

STONE REAL ESTATE

# NEC CLARK & ROSLYN IN LINCOLN PARK

2471 NORTH CLARK STREET



**1312**

Square feet + 800 sf basement available



**36'**

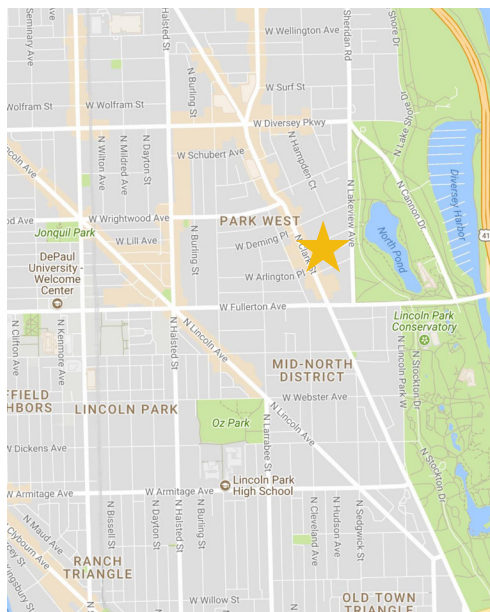
Clark Street frontage



**112K**

Daytime population in two-mile radius

## Small Shop Space, Big Box Presence on Clark



### PROPERTY DESCRIPTION

Notable corner space with outsized presence on Clark. Located in the heart of Lincoln Park and within walking distance of the Lincoln Park Zoo and Peggy Notebaert Nature Museum. The sites central location in the Clark Street retail corridor among its numerous boutiques and restaurants offers great visibility to the nearby DePaul students and wealthier Lincoln Park residents. Despite its smaller size, 2471 N. Clark provides retailers and restaurateurs a genuinely unique branding opportunity.

### AVAILABLE SPACE

1,312 sf + 800 sf basement

### TRAFFIC COUNTS

19,200 vehicles per day on Clark Street

### AREA RETAILERS AND ATTRACTIONS

**FIVE GUYS**

**URBAN OUTFITTERS**

**AKIRA**  
CHICAGO

**LINCOLN PARK ZOO.**  
FOR WILDLIFE, FOR ALL.

**TITLE BOXING CLUB**

**FIRECAKES**

**H&R BLOCK**

**Walgreens**

**new balance**

**THE FAT SHALLOP**  
CLASSIC SANDWICHES



**CHICAGO ACADEMY OF SCIENCES** **PEGGY NOTEBAERT NATURE MUSEUM**

**Colectivo COFFEE**

**201K**

Total population in a two-mile radius



**24K**

Vehicles per day at the intersection

	1 MILE	2 MILE	3 MILE
POPULATION	71,473	201,553	412,954
AVERAGE HH INCOME	\$136,697	\$141,899	\$141,253
DAYTIME POPULATION	32,069	112,735	481,366

#### EXCLUSIVE AGENTS

**William Winter** 312/878-9445  
wwinter@stonerealestate.com

**Jason Gustaveson** 312/372-2688  
jason@stonerealestate.com

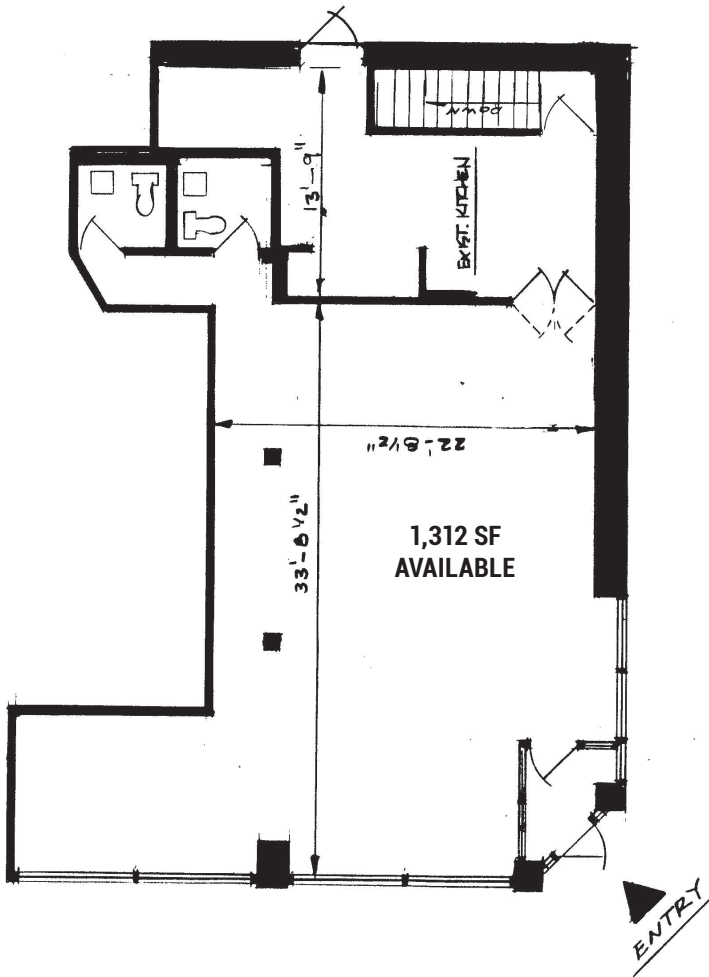
**STONE**  
REAL ESTATE

STONE REAL ESTATE

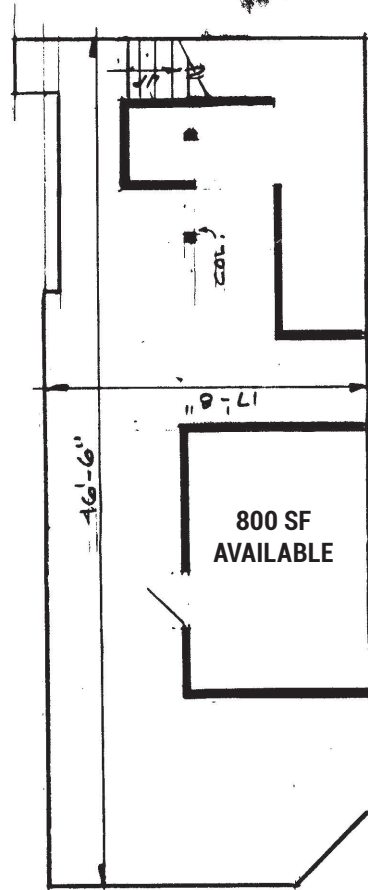
# 2471 NORTH CLARK STREET

FIRST FLOOR

LOWER LEVEL



CLARK STREET



CLARK STREET



EXCLUSIVE AGENTS

William Winter 312/878-9445  
wwinter@stonerealestate.com

Jason Gustaveson 312/372-2688  
jason@stonerealestate.com

STONE  
REAL ESTATE