

AVAILABLE FOR SALE OR LEASE

# Prime Retail Opportunity in Andersonville – High Visibility on Clark Street

CHICAGO, 60640

Chicago, IL 60640

PRESENTED BY:

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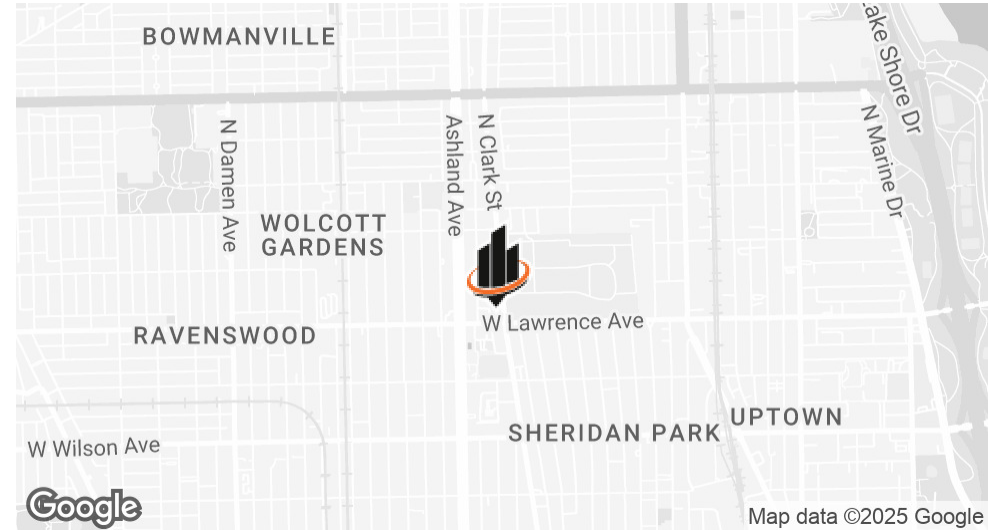
## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$449,000
<b>LEASE RATE:</b>	\$4,800.00 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

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

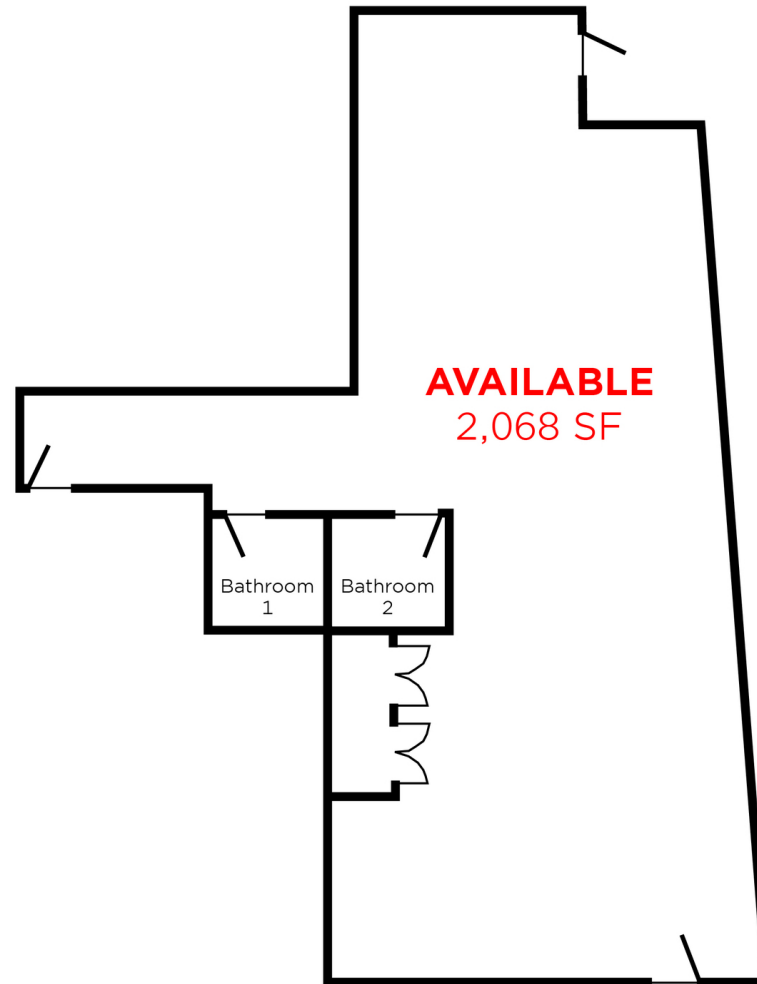
Zoned B3-2, allowing a wide range of business uses

No liquor license moratoriums along this stretch of Clark and Lawrence

## LOCATION DESCRIPTION

This 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.

## FLOOR PLAN



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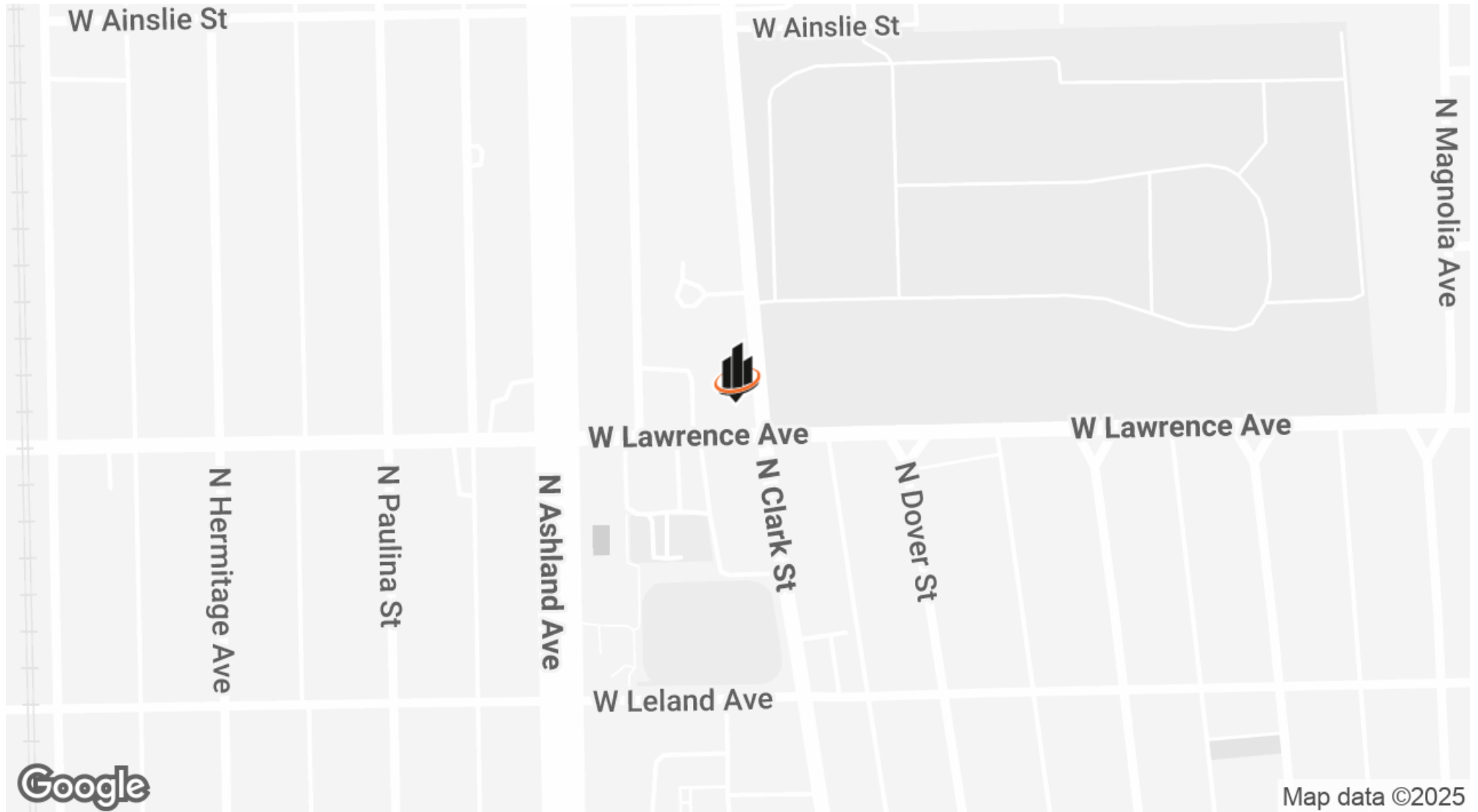
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**PRIME RETAIL OPPORTUNITY IN ANDERSONVILLE - HIGH VISIBILITY ON CLARK STREET** | 4806 N Clark St Chicago, IL 60640 **SVN** | CHICAGO

## LOCATION MAP



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## POPULATION

0.3 MILES 0.5 MILES 1 MILE

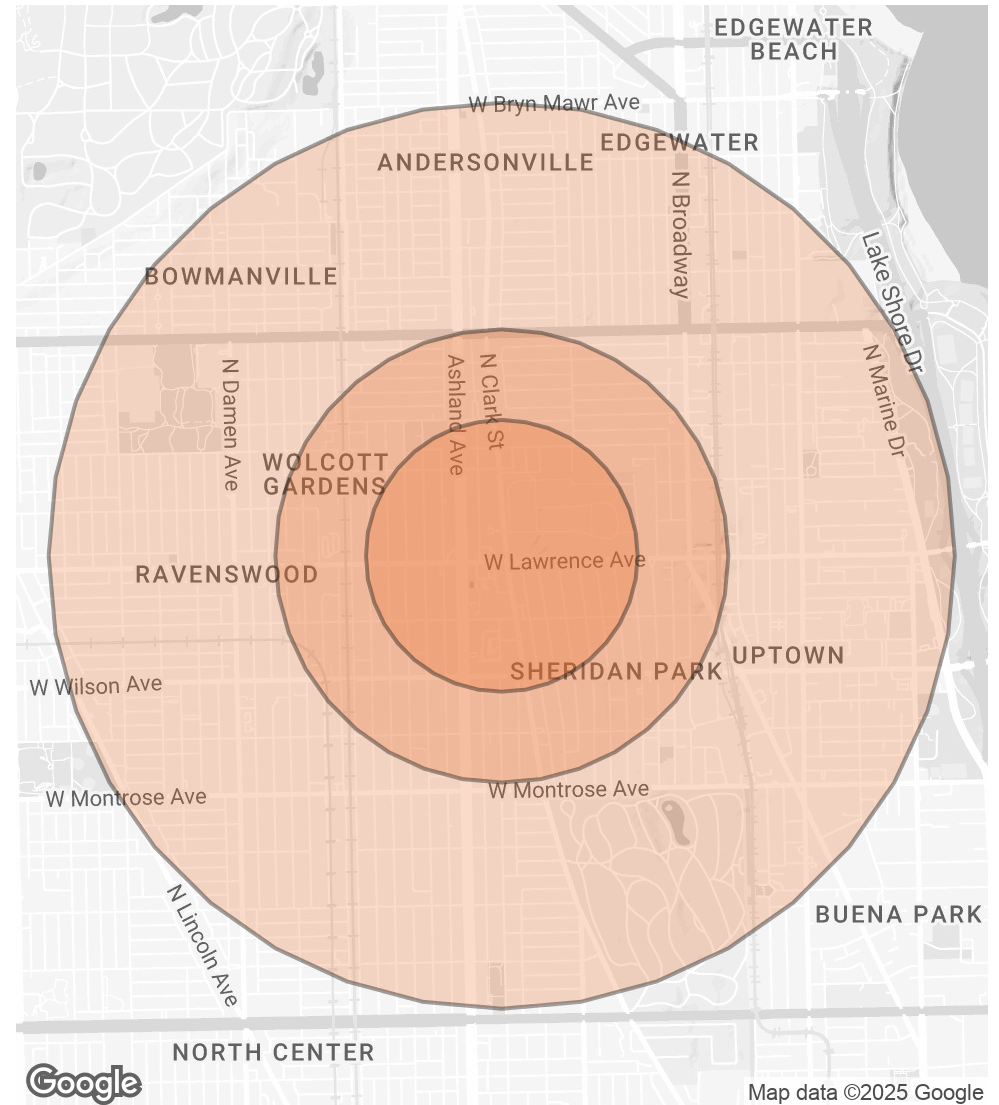
TOTAL POPULATION	3,858	18,928	80,893
AVERAGE AGE	39	39	41
AVERAGE AGE (MALE)	40	40	40
AVERAGE AGE (FEMALE)	39	39	41

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

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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