



THE FOUNDRY

2112 North Clybourn Ave

Boutique retail space available for lease in Lincoln Park



Jones Lang LaSalle Midwest, LLC



WELCOME TO LINCOLN PARK'S

Clybourn Corridor

Lincoln Park, a designated community located on the north side, is one of the most affluent neighborhoods in Chicago. A picturesque neighborhood with sweeping city views and botanical gardens, it has everything from beautiful community parks, amazing eateries, and acclaimed shopping. It is most known for its diverse community filled with breathtaking architecture.

Nestled on the western side of Lincoln Park, The Foundry presents a prime opportunity for retailers to join a prestigious lineup of well known, national brands along this highly trafficked retail corridor.

1 MILE RADIUS



55,874
POPULATION



57,949
DAYTIME POPULATION



\$245,580
AVG HOUSEHOLD INCOME



25,597
HOUSEHOLDS

Source: ESRI 2026



FOUNDRY PARK

Development Plan

- 3,200 residential units including apartments & SFHs
- 420,000 SF of retail & commercial space
- 350,000 SF of medical & traditional office space
- 34 AC of public green space

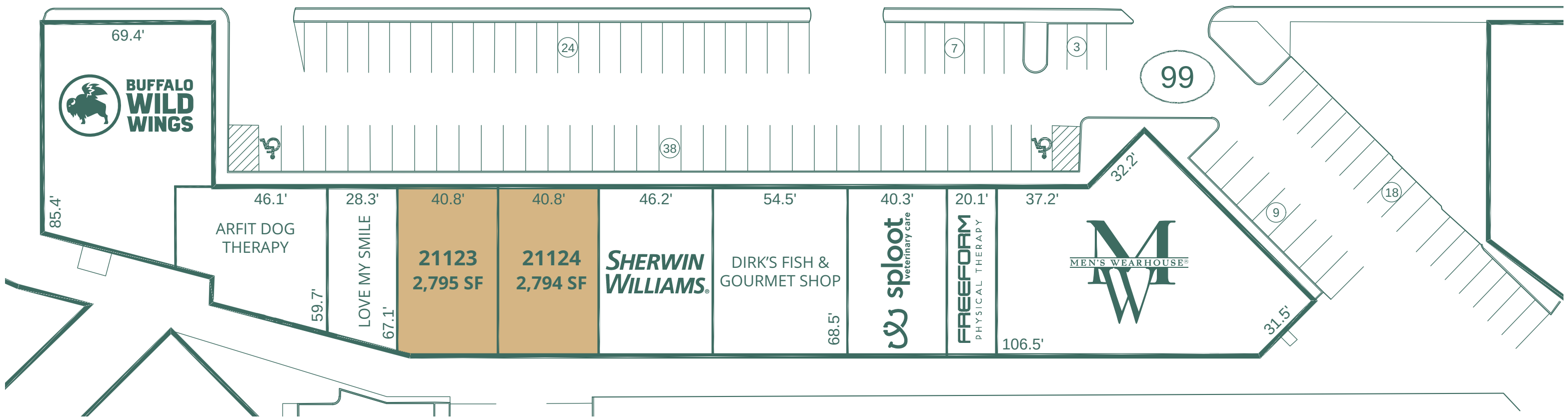
The map illustrates the Clybourn Corridor, a major urban development area in Chicago. Key features include:

- Streets:** Major thoroughfares such as North Ashland Avenue, North Elston Avenue, North Kingsbury Street, and North Sheffield Avenue are shown. Local streets like West Shakespeare Avenue, West Courtland Street, and West Willow Street are also labeled.
- Parks and Green Space:** Foundry Park is highlighted with a green outline, indicating its role as a central green space. Other green areas are scattered throughout the corridor.
- Commercial and Residential Developments:** Numerous projects are marked with logos and text boxes, including Webster Place, Market Square, Clybourn Commons, Clybourn Center physicians, Clybourn Galleria, Willow Street District, North & Sheffield Commons, North & Kingsbury, and Shops at Fremont. These developments range from retail centers to residential complexes.
- Public Transportation:** The map shows the locations of several CTA stations, including Fullerton Station, Armitage Station, and North/Clybourn Station, along with the Metra line.
- Infrastructure:** Major highways like I-90 and I-94 are depicted, along with local roads like North Elston Avenue and North Kingsbury Street.
- Community and Cultural Spaces:** The Salt Shed is noted for hosting 140+ concerts with 500,000+ visitors annually. Other cultural and community spaces are also indicated.

The map is a comprehensive overview of the Clybourn Corridor, showing the integration of urban development, public transportation, and green space.



NORTH CLYBOURN AVENUE



Up to 5,589 SF of combinable inline space available for lease



99 parking spots with three access points



5 minute drive time to/from I-90/94



121 residential units in neighboring building, with ±350 additional units planned behind the site



Less than one mile from the North/Clybourn Red Line Station, Armitage Brown & Purple Express Line Station, and Fullerton Red/Brown/Purple Line Station





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