

# WILLOW STREET DISTRICT

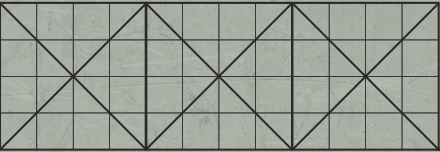
AT 1800 NORTH CLYBOURN

RETAIL OPPORTUNITIES UP TO 9,500 SF

**CBRE**

CRM PROPERTIES GROUP, LTD.

# Opportunity



This flagship redevelopment presents numerous, high-profile retail space availabilities in the heart of Lincoln Park's North & Clybourn residential and retail corridor. The new Willow Street District will re-imagine the retail experience providing junior box opportunities along with prominent, small-shop spaces. Easy surface parking and commanding signage surrounds these opportunities and offers unmatched convenience in the neighborhood.

## HIGHLIGHTS



**200 SURFACE PARKING SPACES**



**FLEXIBLE FOOTPRINTS RANGING FROM 2,000 TO 9,500 SF**



**MIXED-USE DEVELOPMENT: PHASE II TO PROVIDE UP TO 500 LUXURY APARTMENT UNITS**

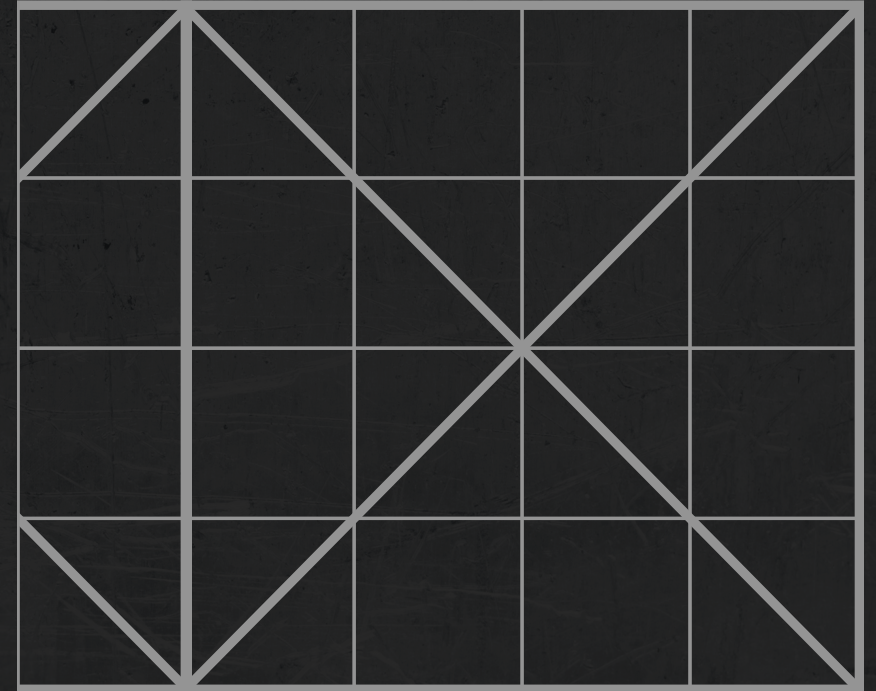
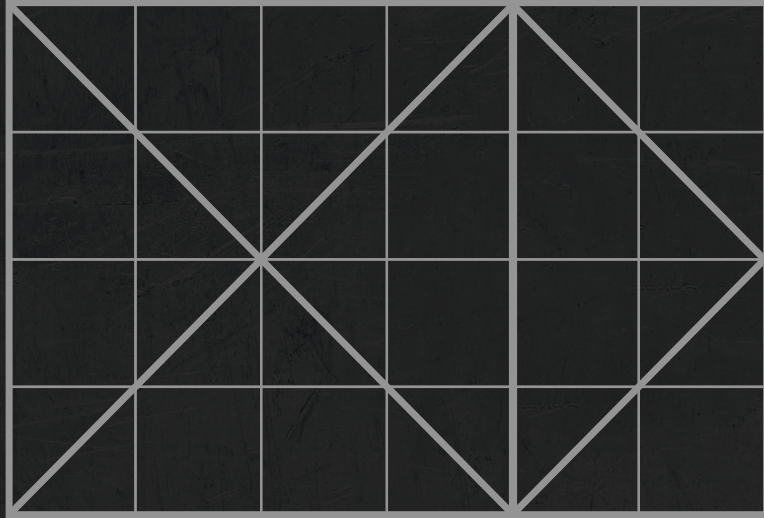


**11,100 AVERAGE DAILY VEHICLES ALONG CLYBOURN AVENUE**



ARTIST'S CONCEPTUAL RENDERING

# Renderings



# Site Plan + Availabilities



WILLOW STREET DISTRICT

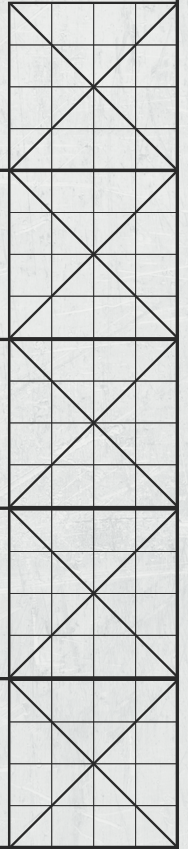
RETAIL A  
**8,300 SF**  
DIVISIBLE

RETAIL B  
**9,500 SF**  
DIVISIBLE

RETAIL C  
**8,300 SF**  
DIVISIBLE

RETAIL D  
**8,300 SF**  
DIVISIBLE

RETAIL E  
**9,500 SF**  
DIVISIBLE



# Demographics Within One Mile



TOTAL POPULATION

**58,268**



DAYTIME POPULATION

**61,137**



AVG HOUSEHOLD INCOME

**\$199,243**



MEDIAN AGE

**31.7**



# **WILLOW** STREET DISTRICT

AT 1800 NORTH CLYBOURN

FOR MORE INFORMATION, CONTACT:

**TODD L.**  
**SIEGEL**

SENIOR VICE PRESIDENT

+1 312 861 7834

[todd.siegel@cbre.com](mailto:todd.siegel@cbre.com)

**PHILLIP**  
**GOLDING**

FIRST VICE PRESIDENT

+1 312 338 2045

[phillip.golding@cbre.com](mailto:phillip.golding@cbre.com)

**KIMBERLY**  
**WISKUP**

SENIOR ASSOCIATE

+1 312 935 1943

[kimberly.wiskup@cbre.com](mailto:kimberly.wiskup@cbre.com)

**CBRE**



©2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio\_August2025

