

Storefront For Lease at the Base of a New 54-Unit Apartment Building in Avondale

Frontline Real Estate Partners

4914 - 4916 NORTH CLARK ST | CHICAGO, IL 60640



OFFERING SUMMARY

Lease Rate:	\$28.00 PSF (NNN)
NNN's:	\$6.00 PSF
Available SF:	2,991 SF
Year Built:	2019
Zoning:	B3-3 Community Shopping District
Market:	North Chicago
Traffic Count:	9,350

PROPERTY OVERVIEW

2,991 SF available for lease at the base of a brand new 54-unit luxury mid-rise apartment building along North Clark Street in Chicago's Andersonville neighborhood. The building is located at the northwest corner of the Clark and Ainsley intersection providing visibility and exposure to over 9,000 VPD as well as an abundance of foot traffic. The available unit is in vanilla box condition offering flexibility for an array of retail, restaurant, office or medical office tenants. The property also offers prospective Tenants a chance to join Co-Tenant North Shore Immediate Care. Additionally, the property is well located one (1) mile from Lake Shore Drive, both the Argyle and Lawrence Red Line "L" Stations, and walking distance from both Methodist Hospital of Chicago and Aragon Ball Room. Neighboring Retailers include Jewel-Osco, Mariano's, CVS/Pharmacy, Pet Smart, Dollar Tree, Dunkin', Dollop Coffee, The Bongo Room, Chipotle, Dispensary 33 and Jimmy John's, among others.

PROPERTY HIGHLIGHTS

- Opportunity to join Co-Tenant North Shore Immediate Care at base of 54-unit luxury mid-rise apartment building in Avondale
- Unit will be delivered in vanilla box condition providing flexibility for retail, restaurant, office and medical office build-outs
- Landlord willing to contribute TI dollars towards construction
- Conveniently located within one (1) mile of Lake Shore Drive and walking distance from both the Argyle and Lawrence Red "L" Stations
- Walking distance to Methodist Hospital of Chicago and Aragon Ballroom

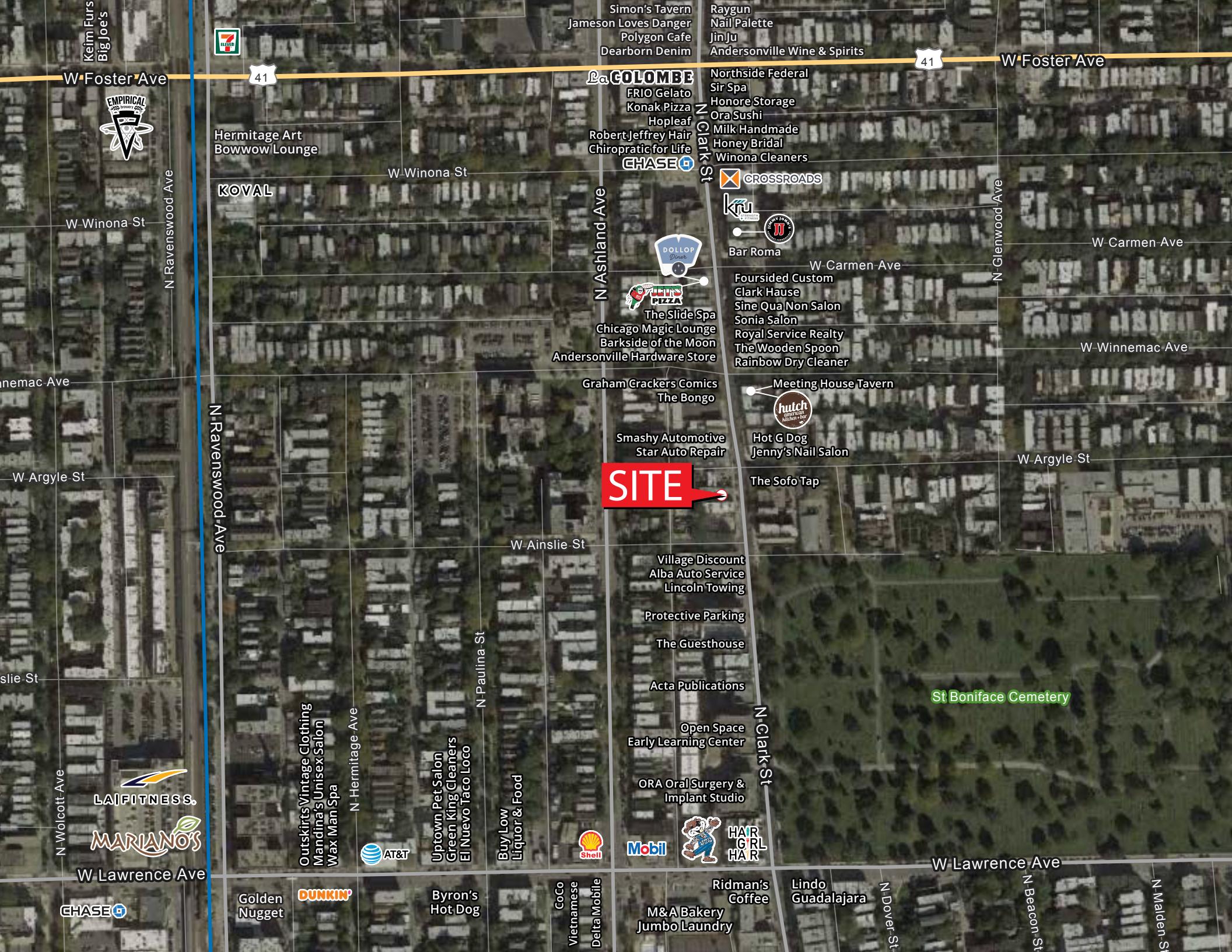
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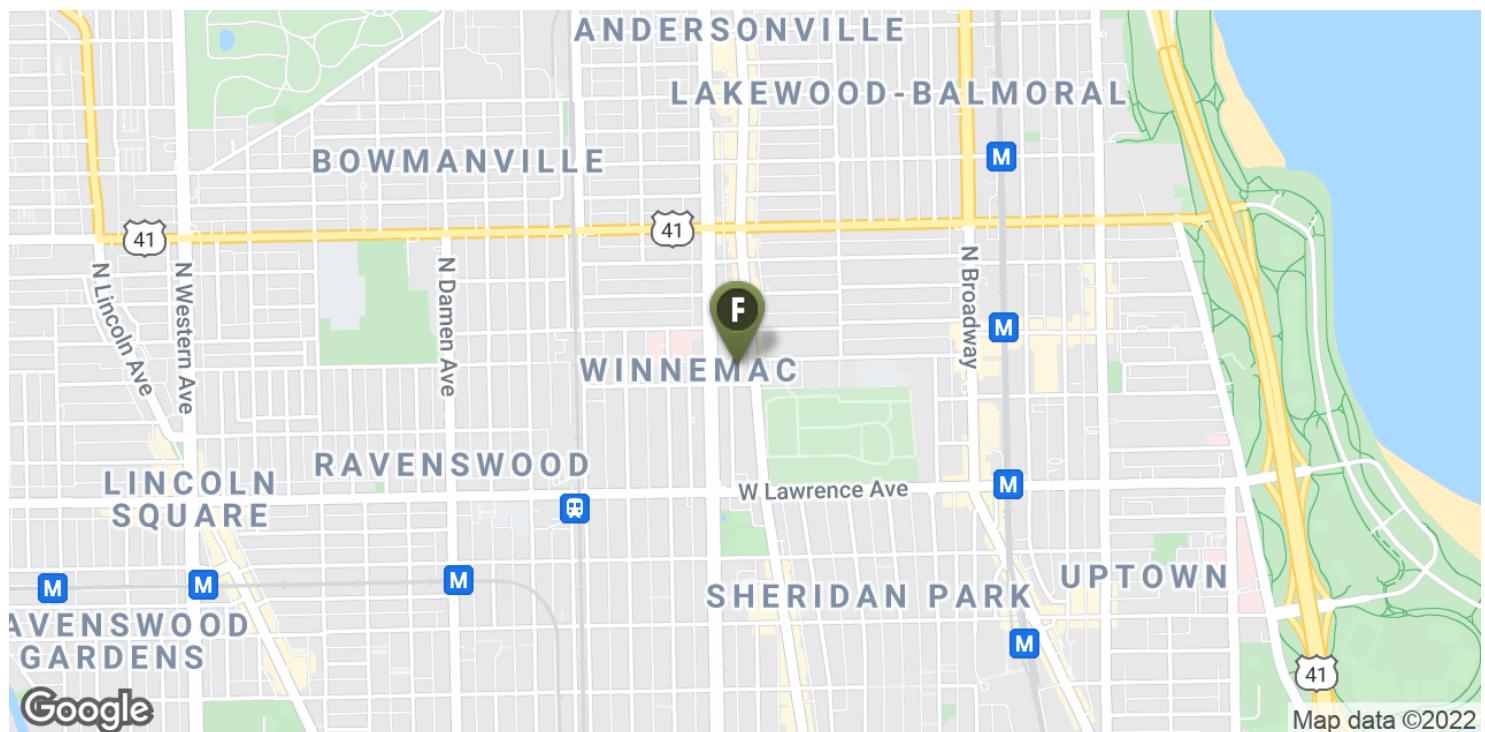
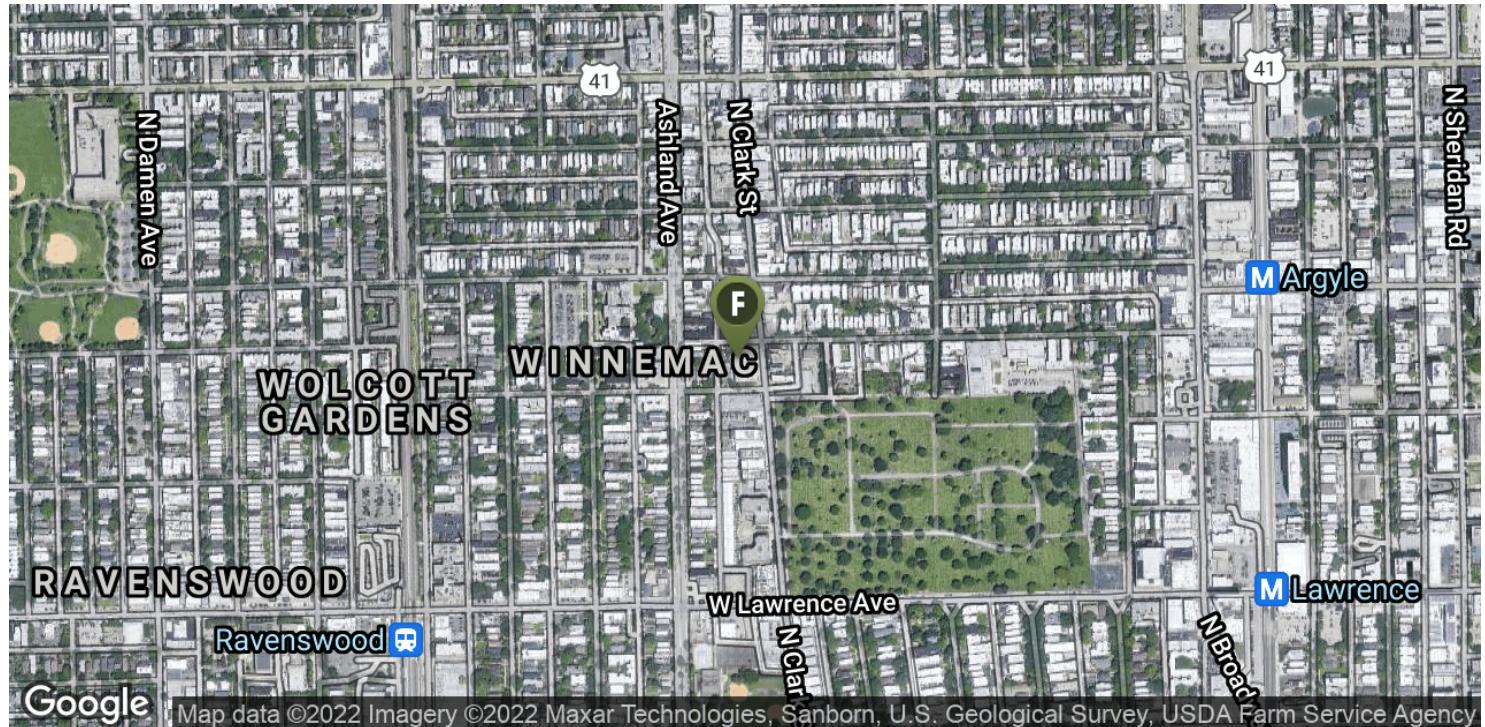


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LOCATION MAPS



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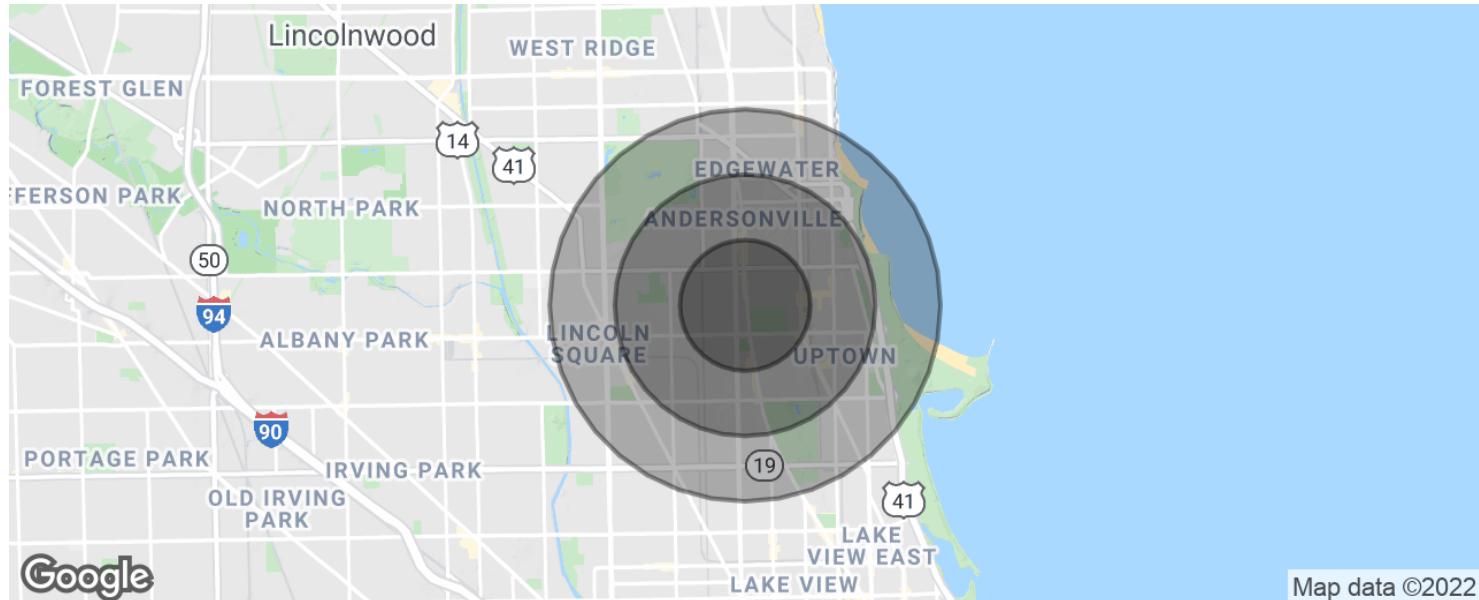
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	17,317	70,120	154,359
Median age	35.5	35.7	36.1
Median age (Male)	36.6	36.6	36.6
Median age (Female)	35.2	34.9	35.9
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	8,715	35,752	78,550
# of persons per HH	2.0	2.0	2.0
Average HH income	\$74,399	\$71,948	\$70,323
Average house value	\$458,349	\$446,009	\$443,643
RACE	0.5 MILES	1 MILE	1.5 MILES
% White	69.8%	65.9%	64.8%
% Black	5.4%	11.5%	13.1%
% Asian	10.8%	10.4%	10.8%
% Hawaiian	0.1%	0.3%	0.2%
% American Indian	0.1%	0.2%	0.3%
% Other	12.1%	9.6%	8.9%

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ADDITIONAL PHOTOS

