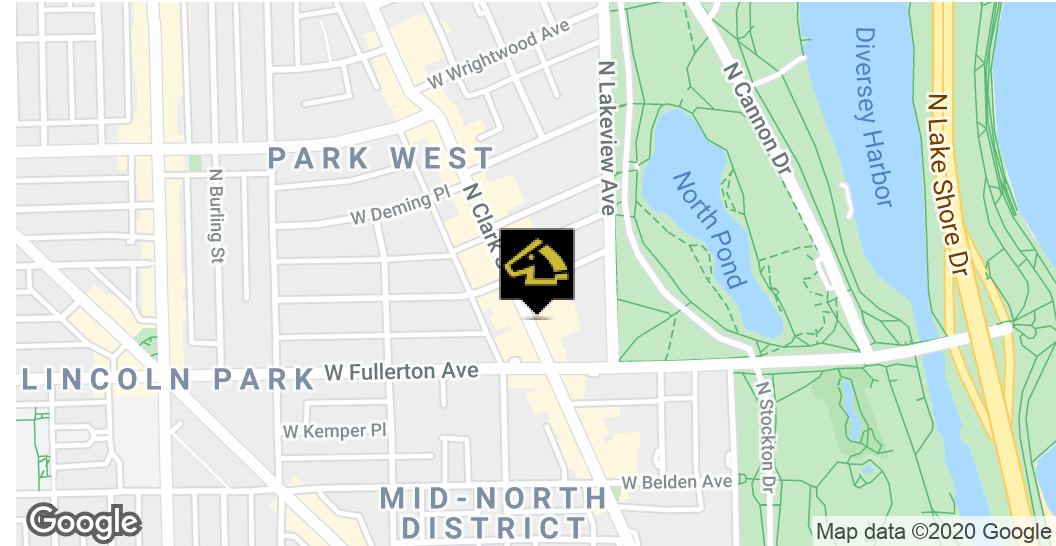


RETAIL CENTER - CLARK & FULLERTON

2425 N CLARK STREET, CHICAGO, IL 60614



OFFERING SUMMARY

Lease Rate:	\$42.76 SF/yr (NNN)
Building Size:	77,498 SF
Available SF:	840 SF
Lot Size:	1.02 Acres
Year Built:	1927
Renovated:	2015
Zoning:	B3-2
Traffic Count:	15,900

PROPERTY OVERVIEW

Available for occupancy starting May 1, 2020. Sublease is through 8/31/2021 with an option to renew for an additional three years.

PROPERTY HIGHLIGHTS

- Sublease opportunity through 8/31/2021
- Excellent walk & drive traffic
- Signage available
- Move in ready for various business/retailers
- Located in the heart of Lincoln Park neighborhood
- Fully renovated within last few years (new storefront glass, windows, HVAC system)
- Ready for food-handling businesses - per city health code

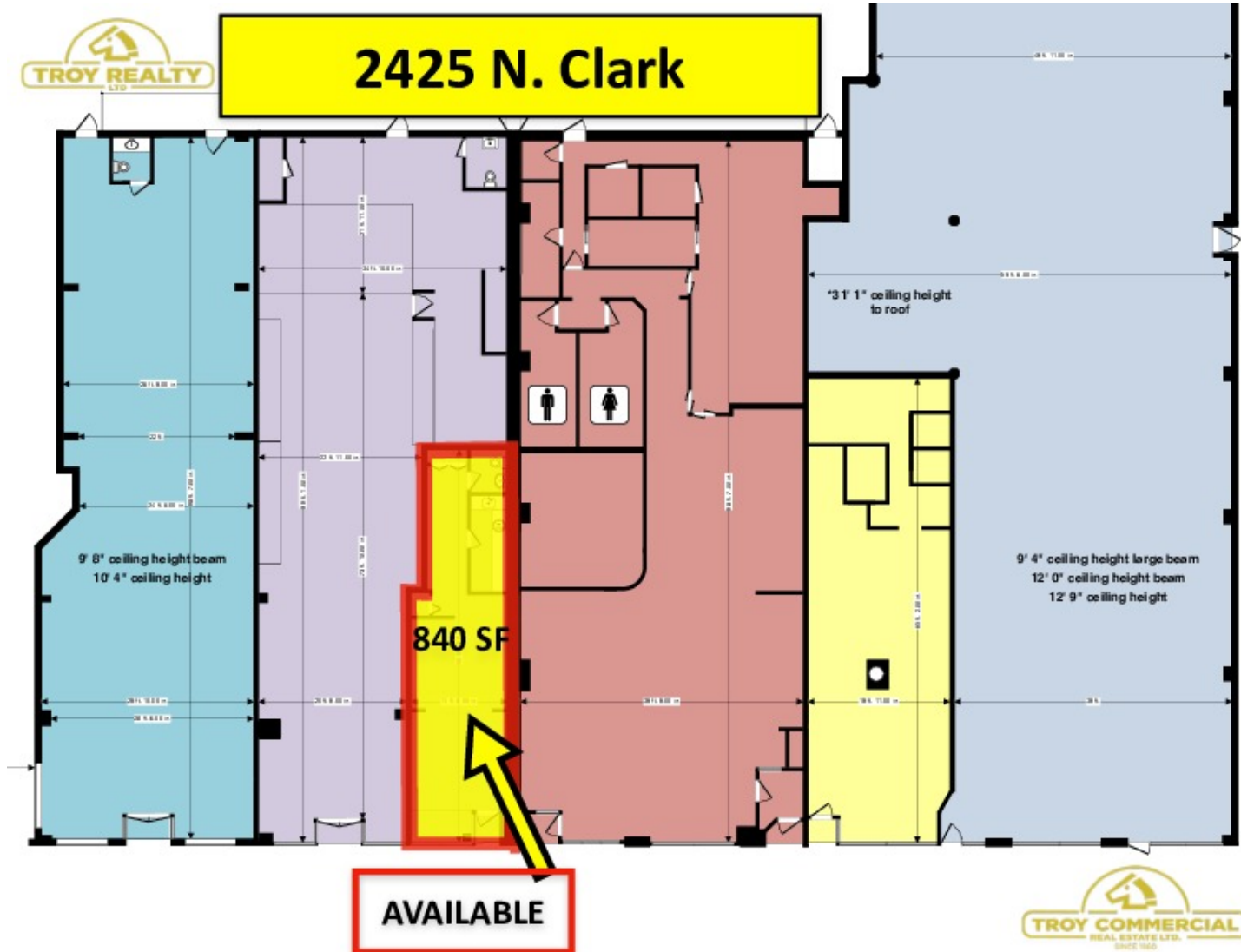
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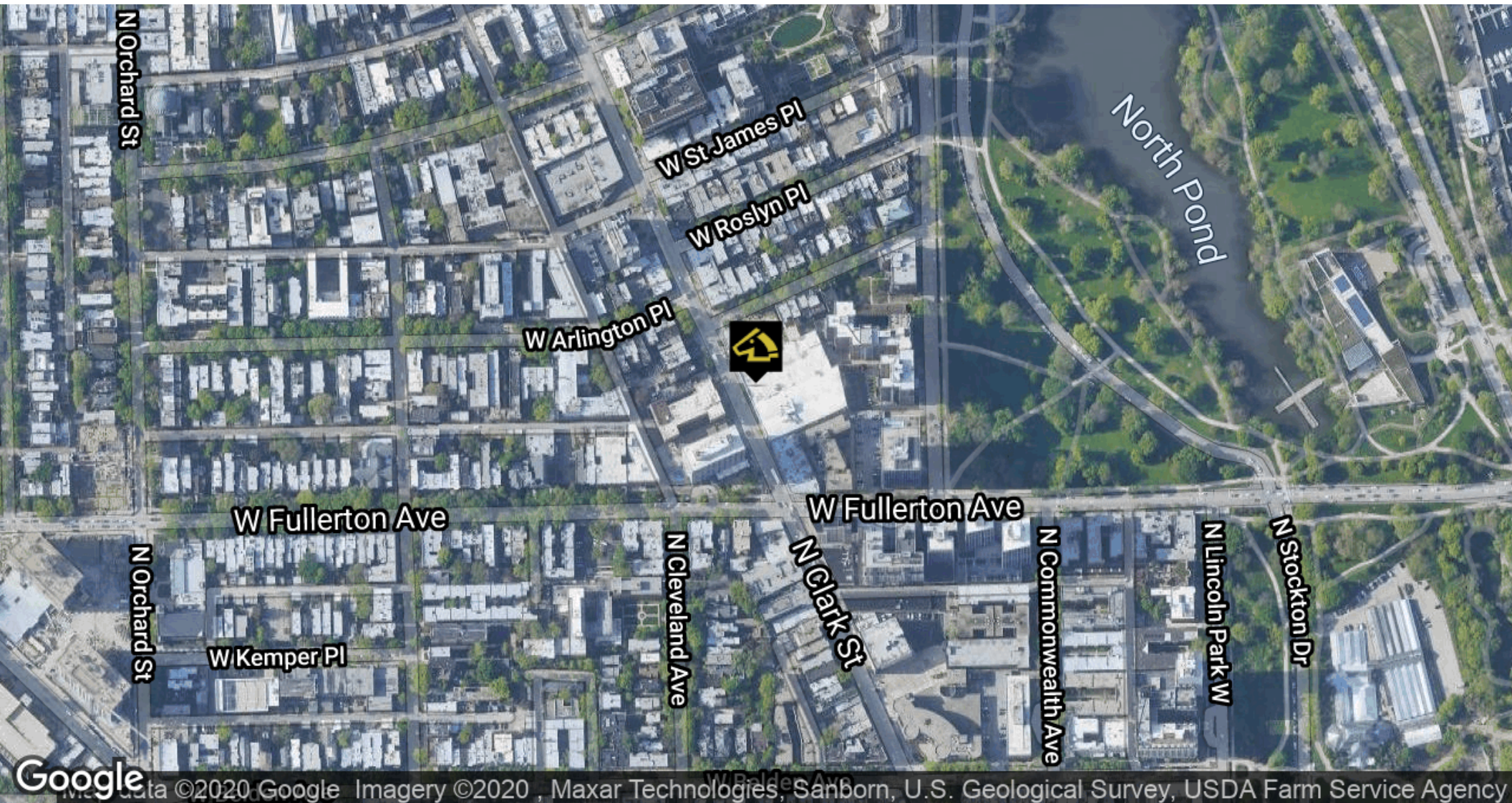
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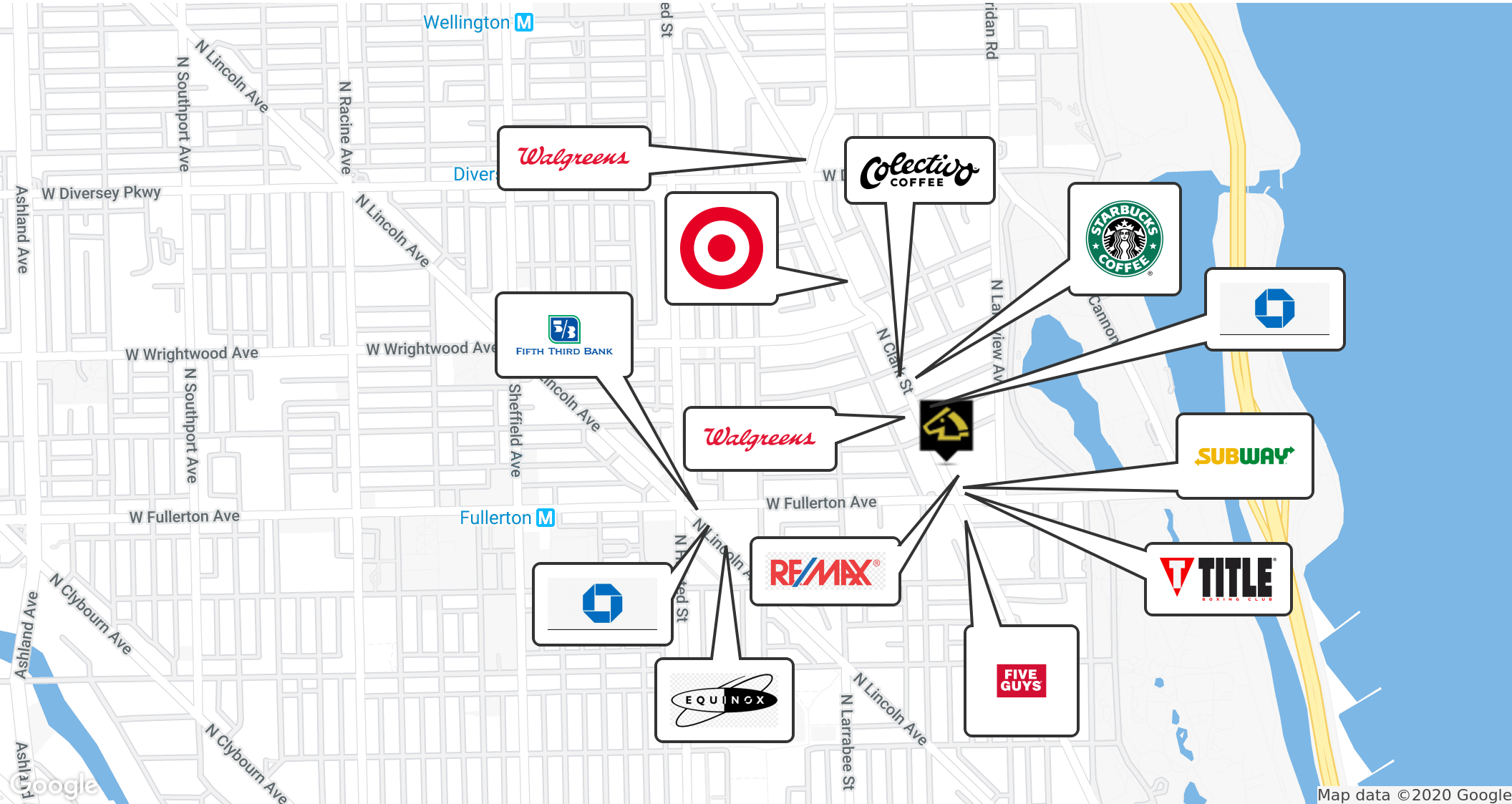
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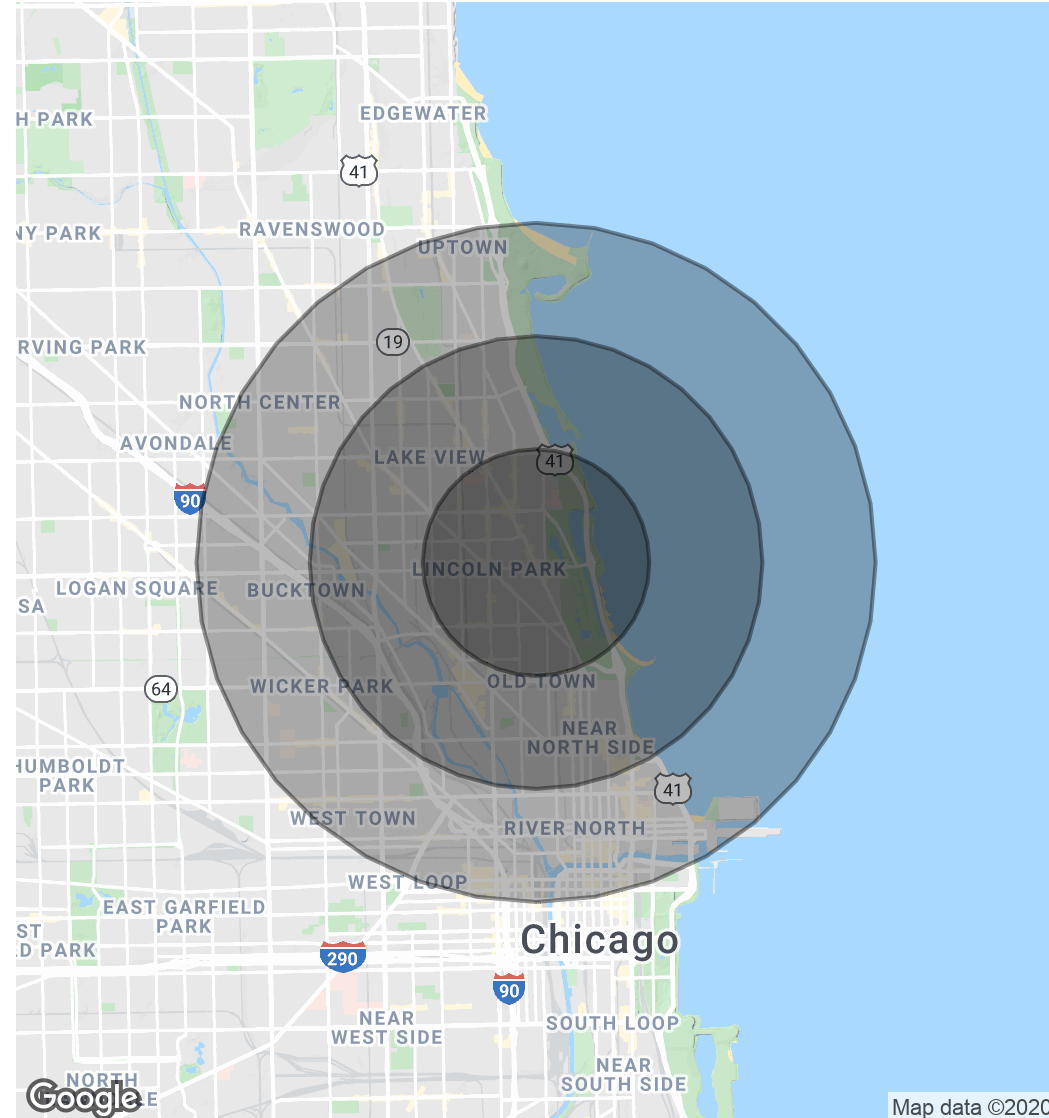
RETAIL CENTER - CLARK & FULLERTON

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	66,802	204,153	399,758
Median age	31.7	32.7	33.4
Median age (Male)	32.8	33.5	33.9
Median age (Female)	31.0	32.2	33.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	38,629	112,663	214,643
# of persons per HH	1.7	1.8	1.9
Average HH income	\$115,039	\$117,195	\$115,600
Average house value	\$667,497	\$552,250	\$557,645

* Demographic data derived from 2010 US Census



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