

Up to
2,630 SF
For Lease

Restaurant / Retail / Fitness / Medical

2501 N CLARK STREET

Corner of N Clark & W St. James

LINCOLN PARK
Chicago | IL

KAIN
REAL ESTATE



SPACE PLANS

2501 N CLARK STREET

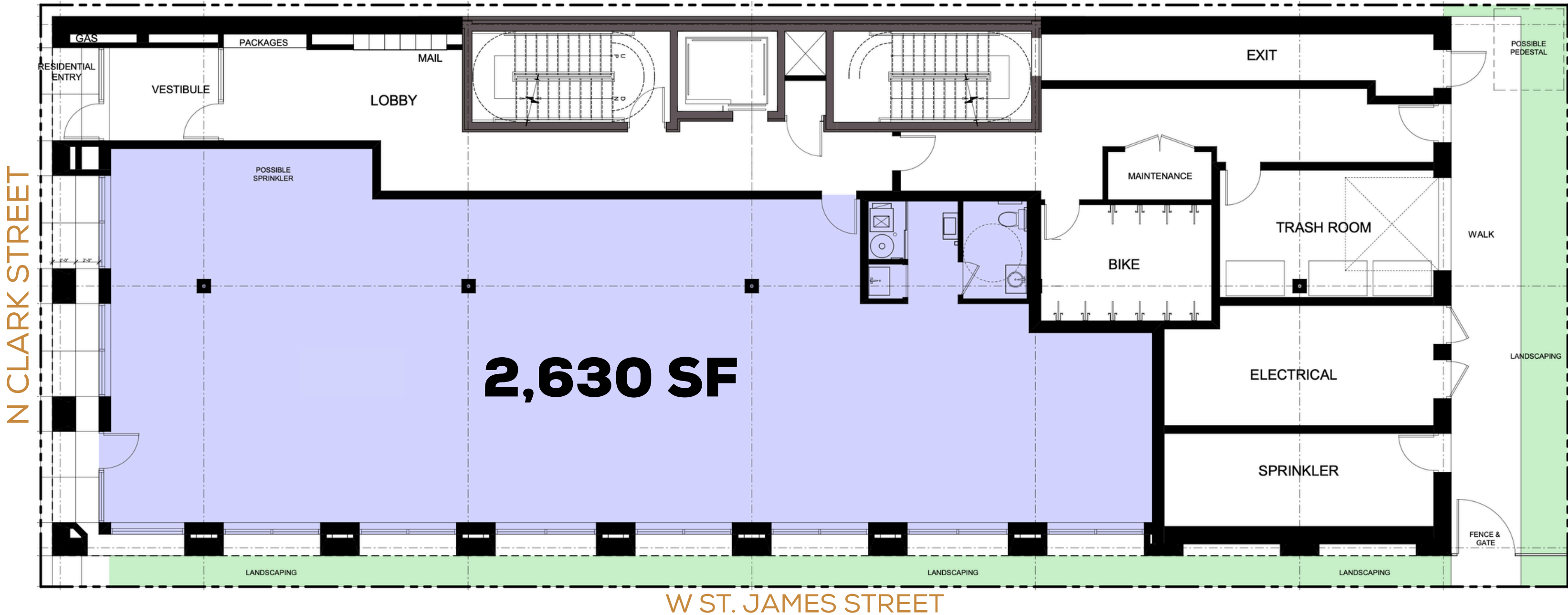
Corner of N Clark & W St. James



THE OPPORTUNITY

This exciting new, 6-story, 32,000+ SF mixed-use development is currently under contract to be purchased by Contemporary Concepts, Inc. Anticipated completion is Fall 2027. The development is expected to have 20 units, with the ground floor as dedicated retail space. The 2,630 SF retail space will be one of the last corner retail spaces available on Clark Street and provides high visibility with dedicated entrances on Clark Street.

OPTION 1 - 2,630 SF



SPACE PLANS

2501 N CLARK STREET

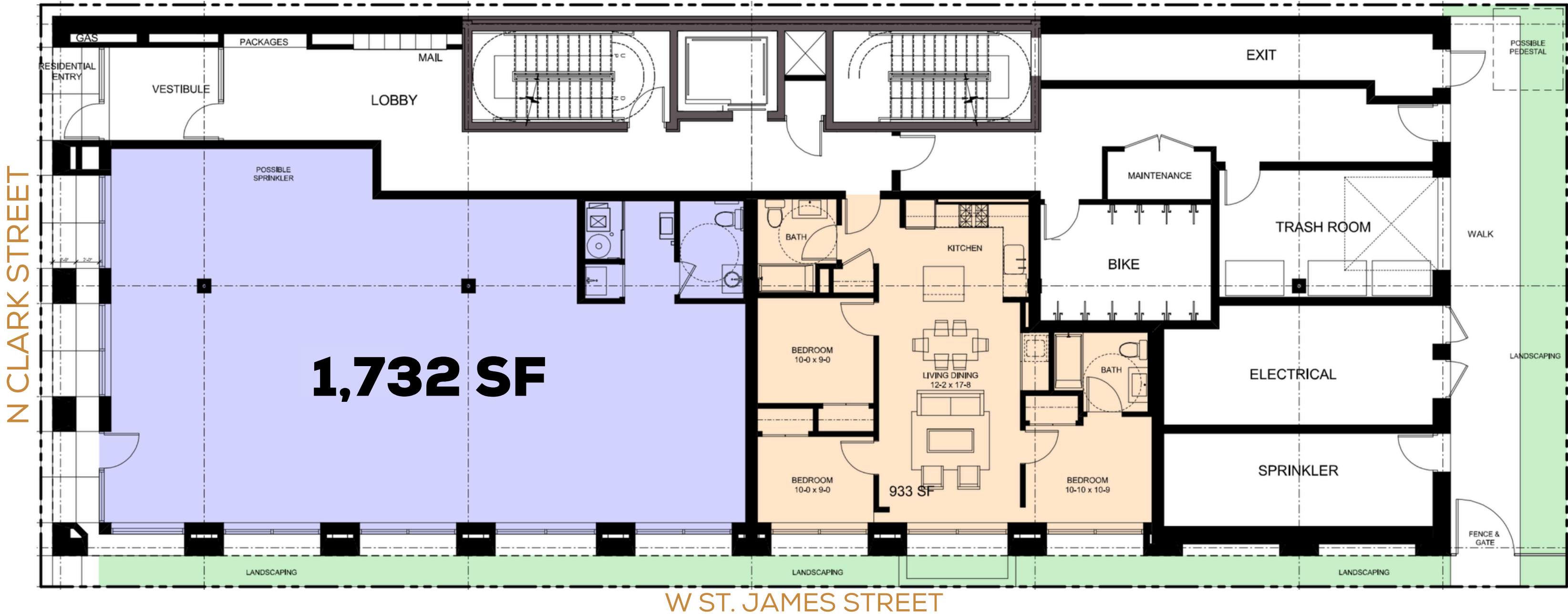
Corner of N Clark & W St. James



THE OPPORTUNITY

The square footage can be reduced to 1,732 SF. The space provides maximum visibility with more than 100 feet of wraparound frontage. The location benefits from pedestrian and built-in residential traffic and is ideal for boutique retailers, beauty services, fitness operators, cafes, banks, or medical uses.

OPTION 2 - 1,732 SF



THE OPPORTUNITY

2501 N CLARK STREET

Corner of N Clark & W St. James



LOCATION

Corner of N Clark & W St. James in Lincoln Park

RETAIL

1,732 up to 2,630 SF

STATUS

Planned for Fall 2027

TARGET USES

Bank, Retail, Medical, Restaurant, Fitness, Beauty

ZONING

B3-5 Zoning Community Shopping District

ALDERMAN

Timmy Knudsen (43rd Ward)

CEILING HEIGHTS

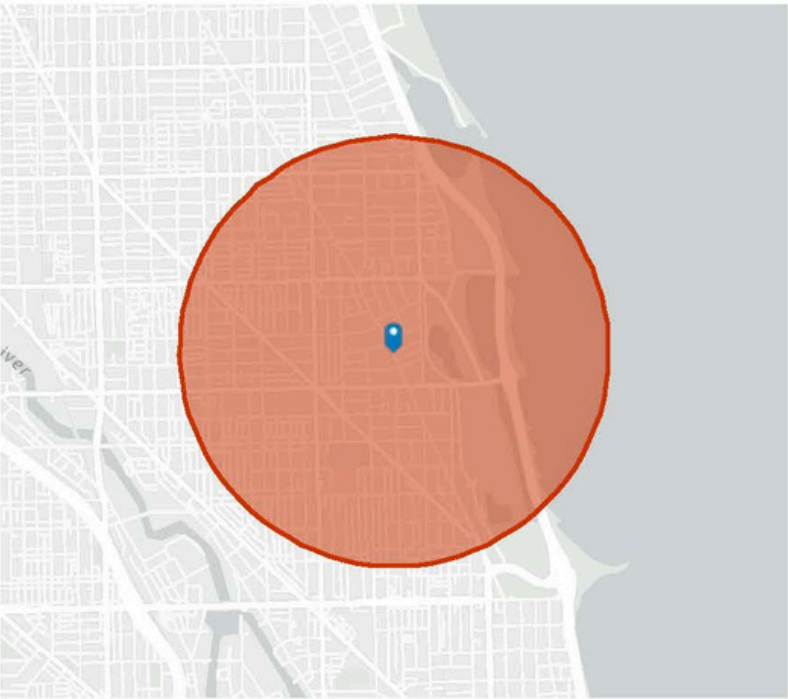
Approximately 11-feet

FRONTAGE

100+ Feet of Wraparound Frotnage

NEIGHBORING BUSINESSES

Lurie’s Children Outpatient Center, Walgreens, Sultan’s Market, KALA Modern Greek, Colectivo Coffee, The Tin Lizzie, Yoga Box, Deep Purpl, The Fat Shallot, PastatFi, Basil Leaf Cafe

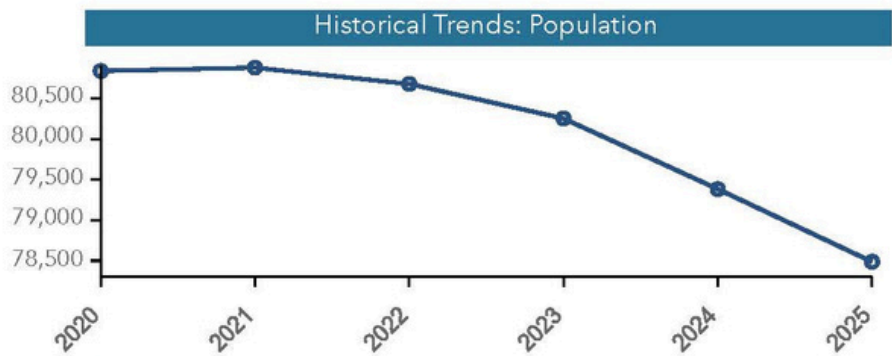


Population Trends and Key Indicators

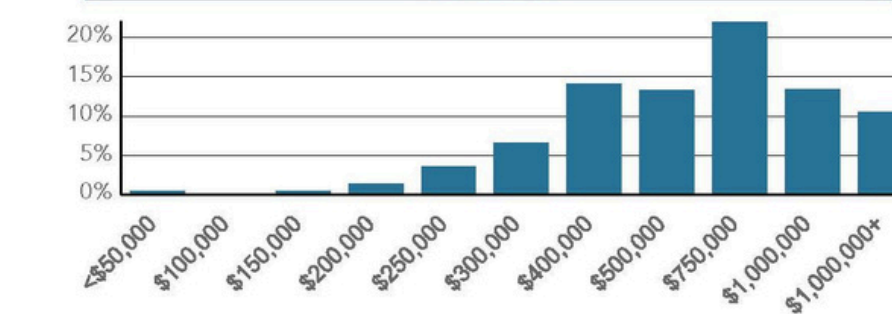
2501 N Clark St, Chicago, Illinois, 60614
Ring of 1 mile

78,487	45,667	1.66	31.6	\$110,705	\$610,352	116	62	48
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

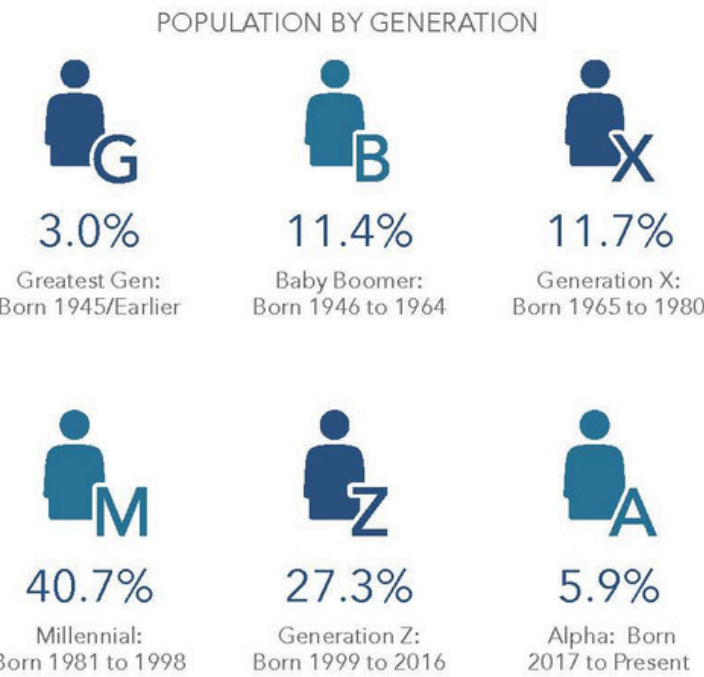
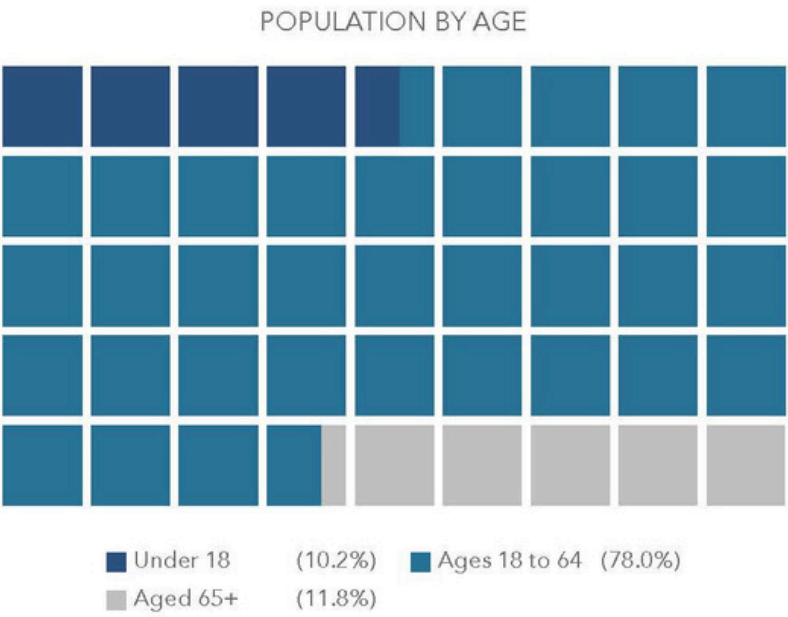
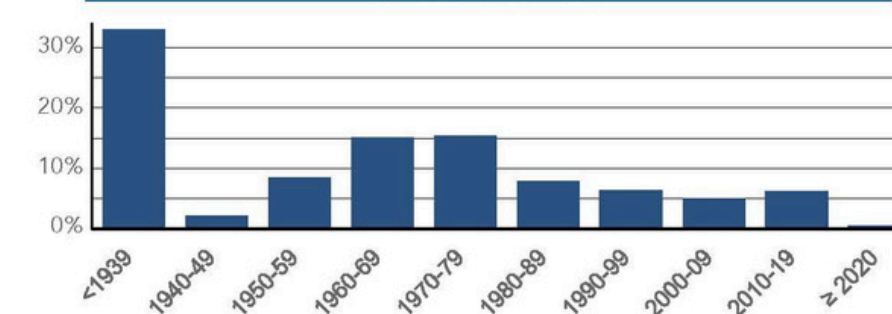
MORTGAGE INDICATORS



Home Value



Housing: Year Built



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2026 Esri



**FOR MORE
INFORMATION:**

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