

**5632-52 N. Clark St., Chicago, IL**

**\$35.00/SF NNN**



## Property Highlights

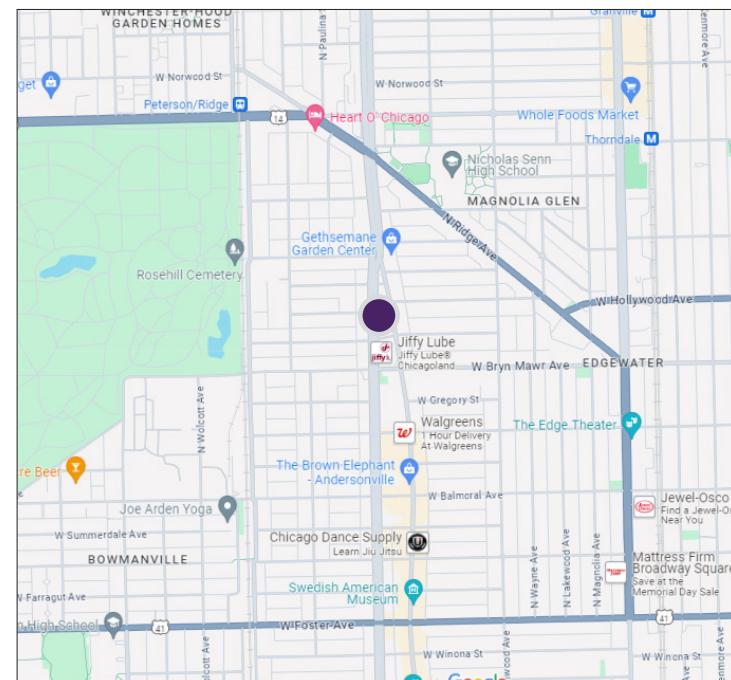
- Four retail storefronts available
  - 698 SF (Unit 5640)
  - 598 SF (Unit 5646 - 1/2)
  - 700 SF (Unit 5642)
  - 522 SF (Unit 1550 - Olive St.)
- First floor of a 95,702 SF mixed-use property undergoing a complete renovation
- Located in the heart of Andersonville between Hollywood Boulevard and Olive Avenue
- Easy access to public transportation and expressways
- Businesses nearby: Jewel-Osco, Mariano's, Walgreens, Fireside, The Edge Theater, Parson's Chicken and Fish, La Baguette Bakery, The Coffee Studio, m. henry, Little Bad Wolf and more
- Traffic Count: 16,591 vehicles daily
- Zoning: B3-2
- Taxes (2024): \$230,999.10

## Property Overview

Four retail spaces are available for lease in a four-story, mixed-use building that is currently undergoing a complete renovation. The property is well-located in the vibrant Andersonville neighborhood and is surrounded by a variety of restaurants, cafes and boutiques. The location benefits from easy access to public transportation, the Bryn Mawr "L" stop and the lake front. This is the perfect opportunity for a restaurant, cafe, boutique or retail establishment.

Andersonville, approximately six miles north of downtown, is a very diverse neighborhood. The low-rise buildings, pedestrian-oriented streets, specialty restaurants and historic architecture create a small-town feel for residents and attracts a great number of visitors alike.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	75,579	430,142	824,763
Households	37,611	186,665	353,120
Average Income	\$61,833	\$67,512	\$79,558



**Susan B. Silver**

Executive Director  
(312) 338 - 3001  
ssilver@mpirealestate.com

**mpirealestate.com**

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