

Great neighborhood retail opportunity





## MARKET FEATURES

- Over 25,000 students and faculty from DePaul University, Francis W. Parker School, and more
- Local and tourist visibility from Lincoln Park Zoo, Lincoln Park Conservatory, Lakefront Trail, Diversey Harbor/Yacht Club, Peggy Notebaert Nature Museum, and Chicago History Museum

## PROPERTY FEATURES

- 9,356 SF on first floor with a 4,734 SF basement space
- 74 feet of frontage on highly trafficked Clark Street
- Ground floor features 15-foot ceilings, 7-foot ceilings in basement
- Affluent, dense area population
- Walking distance from Fullerton CTA Station (Red, Purple, and Brown Lines)
- Steps from CTA 22 and 36 bus lines

## AREA DEMOGRAPHICS

MILES	POPULATION	HOUSEHOLD INCOME
0.25	7,970	\$101,161
0.50	22,181	\$100,226
0.75	44,309	\$106,233
1.00	72,841	\$109,962



# AREA RETAILERS



**DUNKIN' DONUTS**



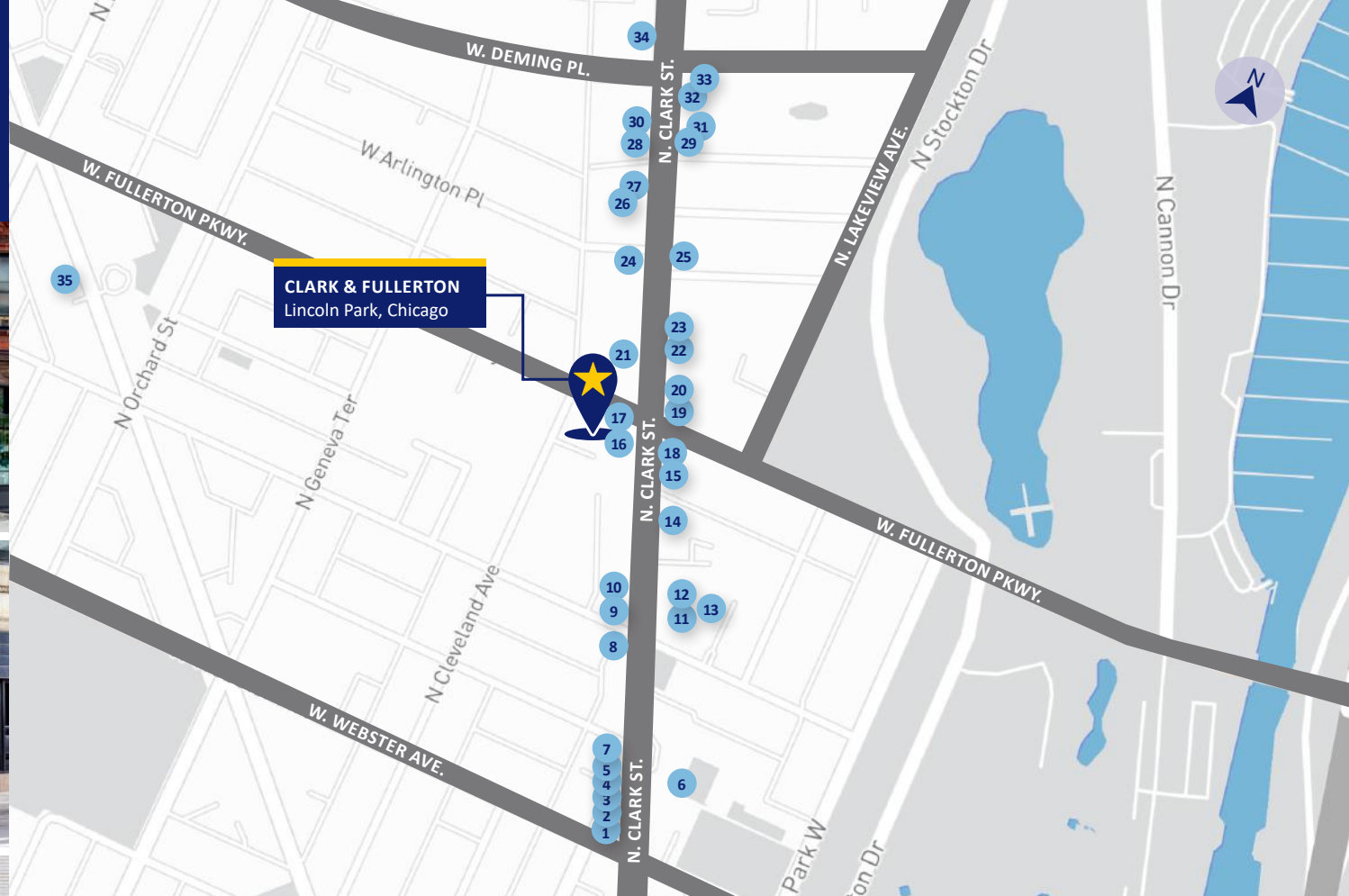
**NEW BALANCE**



**FIVE GUYS**



**ESMÉ**



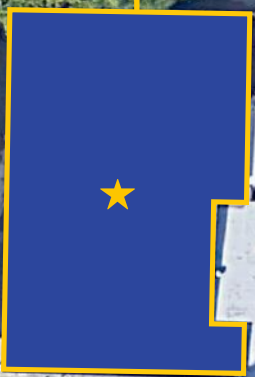
## Area Retailer Directory

- |                             |   |                         |                               |
|-----------------------------|---|-------------------------|-------------------------------|
| 1. Esmé                     | 10. Holtzmann's Jewelry                   | 19. Rooted Dental Care  | 28. Walgreens                 |
| 2. Green Tea Sushi          | 11. Salon Lofts                           | 20. Taco Bell           | 29. Chase                     |
| 3. A Matter of Sight        | 12. Guidepost Montessori                  | 21. Casati's            | 30. The UPS Store             |
| 4. Stephanie's Cleaners     | 13. Lincoln Park Preschool & Kindergarten | 22. Title Boxing Club   | 31. Lurie Children's Hospital |
| 5. Essential Nail Spa       | 14. Big Apple Finer Foods                 | 23. Subway              | 32. Sultan's Market           |
| 6. Francis W. Parker School | 15. Miska Liquors                         | 24. Gaslight Restaurant | 33. Starbucks                 |
| 7. Yoberri Gourmet          | 16. H&R Block                             | 25. Firecakes Donuts    | 34. Colectivo Coffee          |
| 8. 7-Eleven                 | 17. Five Guys                             | 26. Cycle Smithy        | 35. Lincoln Common            |
| 9. Dunkin' Donuts           | 18. New Balance                           | 27. The Fat Shallot     |                               |



9,356 SF AVAILABLE

CLARK & FULLERTON  
Lincoln Park, Chicago



N. CLARK ST.

N. CLARK ST.

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W. FULLERTON PKWY.

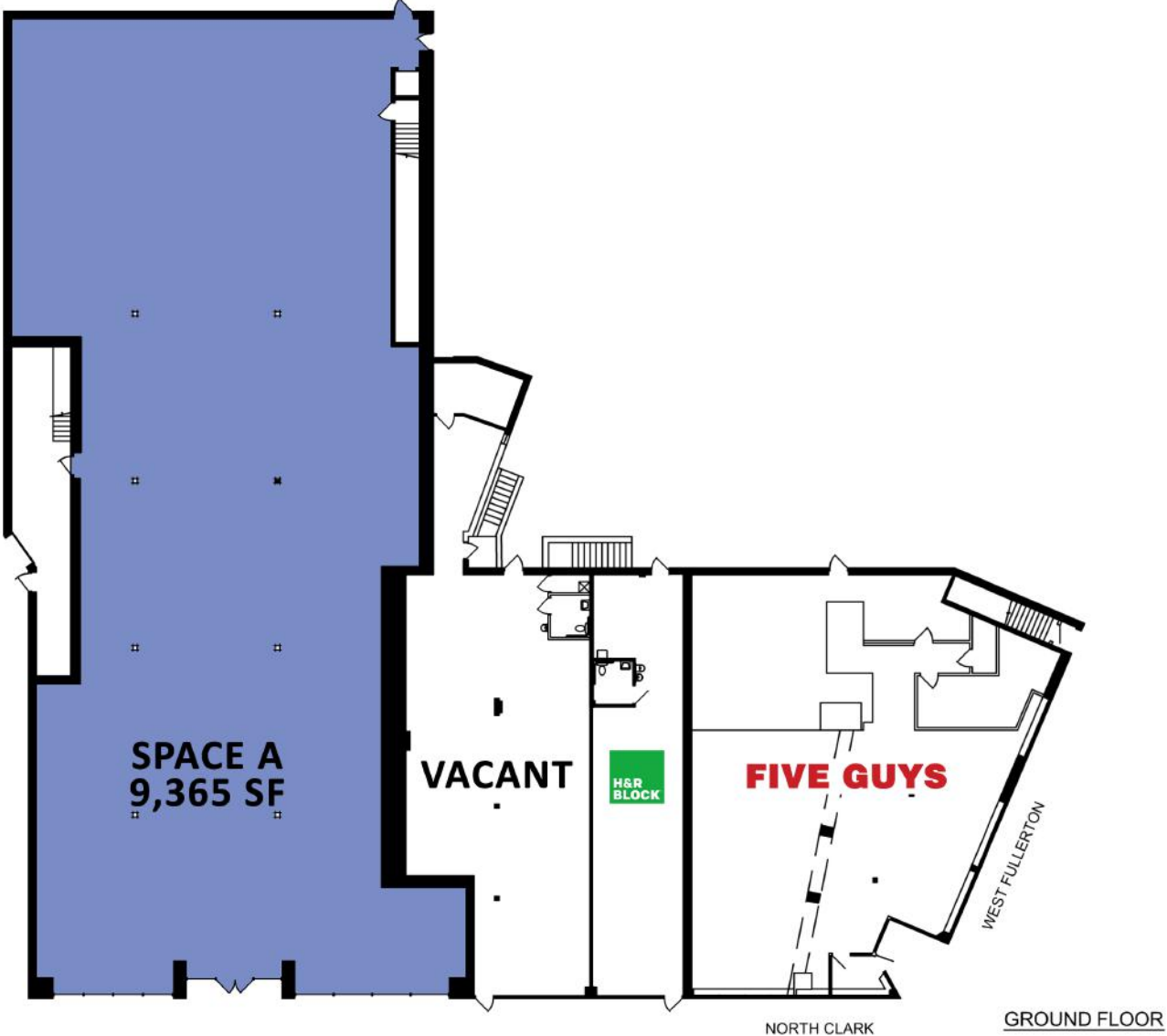
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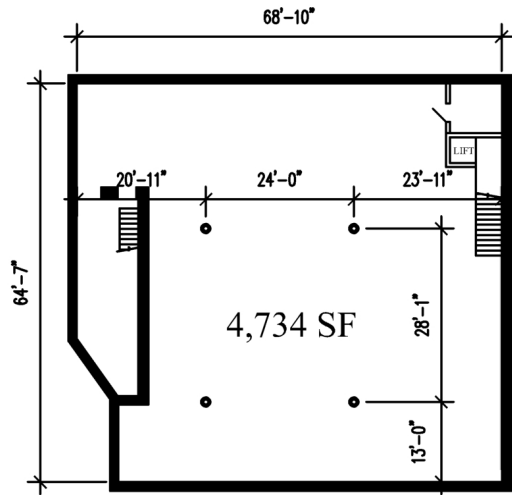
AERIAL DETAIL



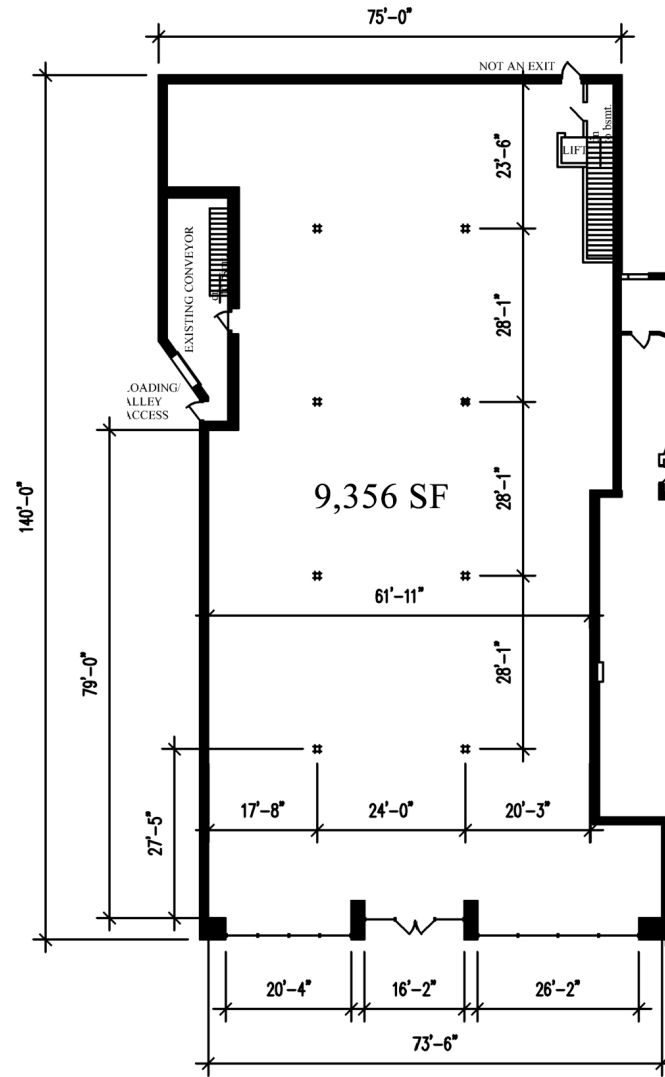
# FLOOR PLAN



# SITE PLAN



**SPACE A BASEMENT**



**SPACE A GROUND FLOOR**

## ABOUT NEWCASTLE RETAIL

**16**

**WALKABLE**  
Neighborhoods

**60+**

**WELL-CAPITALIZED**  
Properties

**600K+**

**SQUARE FEET**  
of Prime Retail Space

**160+**

**NOTABLE**  
Retail Tenants

## FOR MORE INFORMATION

### **SAM HERGOTT**

Vice President, Retail Leasing

(312) 252-1452

[shergott@newcastleinvestors.com](mailto:shergott@newcastleinvestors.com)

### **KRISTEN L. MARTIN**

Vice President, Retail Leasing

(312) 252-1418

[kmartin@newcastleinvestors.com](mailto:kmartin@newcastleinvestors.com)

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