

HIGHLY VISIBLE FREESTANDING BUILDING - FOR SALE

*1640 W Fullerton Avenue
Chicago, IL 60614*

Lincoln Park / Clybourn Corridor



Offering Summary

Sale Price:	Subject To Offer
Building Size:	5,274 SF
Lot Size:	0.28 Acres
Occupancy:	Vacant
Year Built:	2004
Zoning:	M1-2
Submarket:	Lincoln Park / Clybourn Corridor
Cross Streets:	Fullerton Avenue & Clybourn Avenue
Parking:	11 Spaces
VPD:	~56,700 VPD

Property Overview

1640 W. Fullerton is a highly visible, vacant 5,274-square-foot, two-story freestanding building in Chicago's affluent Lincoln Park neighborhood. The fee simple offering features an elevator, approximately 175' of frontage along Fullerton Avenue, 171' along Clybourn Avenue, 11 on-site parking spaces, two curb cuts, and existing drive-thru infrastructure, creating a rare opportunity for an owner-user, investor, or developer seeking a flexible asset in one of Chicago's strongest submarkets. Positioned along the Clybourn Corridor, one of Chicago's premier North Side retail destinations, the property benefits from strong traffic counts, affluent demographics, and proximity to multiple national and regional retailers. The property is less than one mile from both the Fullerton CTA Station and Clybourn Metra Station, with more than 55,000 residents and median household income exceeding \$248,000 within a one mile radius. Nearby retailers include Costco, Jewel-Osco, Marshalls, HomeGoods, Arhaus, Pottery Barn Kids, Barnes & Noble, Chick-fil-A, and Regal Cinemas.

Property Highlights

- Well positioned along the Clybourn Corridor (~56,500 VPD), one of Chicago's premier retail destinations, surrounded by national retailers and supported by dense, affluent Lincoln Park demographics
- Former bank branch with existing drive-thru infrastructure
- Rare opportunity to acquire a freestanding building for any owner-user, investor, or developer
- Rare freestanding asset with 175' of frontage on Fullerton Avenue, 171' on Clybourn Avenue, 11 on-site parking spaces and two curb cuts

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RETAIL PROPERTY FOR SALE

RETAILER MAP



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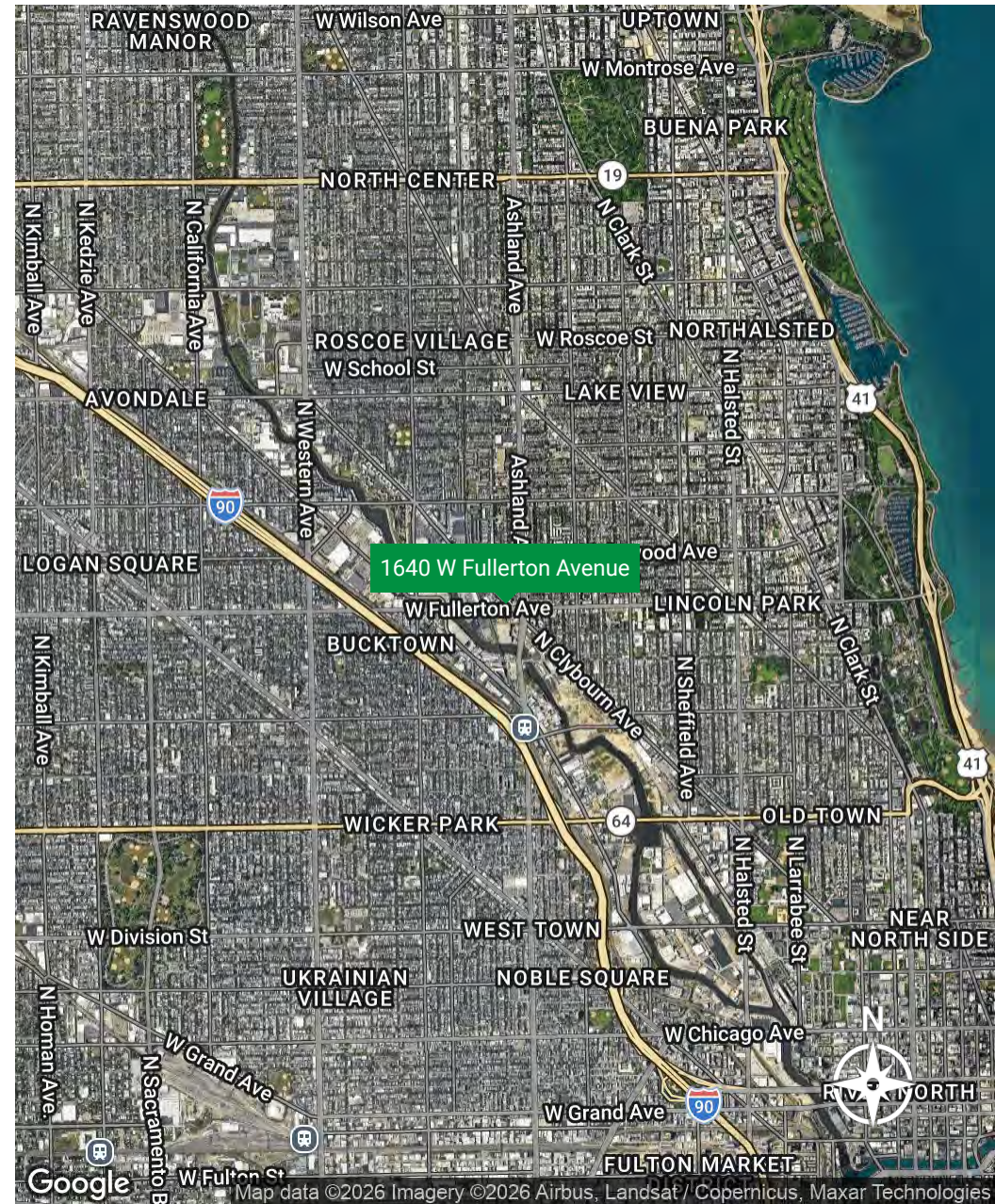
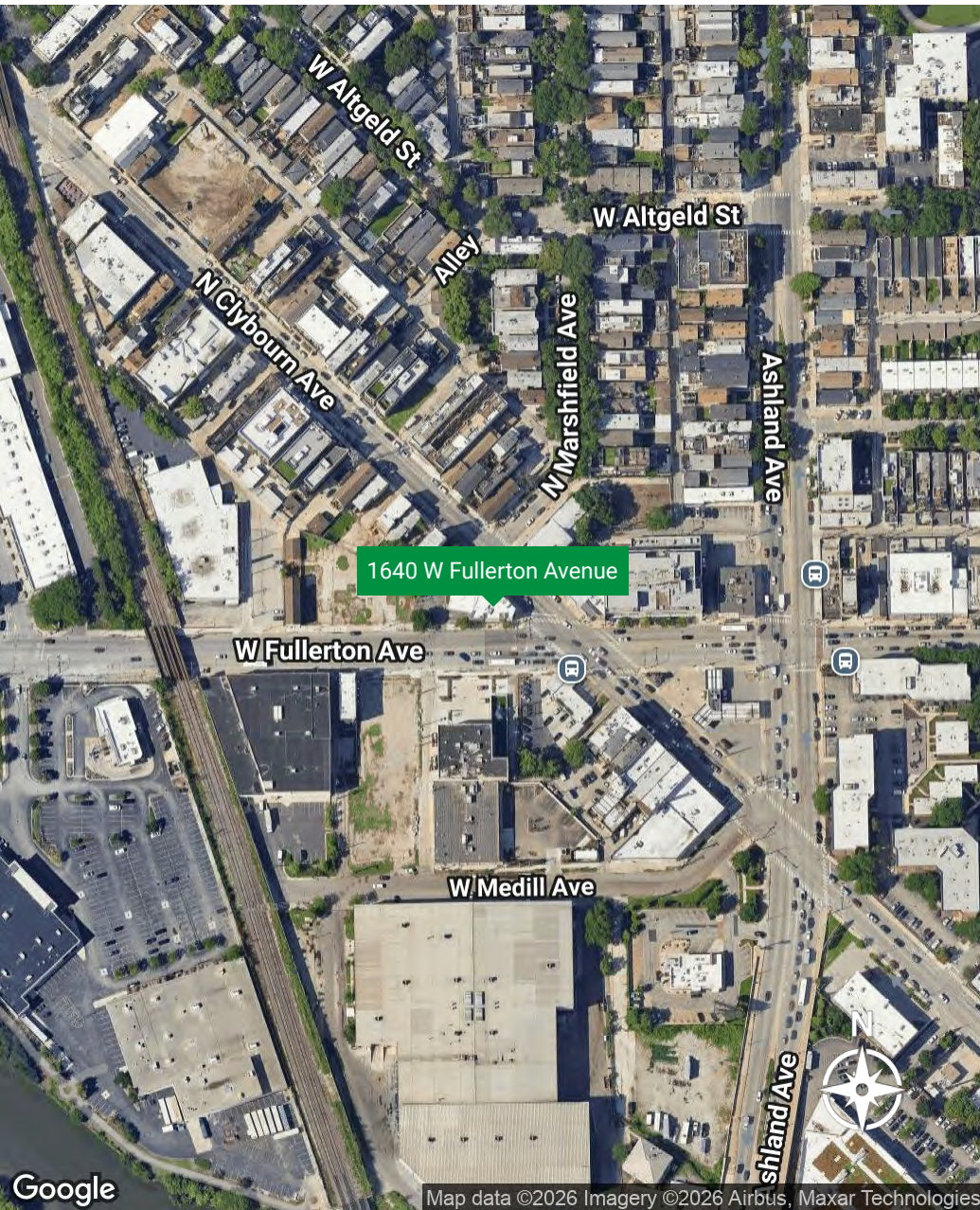
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LOCATION MAP



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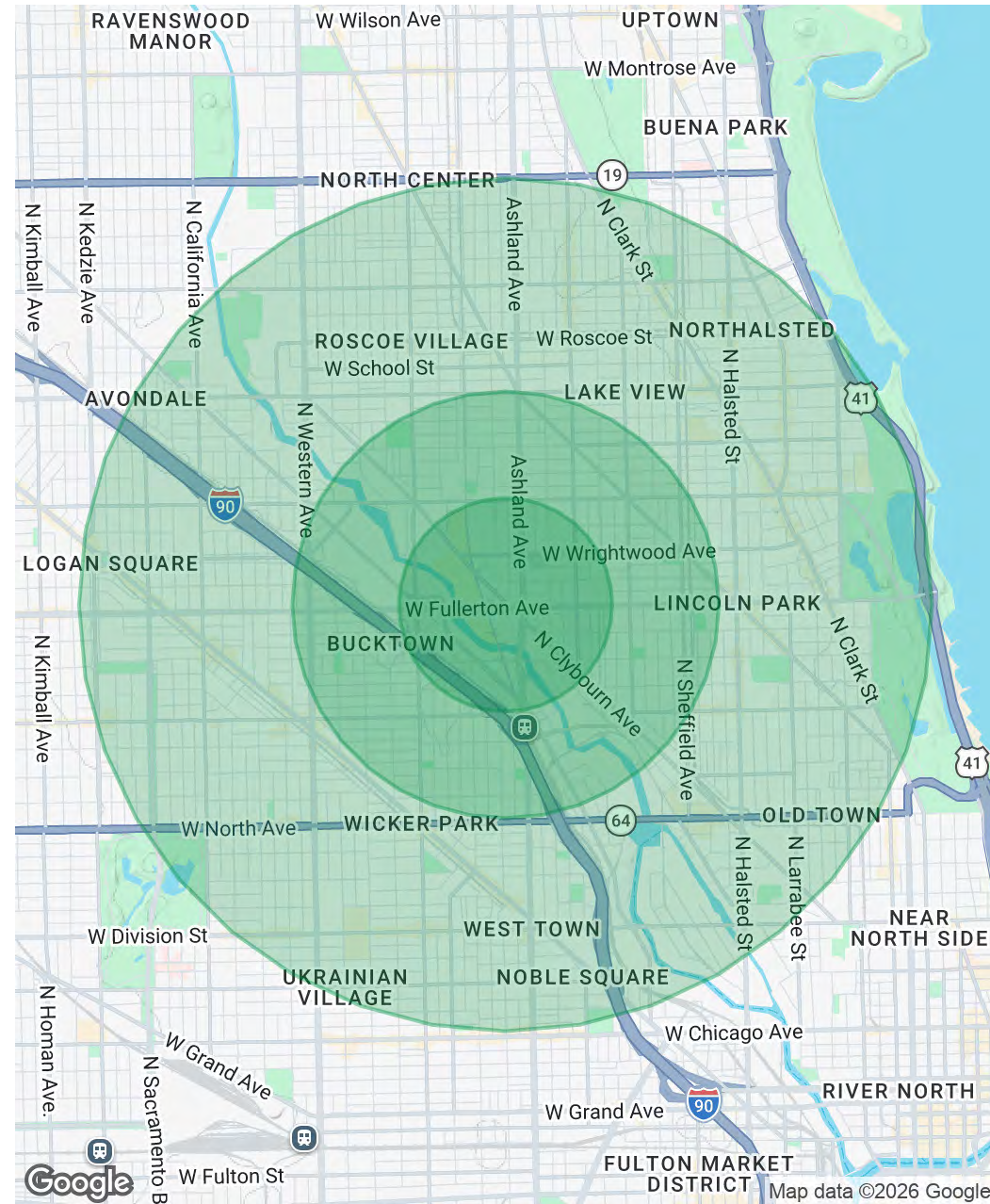
RETAIL PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT

Population	0.5 Miles	1 Mile	2 Miles
Total Population	10,637	55,971	276,556
Average Age	33.9	31.9	32.6
Average Age (Male)	33.2	32.6	33.2
Average Age (Female)	36.1	32.0	32.4

Households & Income	0.5 Miles	1 Mile	2 Miles
Total Households	4,739	23,911	136,049
# of Persons per HH	2.2	2.3	2.0
Average HH Income	\$239,113	\$248,506	\$190,421
Average House Value	\$814,522	\$868,326	\$757,395

2023 American Community Survey (ACS)



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ADDITIONAL PHOTOS



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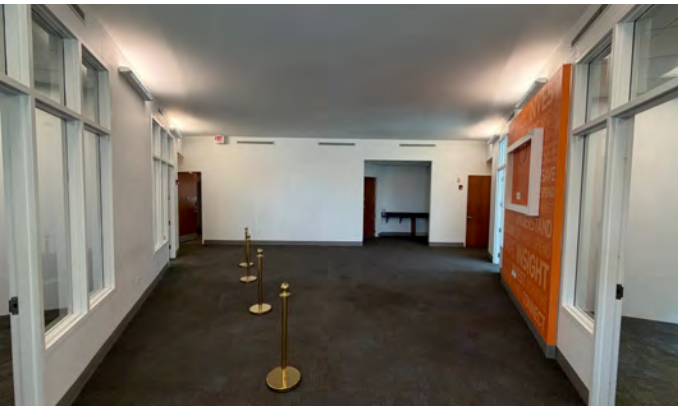
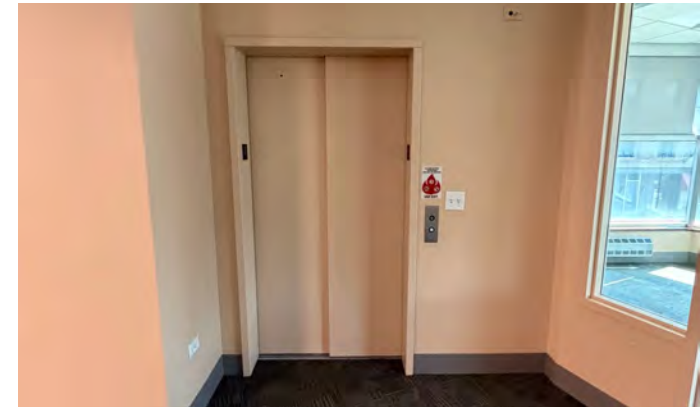
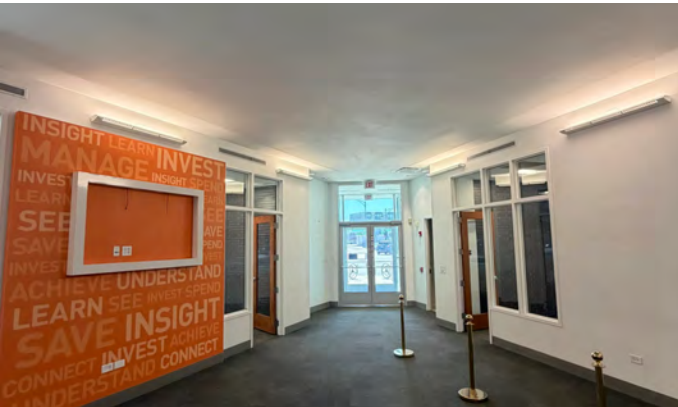
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