



THE WILMORE

4600 N Kenmore St

Corner Retail Space For Lease



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Leasing Overview

Space Available	2,621 SF
Minimum Divisible	~1,016 SF
Asking Rate	Negotiable
Frontage	+100'
Ceiling Height	~13'
Zoning	PD 1329
Date Available	Now
Parking	Available Onsite
Condition	New Construction
Sub-Market	Uptown
Aldermanic Ward	46th/Clay



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Leasing Highlights

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±1,016 to 2,621 SF of corner retail space
available at the base of The Wilmore, a 62-unit
luxury residential development



**Prominent corner position at Kenmore &
Wilson with 100+ feet of combined frontage
across the full space**



**Black iron shafts and 400-amp electrical
service in place, reducing buildout time and
cost for food & beverage operators**



On-site garage parking available

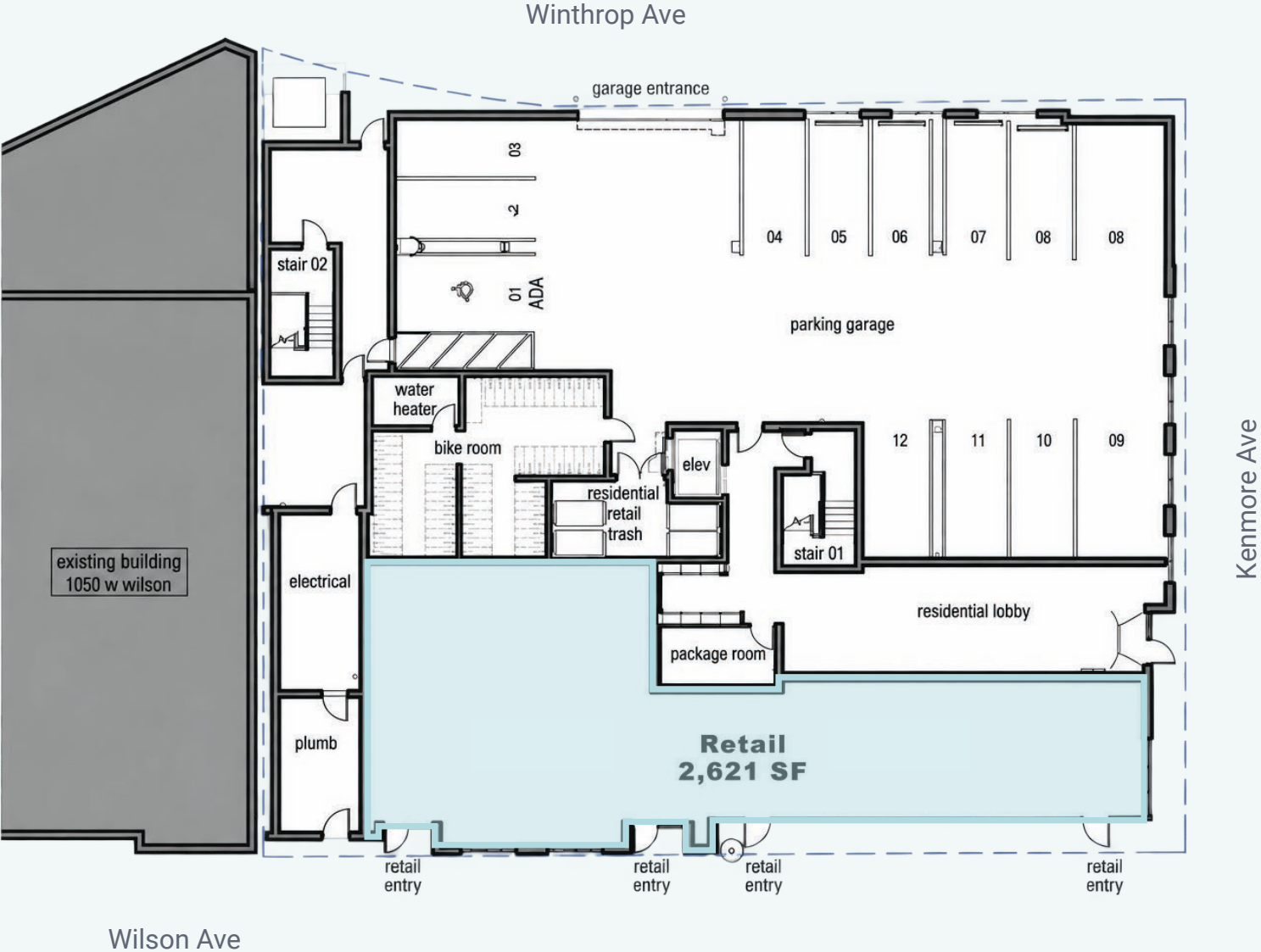


**One block from the Wilson CTA
Red & Purple Line station**
(1M+ annual riders)

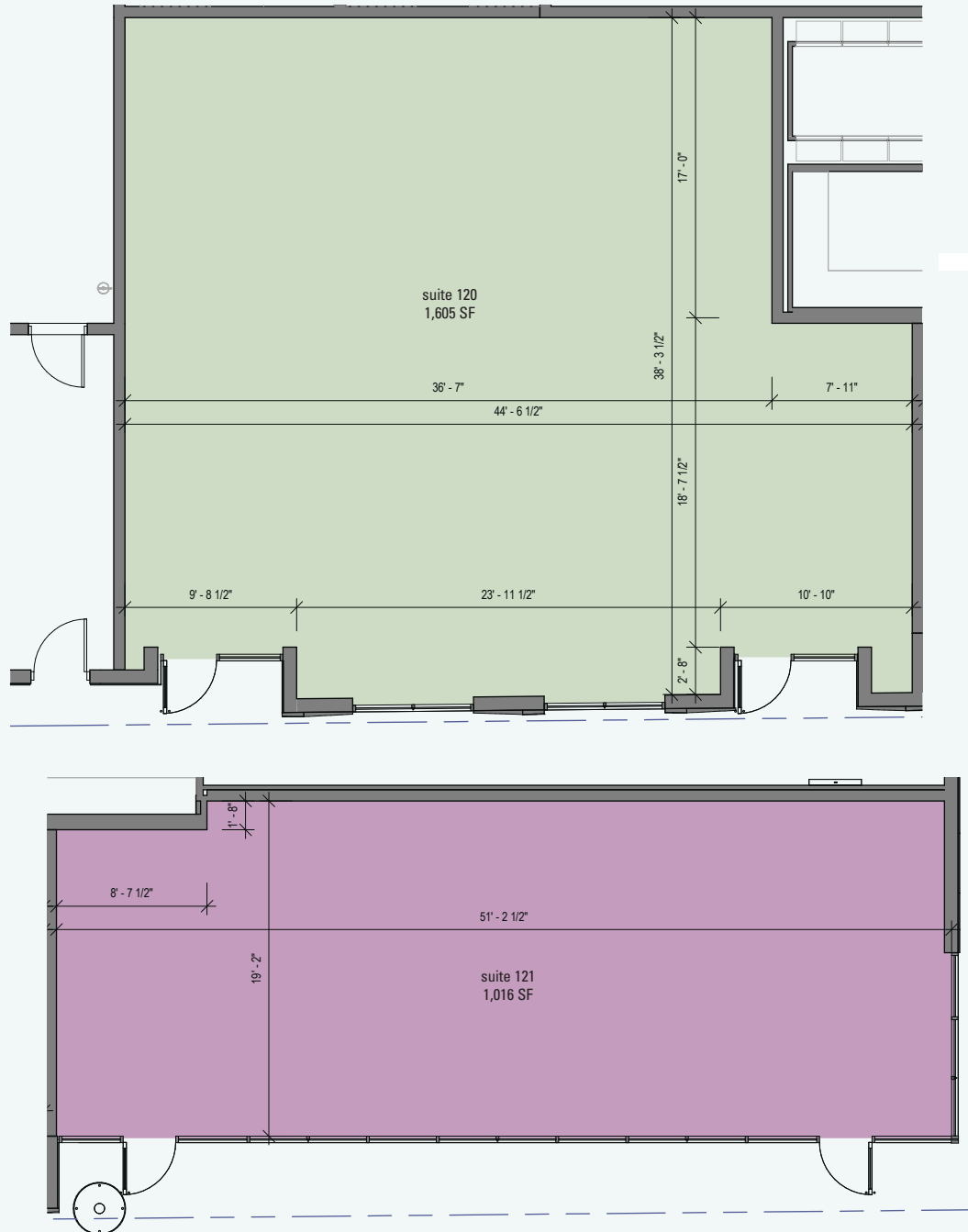
HARRY S TRUMAN COLLEGE
CITY COLLEGES OF CHICAGO

Steps from Truman College (8,000+ students,
faculty, and staff), with continued residential
and commercial investment throughout
Uptown's core

Single Tenant Floor Plan



Demised Floor Plans



Area Overview

Submarket Overview

Chicago’s Uptown neighborhood is a dynamic North Side submarket where dense residential living, exceptional transit access, and a celebrated entertainment scene converge to create a compelling environment for retailers and office users. Centered along the Broadway, Lawrence, and Wilson corridors, Uptown benefits from multiple CTA Red Line stations, strong pedestrian activity, and convenient connections to Lake Shore Drive and the lakefront. The neighborhood’s eclectic mix of restaurants, independent businesses, national retailers, healthcare providers, and professional services creates a built-in customer and employee base throughout the day.

Uptown’s identity is further strengthened by iconic entertainment and cultural destinations, including the historic Aragon Ballroom, Riviera Theatre, Green Mill, and the revitalized Uptown Theatre district, while Asia on Argyle provides one of Chicago’s most distinctive dining and shopping destinations. Continued investment in the neighborhood’s commercial corridors, transit infrastructure, and mixed-use properties is reinforcing Uptown as a vibrant, amenity-rich location for businesses seeking visibility, accessibility, and proximity to Chicago’s North Side population.



Area Demographics

	0.25 Miles	0.5 Miles	1 Mile
Total Population	9,071	30,396	78,044
Average Age	36.7	36.8	36.9
Total Households	4,786	16,699	44,948
People Per Household	2.9	2.8	2.8
Average Household Income	\$101,242	\$97,803	117,646
Average Home Value	\$346,866	\$371,390	\$367,745



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The information listed in this proposal has been obtained from sources we believe to be reliable, however we accept no responsibility for its correctness.

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