

# 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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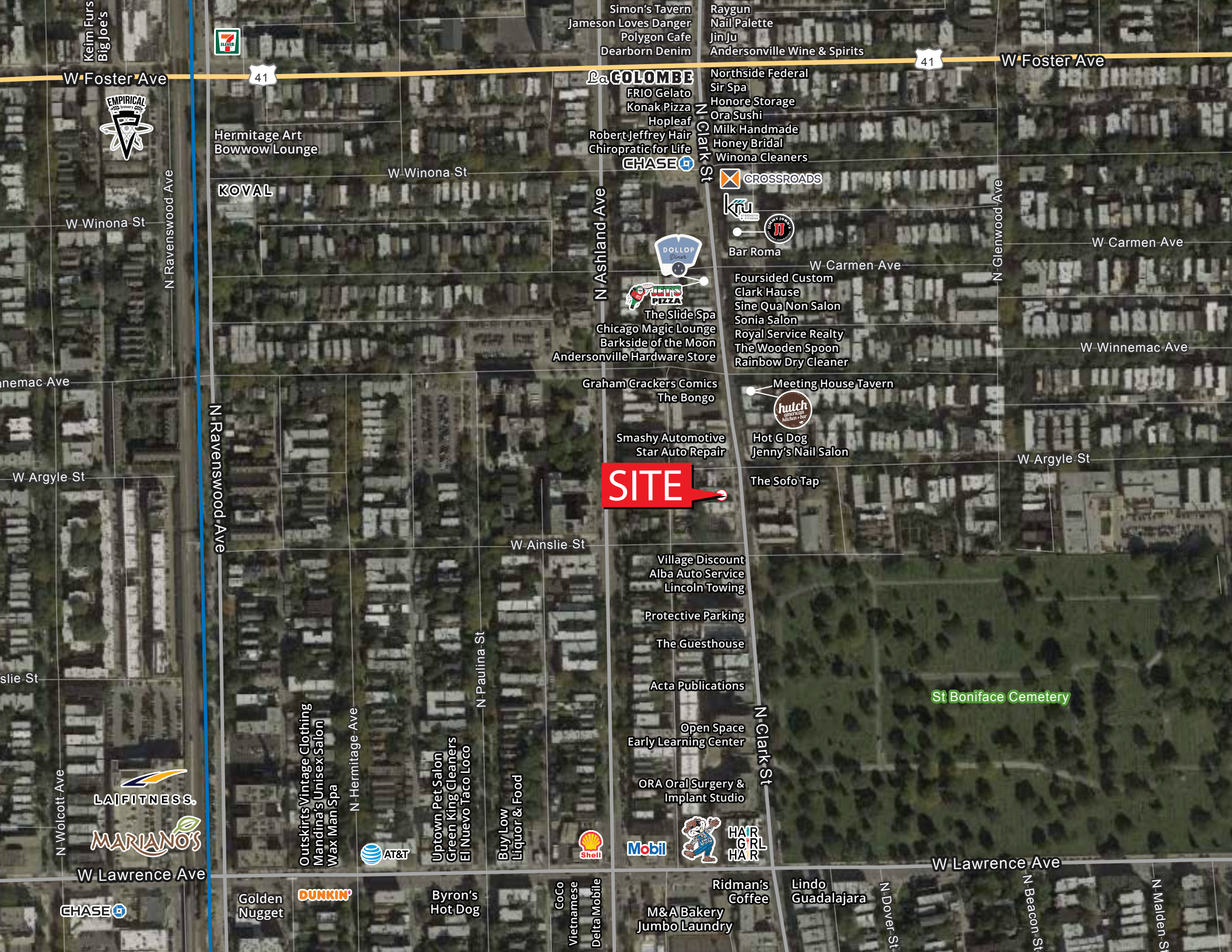
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W Foster Ave



41

Simon's Tavern  
Jameson Loves Danger  
Polygon Cafe  
Dearborn Denim

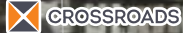
Raygun  
Nail Palette  
Jin Ju  
Andersonville Wine & Spirits

41

W Foster Ave

La COLOMBE  
FRIO Gelato  
Konak Pizza  
Hopleaf  
Robert Jeffrey Hair  
Chiropractic for Life  
CHASE

Northside Federal  
Sir Spa  
Honore Storage  
Ora Sushi  
Milk Handmade  
Honey Bridal  
Winona Cleaners



Bar Roma

W Carmen Ave

Foursided Custom  
Clark House  
Sine Qua Non Salon  
Sonia Salon  
Royal Service Realty  
The Wooden Spoon  
Rainbow Dry Cleaner

W Carmen Ave

The Slide Spa  
Chicago Magic Lounge  
Barkside of the Moon  
Andersonville Hardware Store

Graham Crackers Comics  
The Bongo

Smashy Automotive  
Star Auto Repair

Meeting House Tavern

Hot G Dog  
Jenny's Nail Salon

W Argyle St

**SITE**

The Sofo Tap

W Ainslie St

Village Discount  
Alba Auto Service  
Lincoln Towing

Protective Parking

The Guesthouse

Acta Publications

Open Space  
Early Learning Center

ORA Oral Surgery &  
Implant Studio

N Clark St

St Boniface Cemetery

N Wolcott Ave

LAIFITNESS.

MARIANO'S

W Lawrence Ave



Golden Nugget

DUNKIN'

Byron's  
Hot Dog

CoCo  
Vietnamese  
Delta Mobile



Mobil



HAR  
GRL  
HAR

Ridman's  
Coffee

Lindo  
Guadalajara

N Doyer St

W Lawrence Ave

N Beacon St

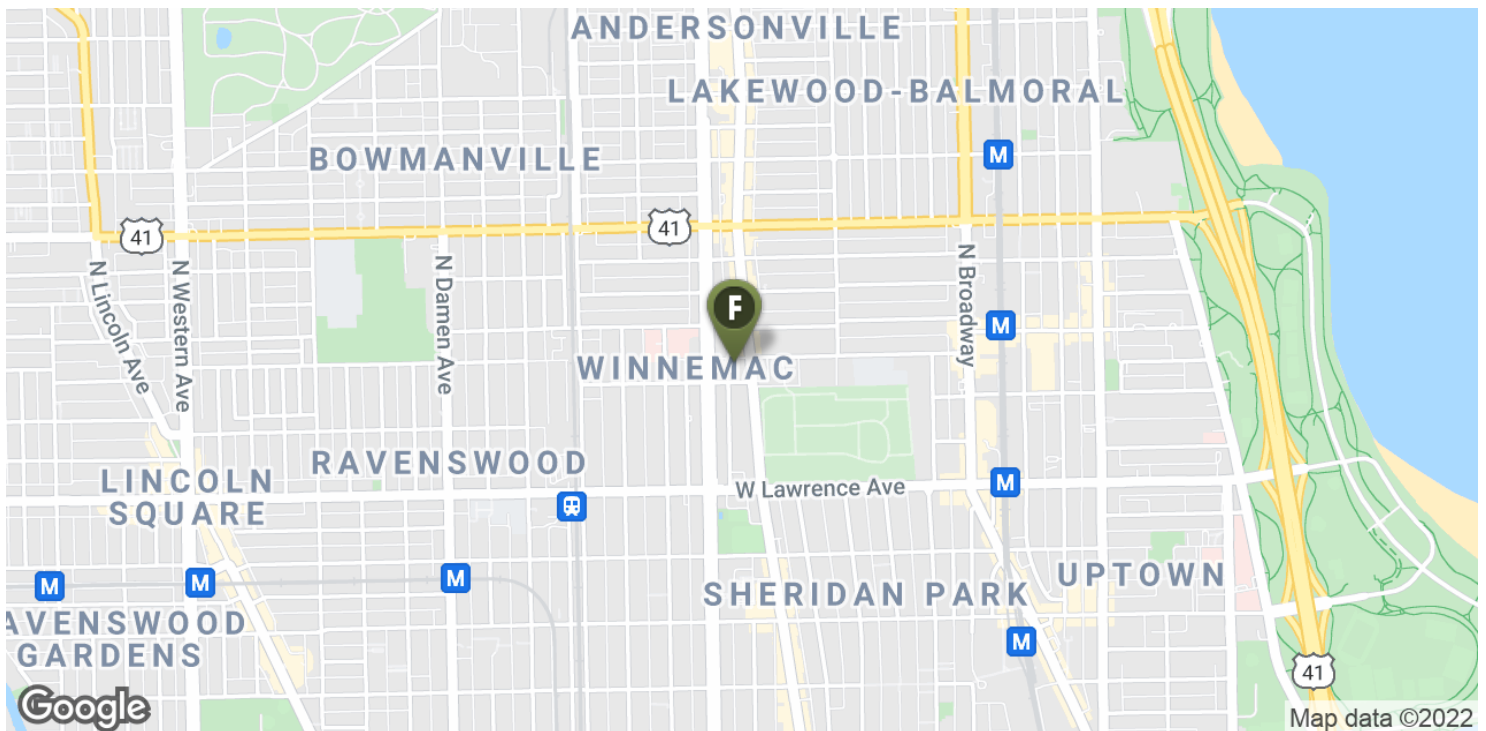
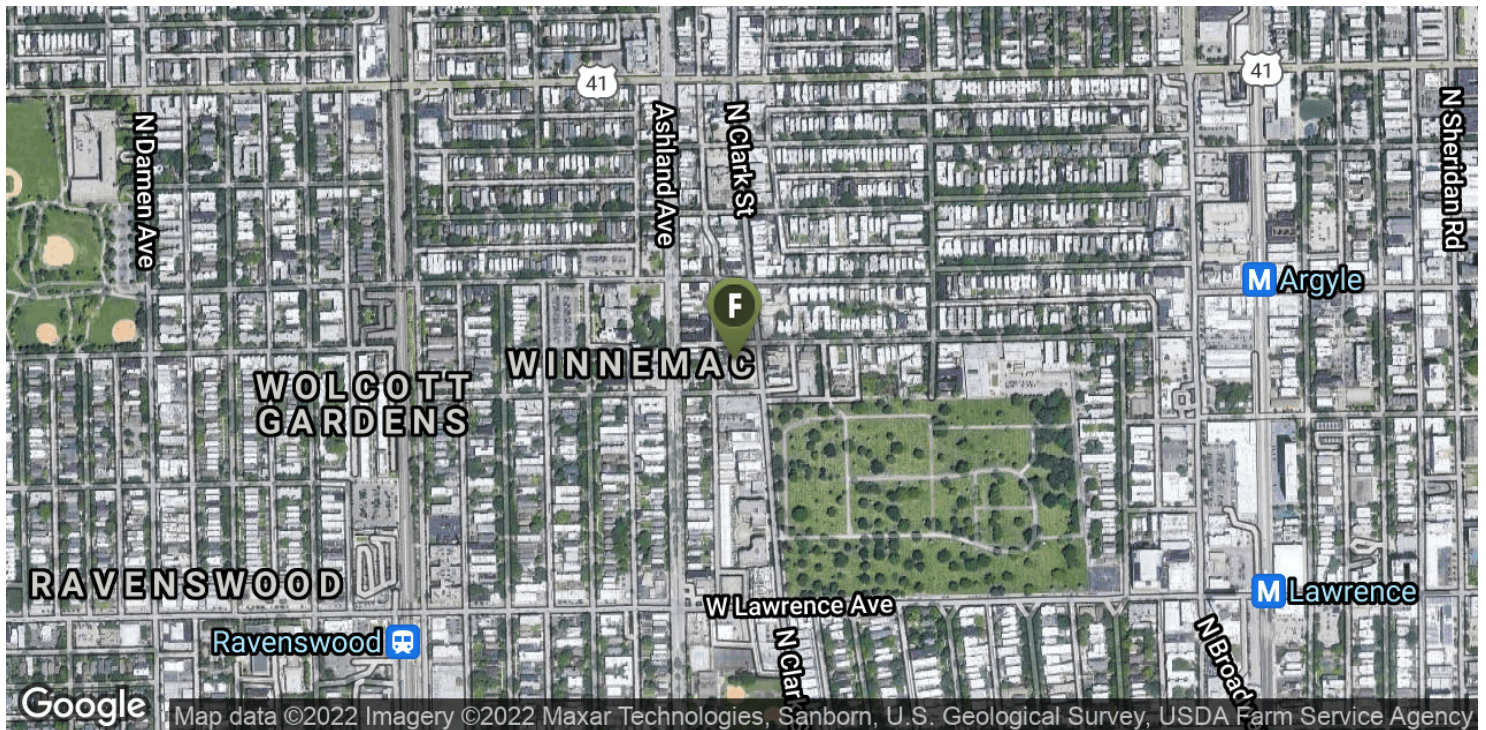
N Malden St

## FOR LEASE

Storefront Retail Space at Base of Brand New 54-Unit Apartment Building - Join North Shore Immediate Care

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## LOCATION MAPS



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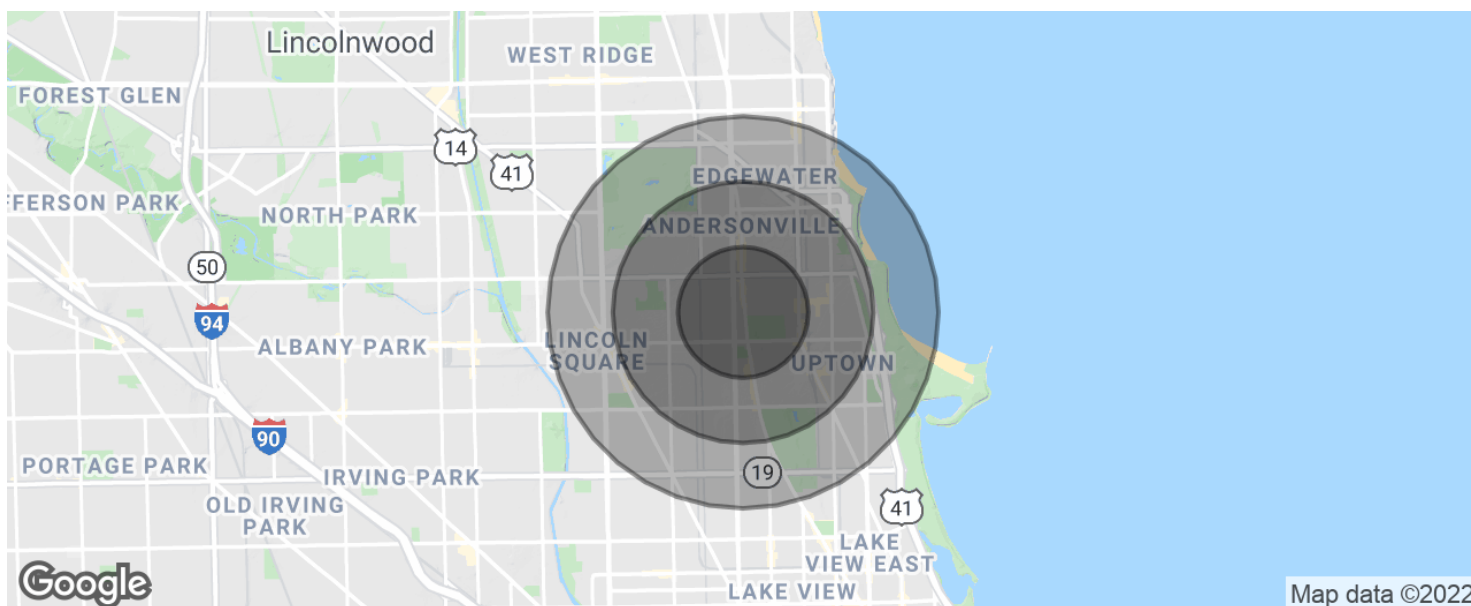
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## DEMOGRAPHICS MAP & REPORT



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](#)

