

# 2318 N CLARK - 1,350 SF STOREFRONT FOR LEASE

2318 N. CLARK STREET, CHICAGO, IL



## OFFERING SUMMARY

Lease Rate:	\$33.00 SF/yr (MG)
Available SF:	1,350 SF
Number of Units:	1
Zoning:	B3-3
Market:	Chicago
Submarket:	Lincoln Park

## PROPERTY OVERVIEW

33 Realty is pleased to present for lease 2318 N Clark, a +/- 1,350 SF ground floor commercial storefront that is ready for immediate occupancy.

The property features two roll down security doors, exhaust hood and ventilation (not black iron), tile flooring throughout, triple basin sink, gas-forced heat and central air, and excellent visibility along Clark Street in East Lincoln Park.

The property is available for \$33/SF/year modified gross with the tenant responsible for electric, gas, and TBD monthly water fee.

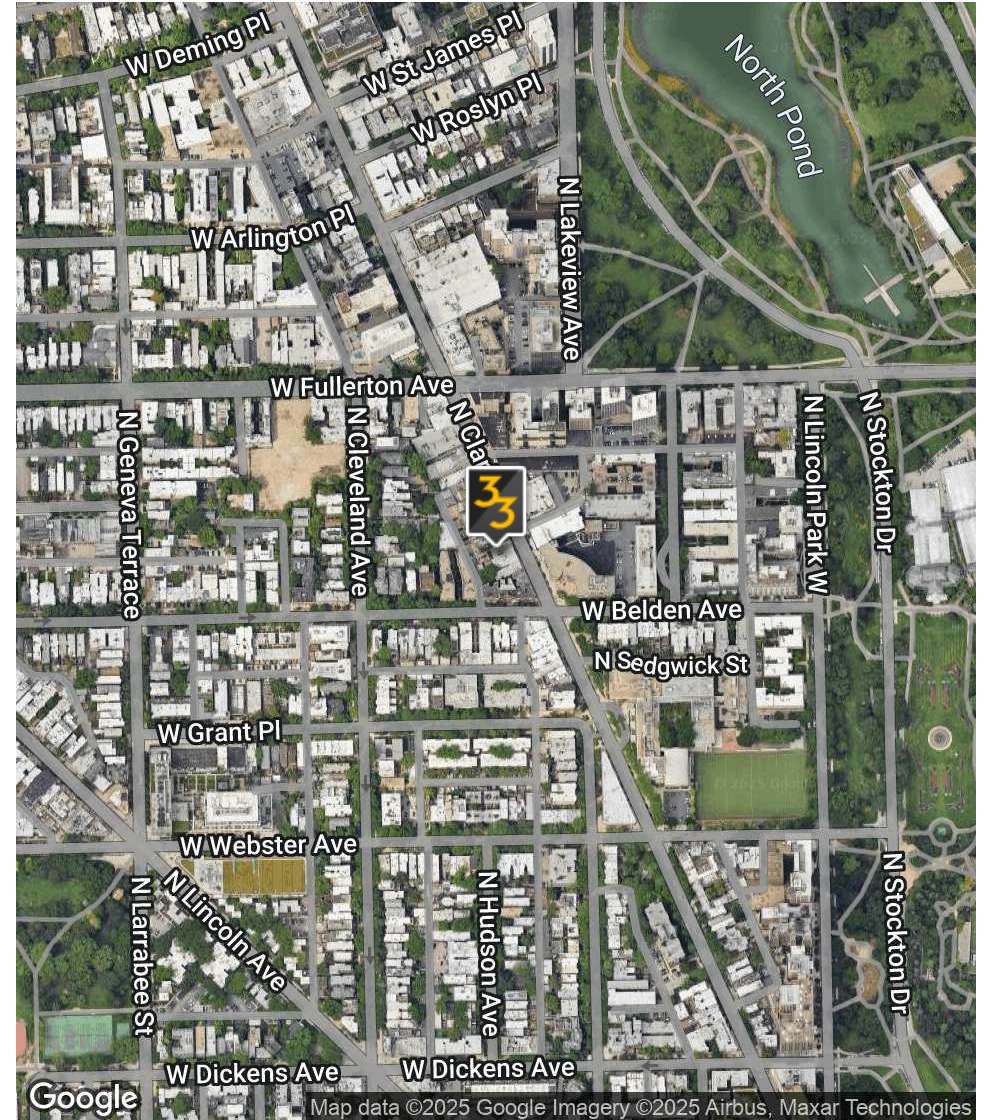
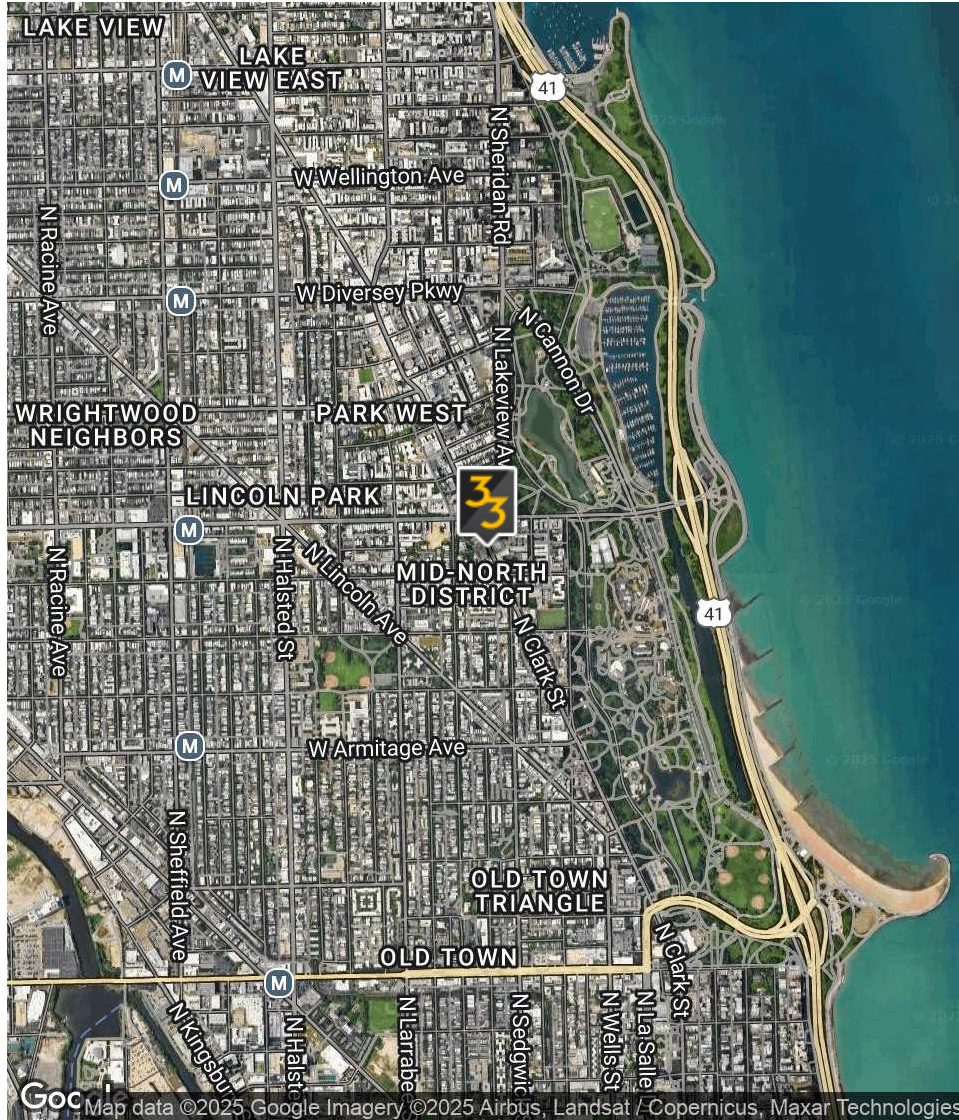
PRESENTED BY: **GENE  
HART**  
BROKER  
219.465.8584  
[gene.hart@33realty.com](mailto:gene.hart@33realty.com)





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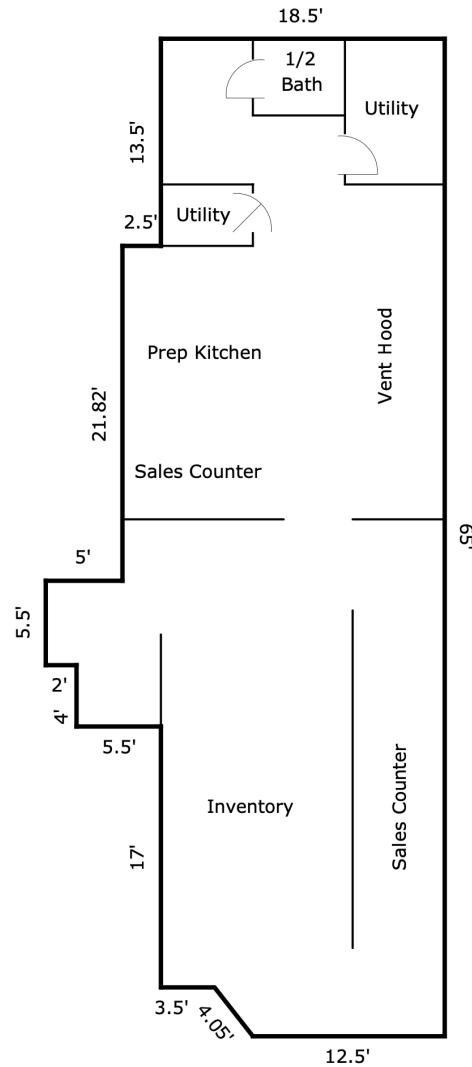
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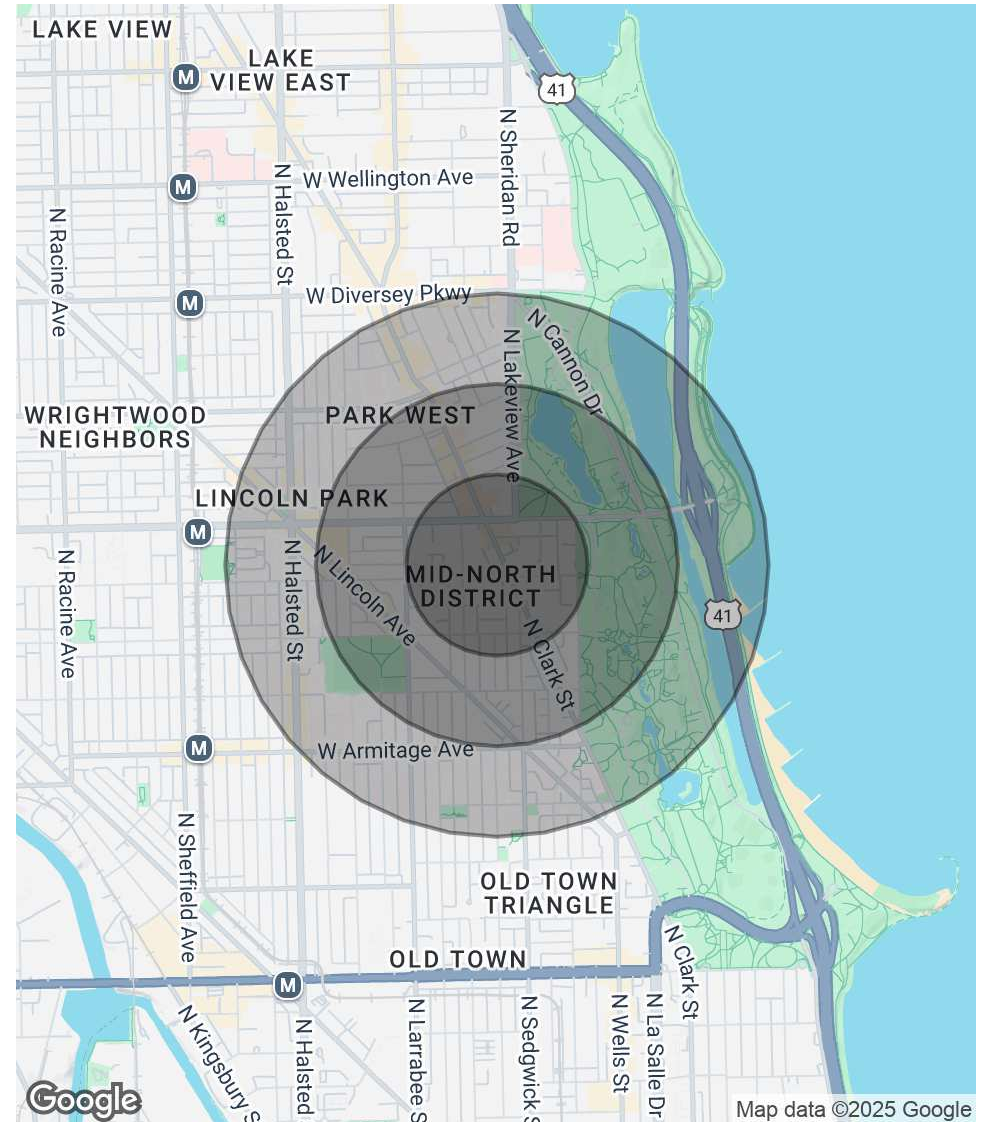
## POPULATION

	0.2 MILES	0.4 MILES	0.6 MILES
Total Population	5,088	15,512	29,299
Average Age	39	38	37
Average Age (Male)	39	38	38
Average Age (Female)	38	37	37

## HOUSEHOLDS & INCOME

	0.2 MILES	0.4 MILES	0.6 MILES
Total Households	3,029	9,260	17,034
# of Persons per HH	1.7	1.7	1.7
Average HH Income	\$168,426	\$153,560	\$162,211
Average House Value	\$847,468	\$895,100	\$941,758

*Demographics data derived from AlphaMap*



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## GENE HART

Broker

gene.hart@33realty.com

Direct: 219.465.8584

IL #475.149185

## PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing throughout the Chicago MSA.

Prior to joining 33 Realty, Gene spent two years as a multifamily investment sales and retail leasing broker with a local firm after six years working in commercial real estate appraisal/valuation at CBRE, Inc., The Butler Burgher Group, Inc. (BBG), and Colliers, International. While working in appraisal, he worked on institutional and middle-market retail, office, industrial, special use, and multi-family properties throughout the Midwest, giving him a broad knowledge of underwriting experience. His background in appraisal, valuation, and sophisticated underwriting makes him an asset to every client he works with.

Gene obtained a bachelor's degree from DePaul University's Real Estate Program and undergraduate Liberal Studies Honors Program. While in school, he interned for some of Chicago's most well-respected local real estate companies from his sophomore year on and obtained his Illinois broker's license at age 20 for residential sales and leasing purposes. He participates in local real estate, neighborhood, and city organizations. Outside of work, Gene is an active golfer, soccer player, skier, cyclist, traveler, and lives with his wife Sara, an emergency veterinarian, and three French Bulldogs: Jerry, Elaine, & Kramer in Chicago's Wicker Park neighborhood.

**33 Realty**  
357 W. Chicago  
Chicago, IL 60657  
773.327.4975

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