

AVAILABLE FOR LEASE

# 4806 N Clark

CHICAGO, 60640

PRESENTED BY:

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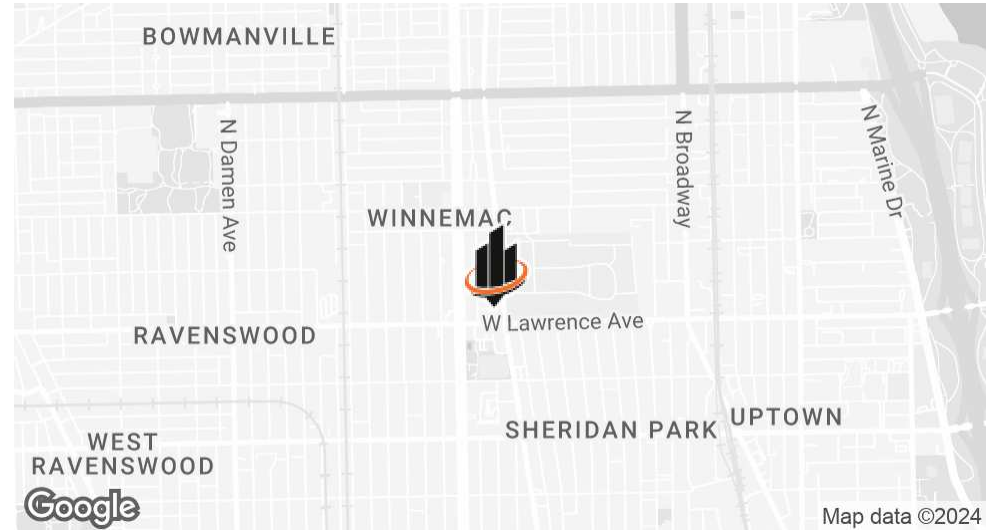
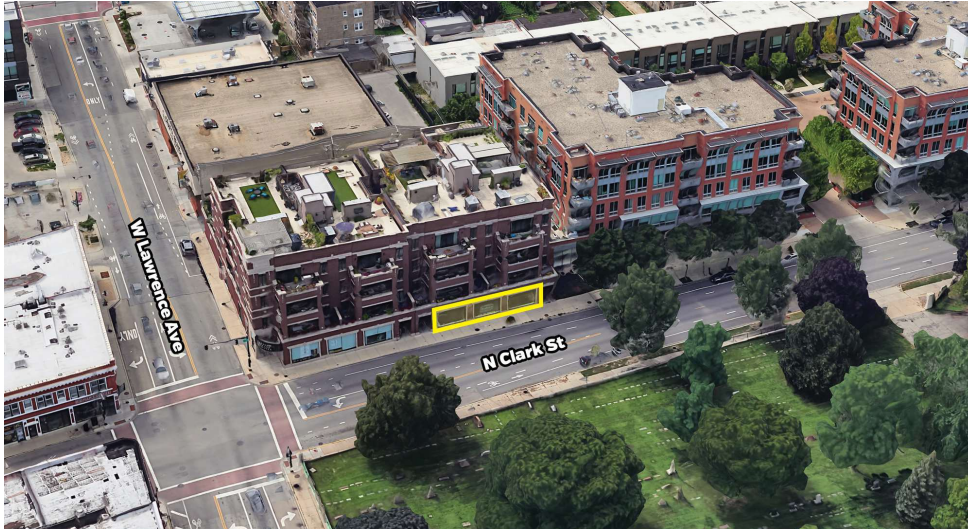


N Lawrence Ave

N Clark St

ONLY ONLY

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$4,000.00 per month (MG)
<b>ZONING:</b>	B3
<b>AVAILABLE SF:</b>	2068 SF
<b>WARD/ALDERMAN:</b>	47th/Matt Martin
<b>EXISTING CONDITION:</b>	High level vanilla box

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## PROPERTY DESCRIPTION

2,068 Square Feet of Prime Retail Space Available

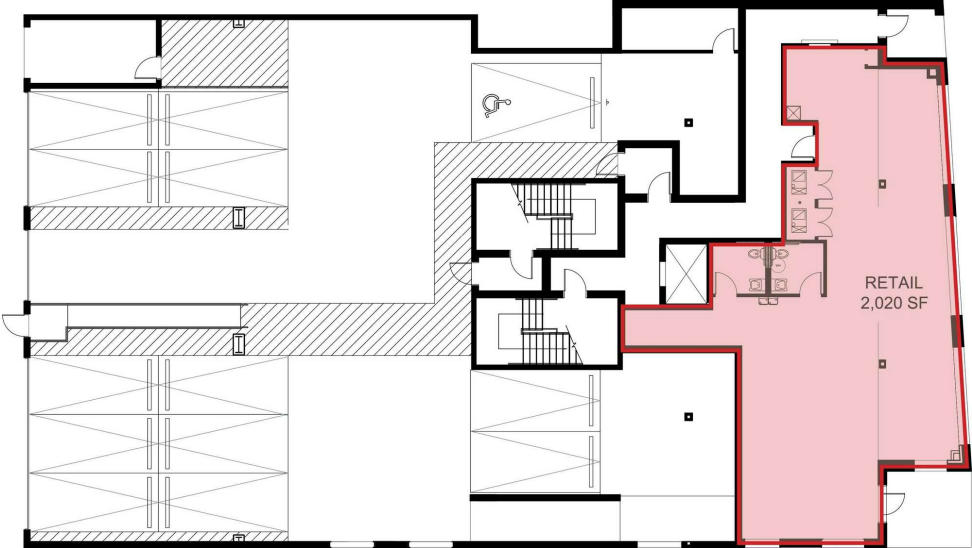
2016 construction, Hard-Corner Location  
Exceptional storefront design with floor-to-ceiling, butt-joint glazed glass  
Spacious 11'4" ceiling heights  
ADA-compliant with men's and women's restrooms  
Zoning & Business Opportunities

Zoned B3-2, allowing a wide range of business uses  
No liquor license moratoriums along this stretch of Clark and Lawrence

## LOCATION DESCRIPTION

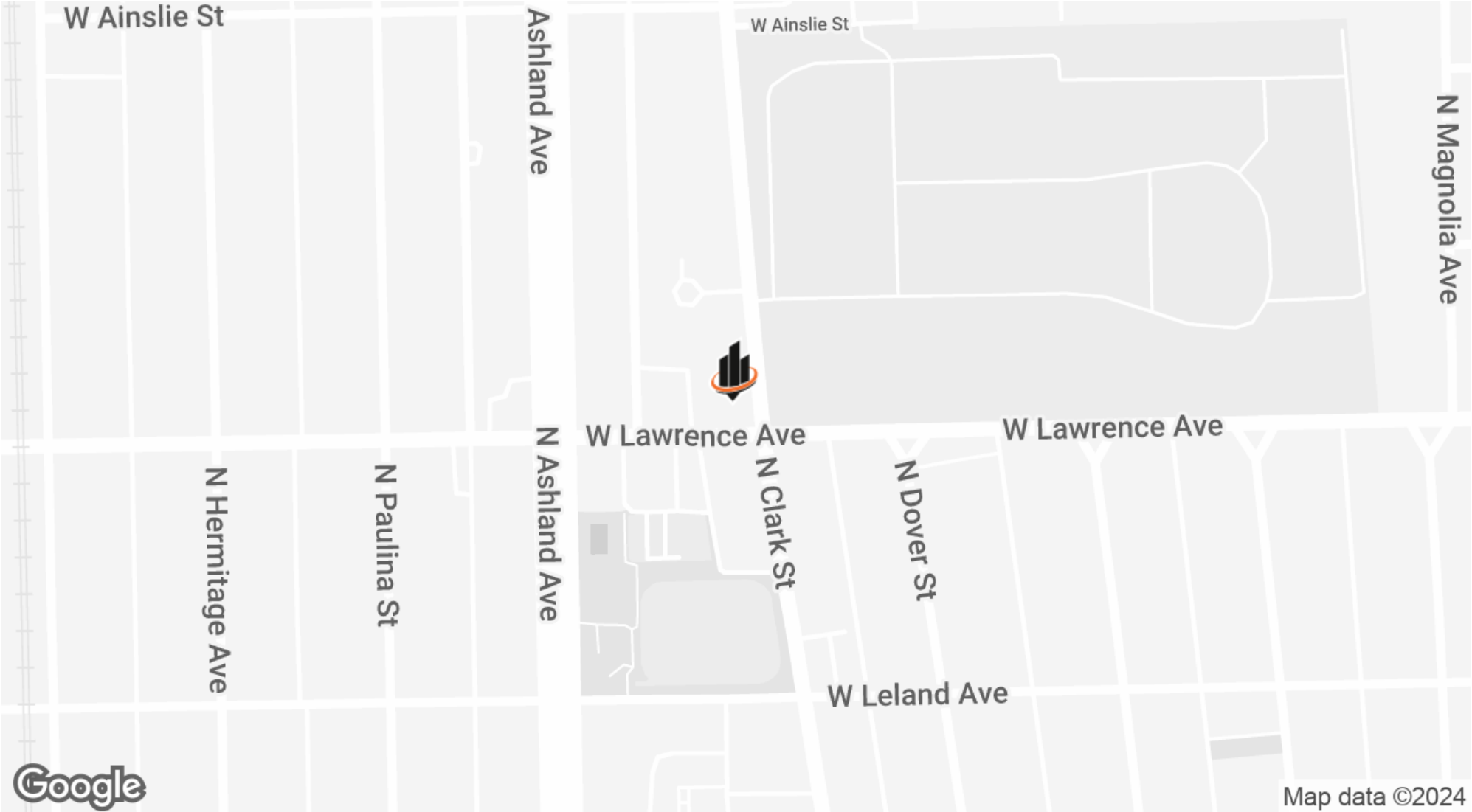
This hard corner and in-line retail space is located at the confluence of the Andersonville, Lincoln Square and Uptown neighborhoods. High visibility, drive side location with excellent traffic counts along both Clark and Lawrence. Densely populated neighborhood.

# PHOTO AND FLOOR PLAN



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**LOCATION MAP**



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

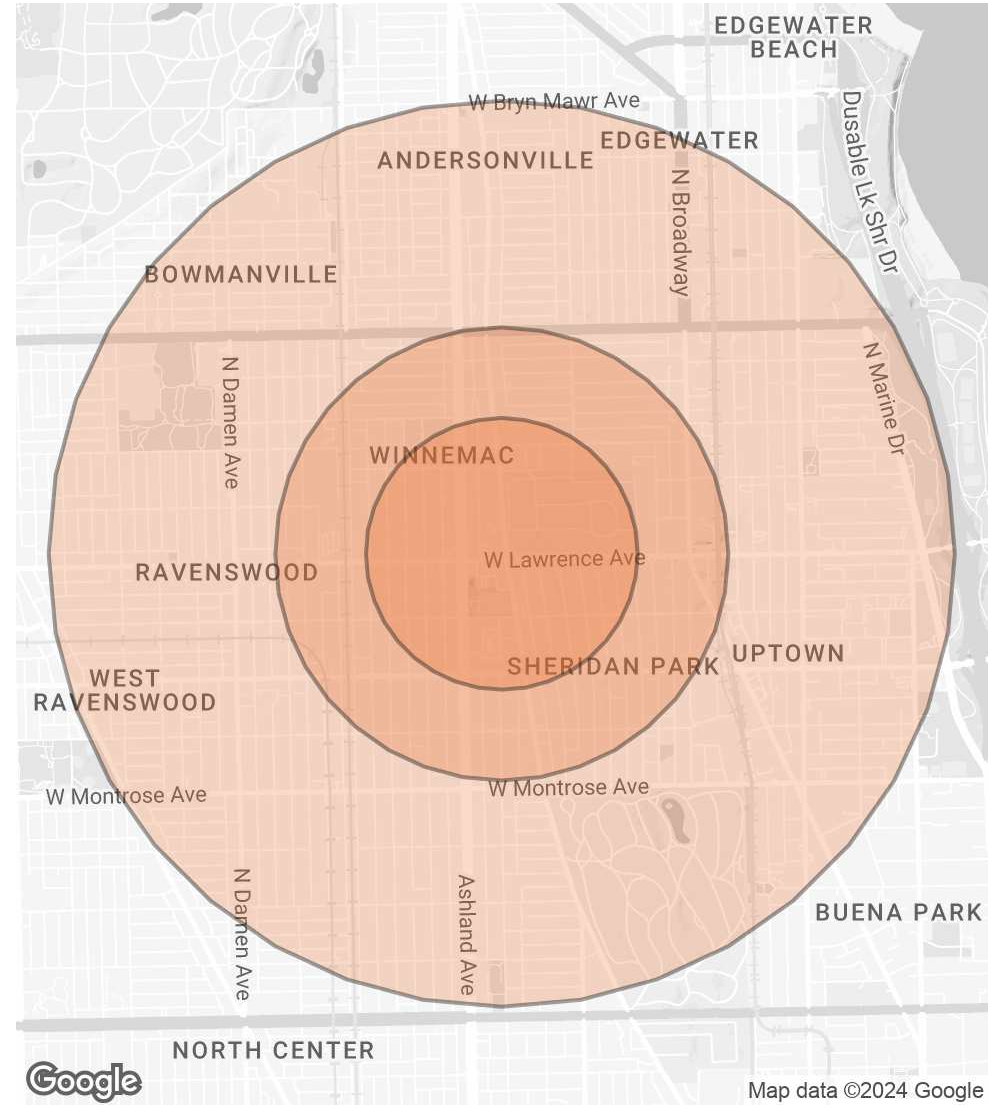
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	3,858	18,928	80,893
AVERAGE AGE	39	39	41
AVERAGE AGE (MALE)	40	40	40
AVERAGE AGE (FEMALE)	39	39	41

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,227	10,530	44,170
# OF PERSONS PER HH	1.7	1.8	1.8
AVERAGE HH INCOME	\$119,028	\$113,167	\$112,382
AVERAGE HOUSE VALUE	\$614,310	\$550,587	\$574,259

Demographics data derived from AlphaMap



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