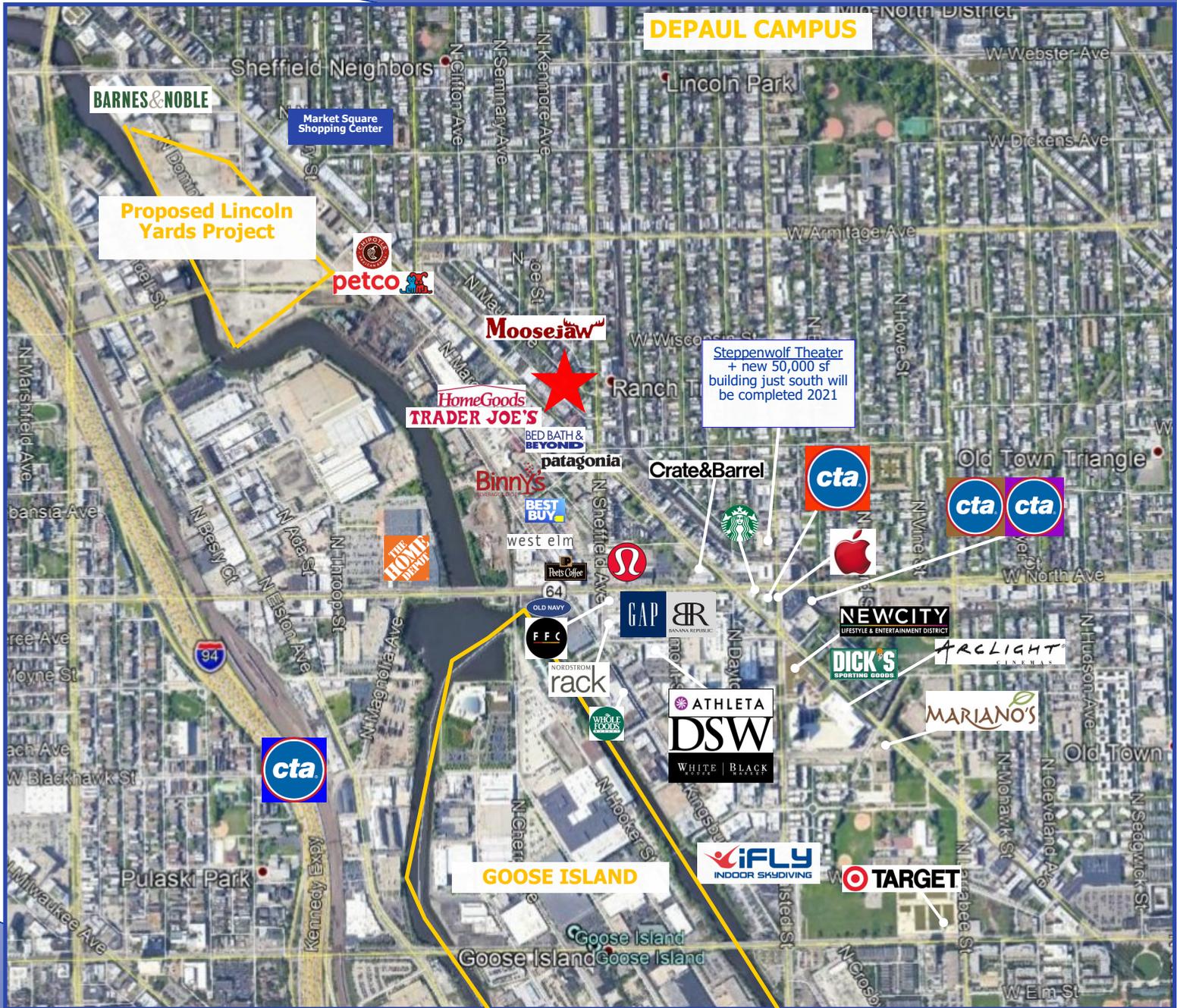
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# MARKET AERIAL CLYBOURN GALLERIA



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