



Offering Summary

Lease Rate:	\$30.00 PSF NNN
Building Size:	2,585 SF
Available SF:	2,585 SF
Lot Size:	6,000 SF
Zoning:	RS-3
Market:	Chicago
Parking:	Approx. 8 Spots
Traffic Count:	Over 10,000 VPD

Property Overview

2,585 SF for lease in freestanding retail building at the corner of Clark Street & Southport Avenue in affluent Lakeview neighborhood on Chicago's north side. The former 7-Eleven features an on-site parking lot that can accommodate eight (8) vehicles, monument signage providing exposure to over 10,000 VPD, and an open interior providing flexibility for various types of users. The Property finds itself just a few blocks north of the heavily trafficked signalized intersection at Irving Park Road & Clark Street and less than one (1) mile north of Chicago's Wrigleyville corridor. Additionally, the Property is conveniently located less than one (1) mile from both Interstate 94 (I-94) and the Sheridan Red Line "L" Station, making the property easily accessible. Neighboring retailers include Walgreen's, Burger King, Dominos, Roost, USPS, and Dairy Queen, among others.

Property Highlights

- Prime leasing opportunity along heavily trafficked Clark Street in Chicago's affluent Lakeview neighborhood
- Parking lot on-site and dedicated monument signage providing visibility and exposure to over 10,000 VPD
- Neighboring retailers include Walgreen's, Burger King, Dominos, Roost, USPS, and Dairy Queen, among others
- Open layout provides flexibility for a variety of commercial uses including restaurants and medical office

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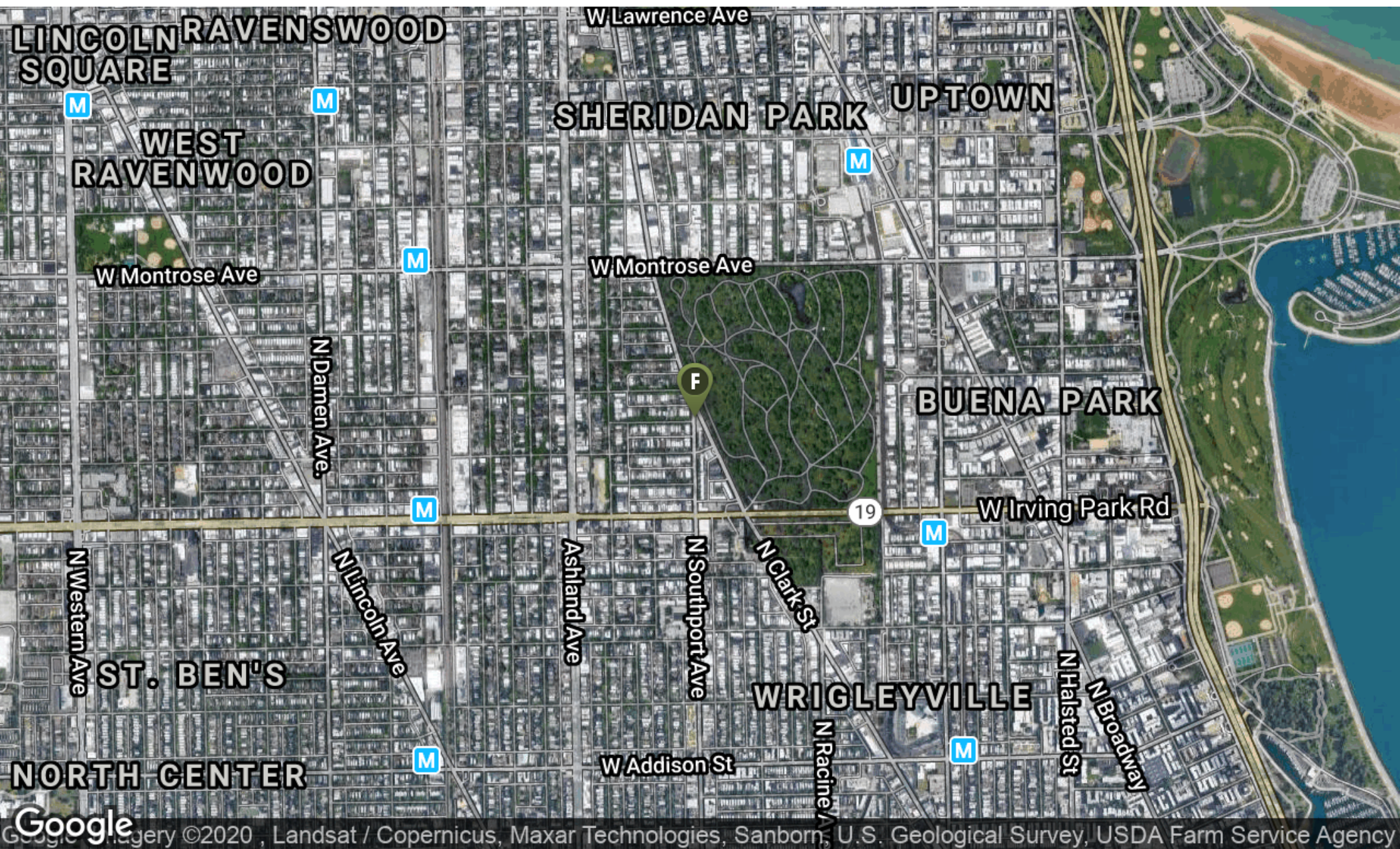
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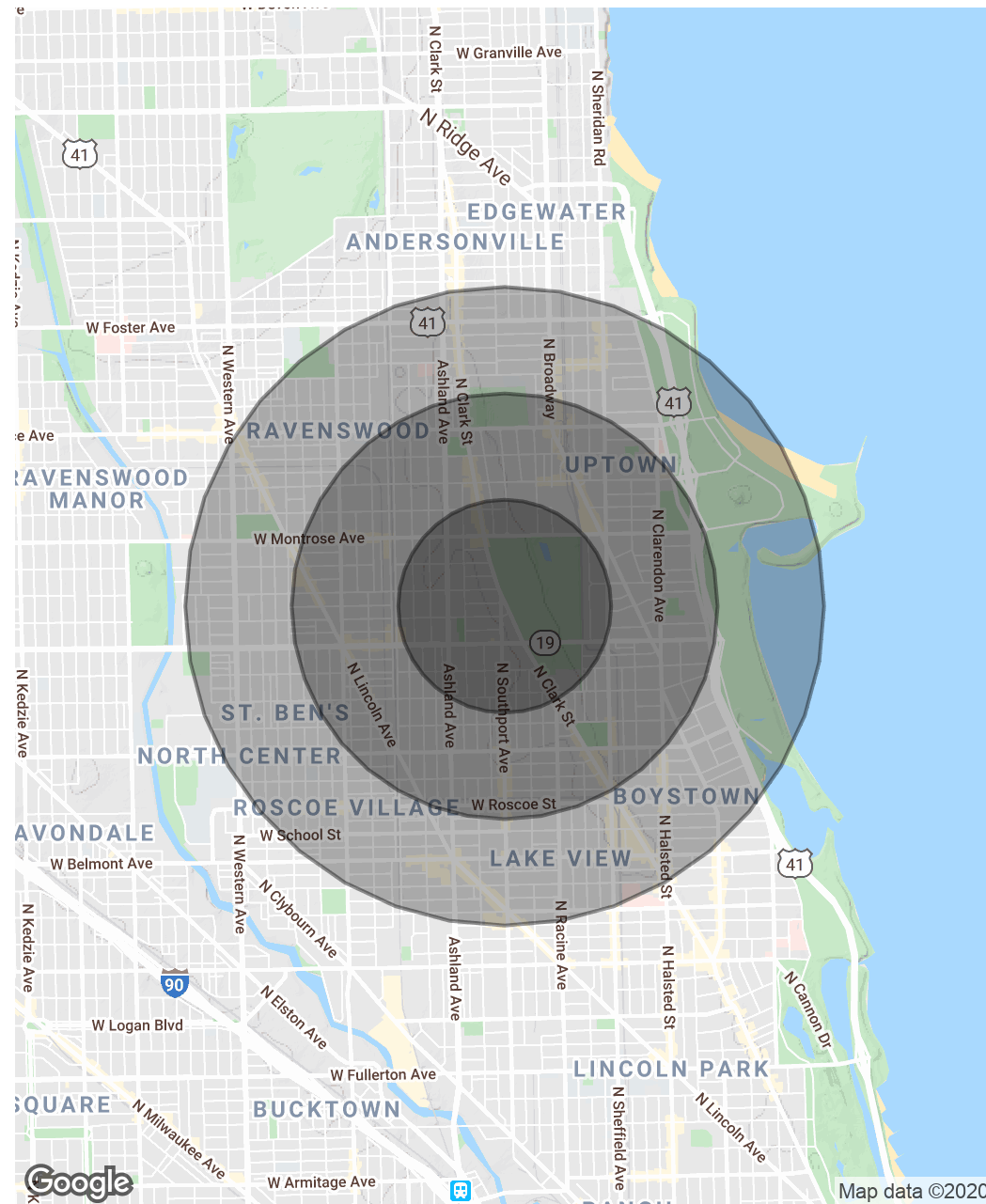
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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	15,324	79,731	170,615
Average age	32.3	32.1	33.1
Average age (Male)	33.1	32.7	33.7
Average age (Female)	32.2	31.8	32.6

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total households	7,522	40,266	85,686
# of persons per HH	2.0	2.0	2.0
Average HH income	\$99,528	\$87,157	\$89,340
Average house value	\$537,070	\$525,706	\$501,500

Race	0.5 Miles	1 Mile	1.5 Miles
Total Population - White	11,971	59,020	126,042
Total Population - Black	1,357	8,800	16,160
Total Population - Asian	833	5,338	13,829
Total Population - Hawaiian	0	1	114
Total Population - American Indian	54	155	252
Total Population - Other	887	5,082	10,966

* Demographic data derived from 2010 US Census



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