



MONARK

4410 N. CLARK

# RETAIL SPACE

2,545 SF ideal for medical  
office, soft goods, boutique  
fitness, or service retail

For retail leasing information, please contact:

**MICHAEL FLINCHBAUGH**

(312) 741-8121 [mflinchbaugh@bradfordallen.com](mailto:mflinchbaugh@bradfordallen.com)

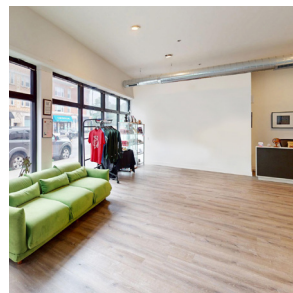
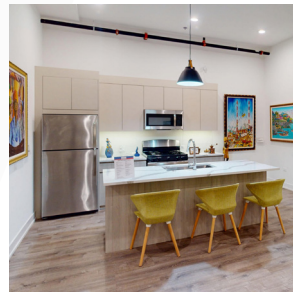
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# COLUMN-FREE PLUG-AND-PLAY RETAIL SPACE IN UPTOWN

This beautifully built-out **2,545 SF showroom space** offers a rare **column-free layout with high ceilings**, a full kitchen, two bathrooms, and a private office. Located at the base of a newly constructed 25-unit apartment building (2022), the space features **over 20 feet of Clark Street frontage** with excellent **signage opportunities** and top-tier construction throughout the building.



## STRONG NEIGHBORHOOD DEMOGRAPHICS

Population 1-mile . . . . .	<b>82,642</b>
Households 1-mile . . . . .	<b>43,114</b>
Average Income . . . . .	<b>\$106,116</b>
Median Home Value . . . . .	<b>\$412,638</b>

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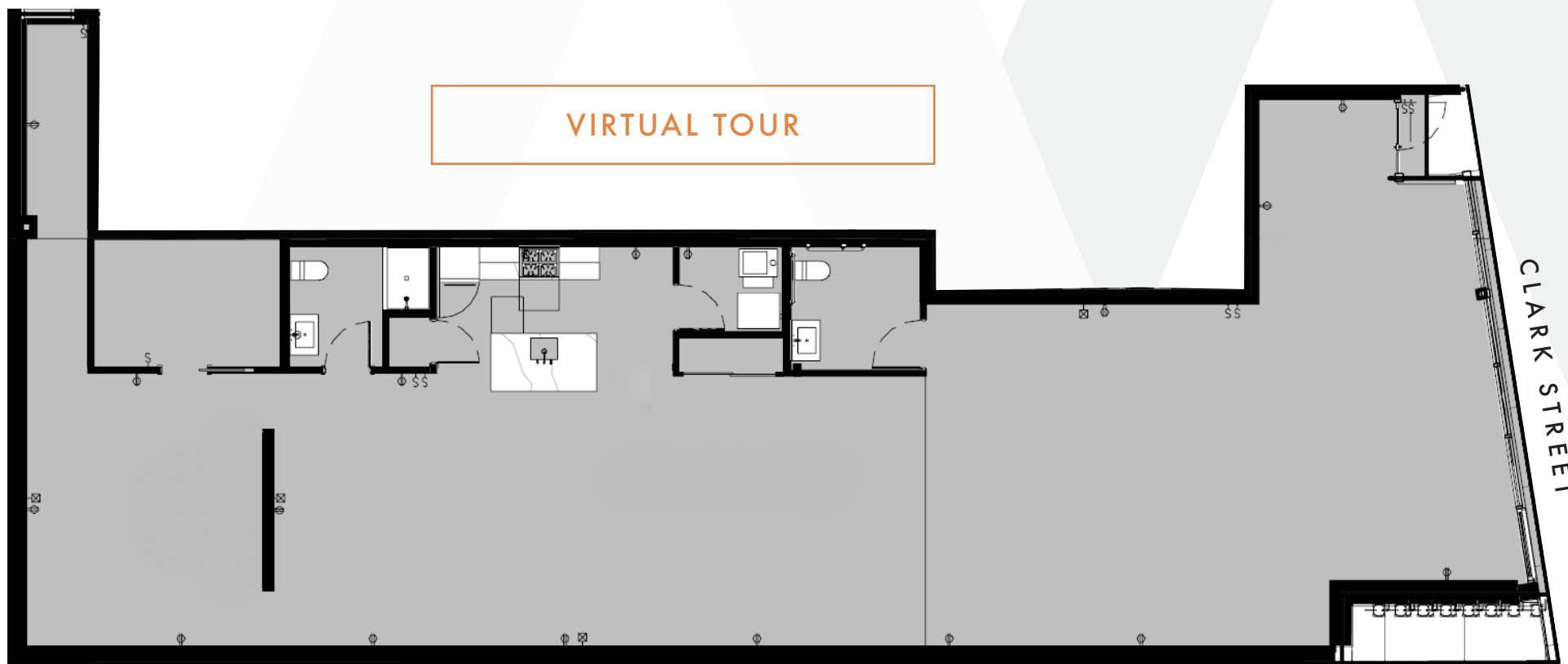
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# 2,545 SF RETAIL SPACE



- Full kitchen
- Two bathrooms
- Private office
- High ceilings
- B1-3 zoning
- Washer/dryer hookup
- Over 20 feet of frontage facing Clark Street
- Signage opportunities

VIRTUAL TOUR



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# LOCATION

Situated just steps from the bustling intersection of Montrose and Clark, the property is surrounded by a vibrant mix of local, regional, and national retailers in the thriving North Clark Street corridor. Zoned B1-3, it's ideal for medical, boutique fitness, soft goods, or service retail uses.

0.5 miles from Montrose and Wilson CTA train stops and conveniently located near many parks, including the lakefront trails, Clarendon Park Community Center, and Montrose Beach.



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