

LEASE

The Mabel Exchange

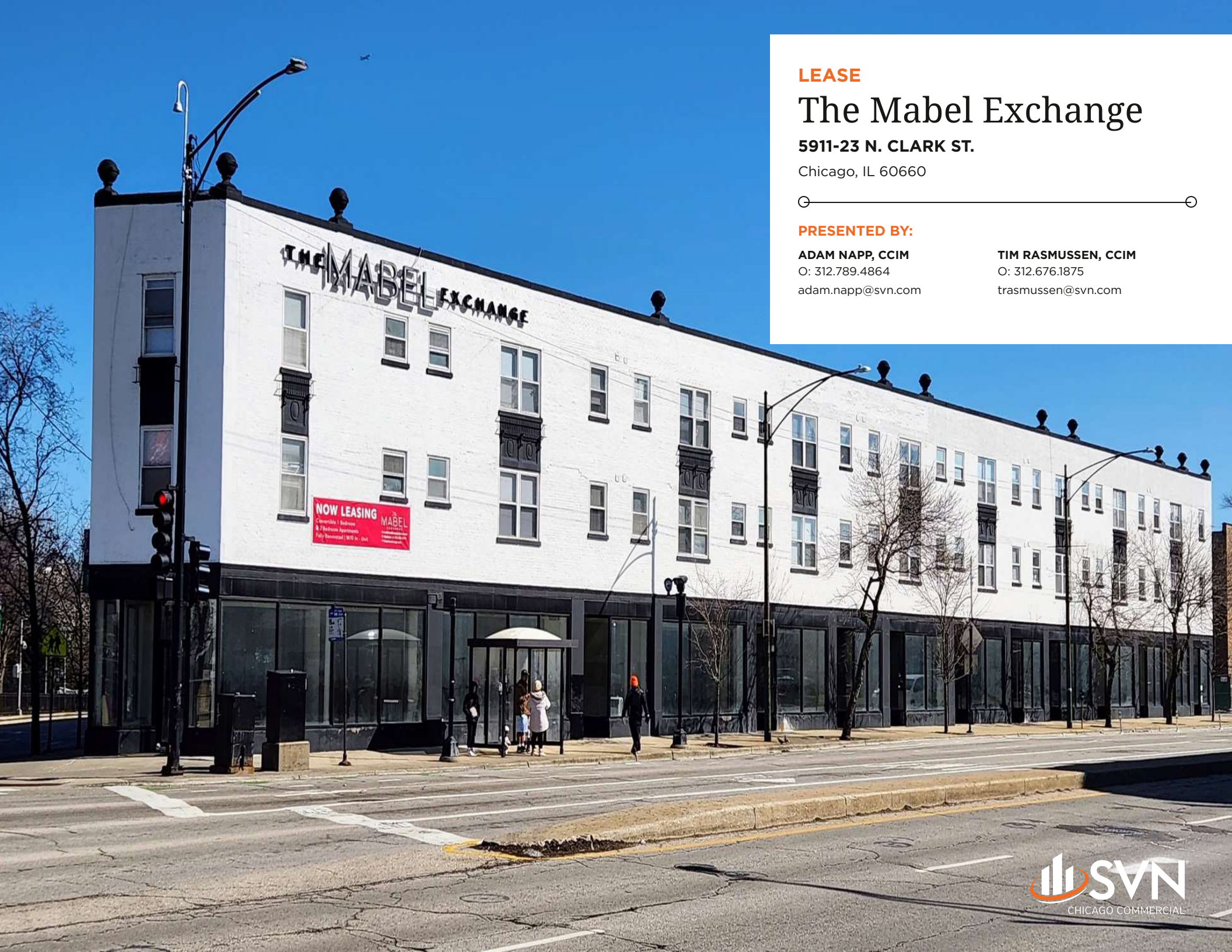
5911-23 N. CLARK ST.

Chicago, IL 60660

PRESENTED BY:

ADAM NAPP, CCIM
O: 312.789.4864
adam.napp@svn.com

TIM RASMUSSEN, CCIM
O: 312.676.1875
trasmussen@svn.com



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

ADAM NAPP, CCIM

O: 312.789.4864

adam.napp@svn.com

TIM RASMUSSEN, CCIM

O: 312.676.1875

trasmussen@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$21/PSF MG
AVAILABLE SF:	3,066 SF
YEAR BUILT/RENOVATED:	1915/2021
ZONING:	B2-3
SUBMARKET:	Edgewater
TRAFFIC COUNT:	43,100

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to offer 5911-23 N. Clark Street in Chicago, Illinois FOR LEASE. The subject building, known as the Mabel Exchange, is steeped in Chicago history. Originally the home of The Maybelline Company's headquarters, it is now a three-story, Mixed-Use building located at the hard corner of Clark and Ridge in Chicago's Edgewater neighborhood. Completely renovated in 2021, improvements include a new roof overlay, tuckpointing, 1800 amp electrical service, storefront windows and doors, new water service, and is fully sprinklered. The upper two floors contain 52 rehabbed apartment units. The property is zoned B2-3. The available ground floor space consists of 3,066 SF, which is the hard corner of Clark and Ridge. Large storefront windows and high ceilings (12') bring in abundant natural light. The building also benefits from 26 parking spaces. Tenant Improvement Allowance for Tenant's buildout is available for qualified deals. This corner building is very visible with 43,100 VPD passing it daily, 28,100 on Ridge and 15,000 N Clark Street. Multiple transportation options are available with the Thorndale Red Line CTA stop (0.5 mi.), Clark Street protected bike lanes and Divvy station, Peterson/Ridge (#84) bus, and Clark (#22) bus all nearby. Additionally, the new Peterson-Ridge METRA stop is being constructed 0.3 miles away. There are many cafes, coffee shops, retailers, and restaurants within steps, along with the desirable Andersonville neighborhood. Please contact listing advisors for additional information.

ADAM NAPP, CCIM

O: 312.789.4864

adam.napp@svn.com

TIM RASMUSSEN, CCIM

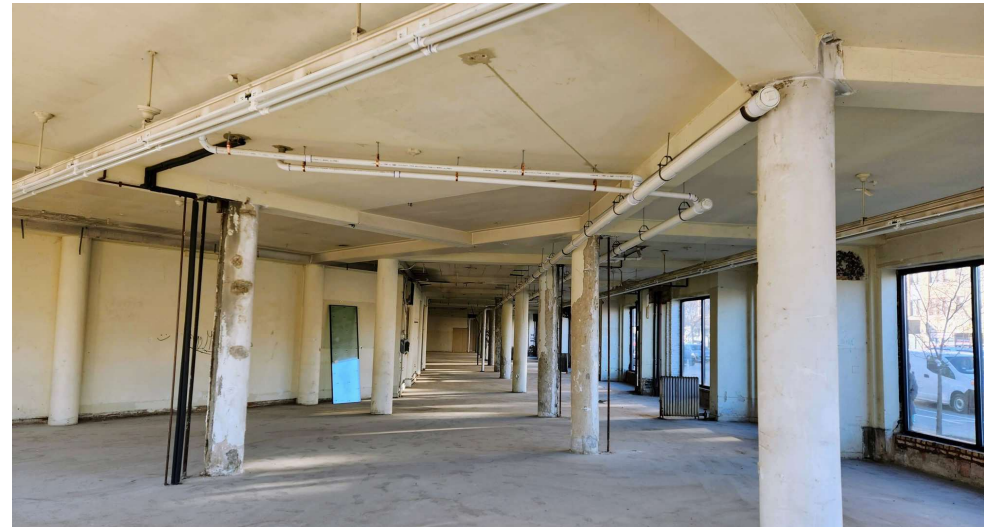
O: 312.676.1875

trasmussen@svn.com

COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

- 3,066 SF Corner Retail Space For LEASE
- Large Storefront Windows Wrap the Space and High Ceilings (12')
- Building Completely Renovated with New Storefronts/Windows, Roof Overlay, Electrical and Water Services
- On-Site Parking Available
- Building is Fully Sprinklered
- TI Allowance Available for Tenant Buildout
- Hard Corner of Clark and Ridge with Tremendous Exposure
- High Traffic Counts - 43,100 VPD at the Intersection
- Desirable Edgewater Neighborhood, One Block North of Andersonville, 48th Ward
- Several Cafes, Coffee Shops, Retailers, and Restaurants are Within Steps
- Well Served by Public Transportation - New Peterson-Ridge Metra Stop (0.3 mi.), Clark Bus (#22) in front of the building, Ridge/Peterson Bus (#84), Redline El Stop (Thorndale, 0.5 mi.), Clark Street protected bike lanes and Divvy station
- Zoned B2-3



ADAM NAPP, CCIM

O: 312.789.4864

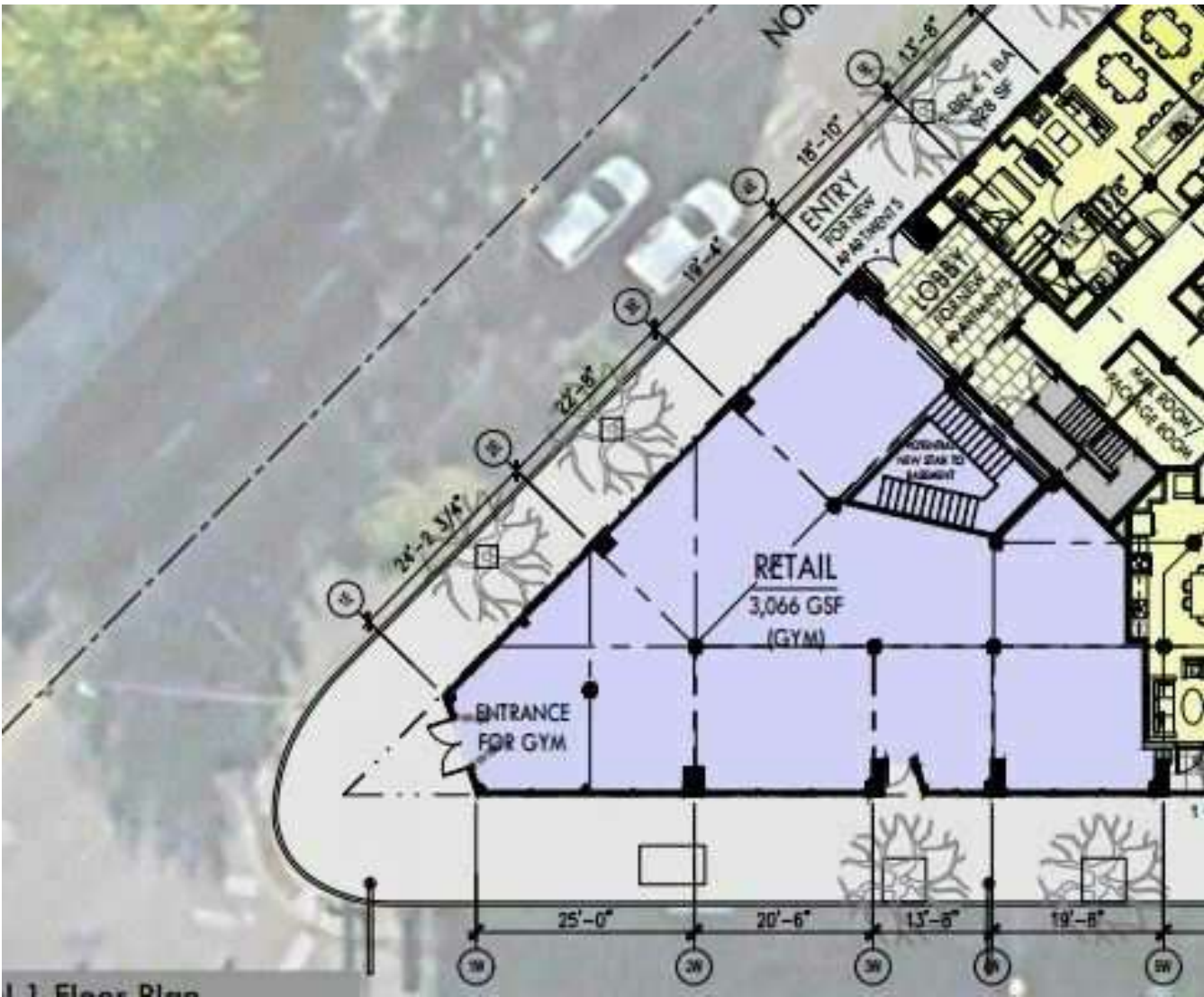
adam.napp@svn.com

TIM RASMUSSEN, CCIM

O: 312.676.1875

trasmussen@svn.com

FLOOR PLAN



ADAM NAPP, CCIM
O: 312.789.4864
adam.napp@svn.com

TIM RASMUSSEN, CCIM
O: 312.676.1875
trasmussen@svn.com

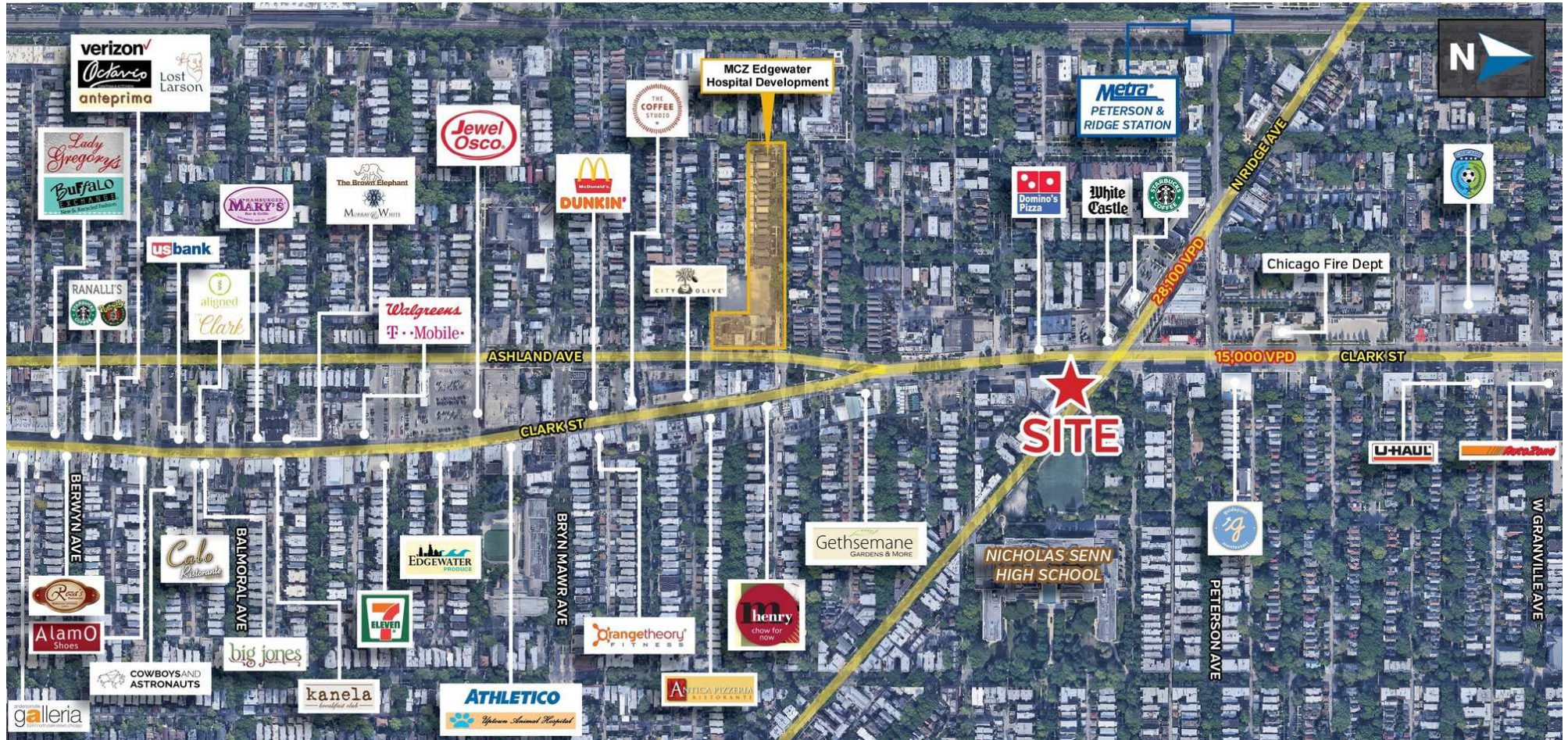
ADDITIONAL PHOTOS



ADAM NAPP, CCIM
O: 312.789.4864
adam.napp@svn.com

TIM RASMUSSEN, CCIM
O: 312.676.1875
trasmussen@svn.com

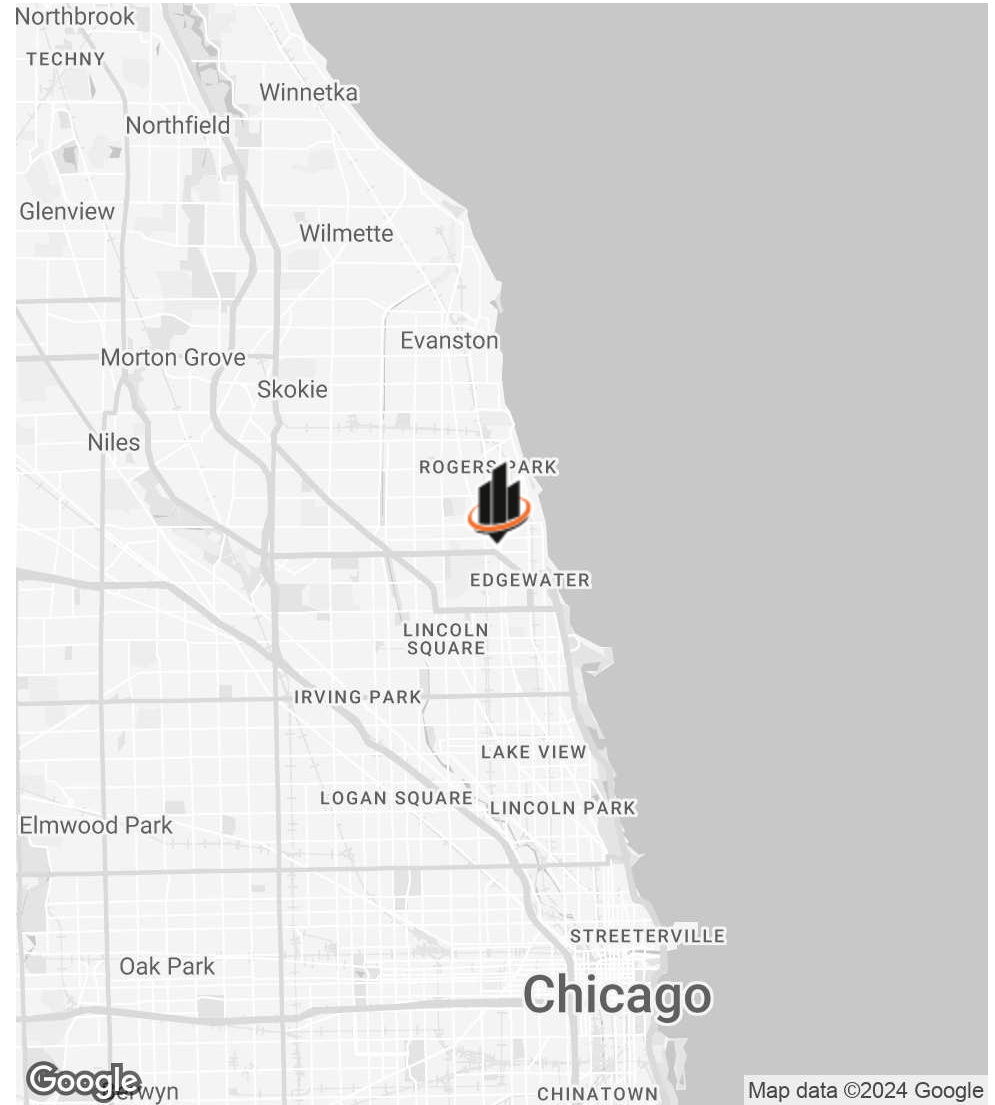
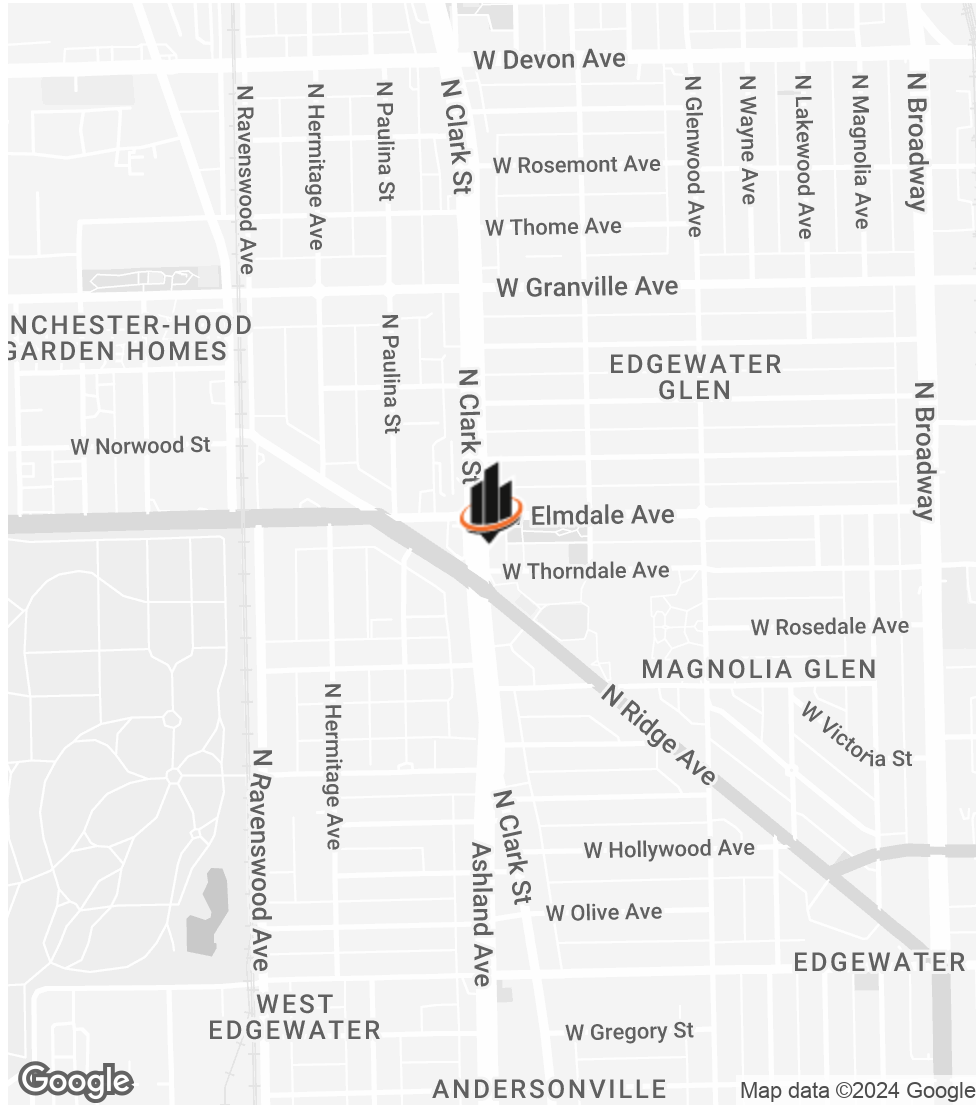
RETAIL AERIAL MAP



ADAM NAPP, CCIM
 O: 312.789.4864
 adam.napp@svn.com

TIM RASMUSSEN, CCIM
 O: 312.676.1875
 trasmussen@svn.com

LOCATION MAPS



ADAM NAPP, CCIM
 O: 312.789.4864
 adam.napp@svn.com

TIM RASMUSSEN, CCIM
 O: 312.676.1875
 trasmussen@svn.com

DEMOGRAPHICS MAP & REPORT

POPULATION

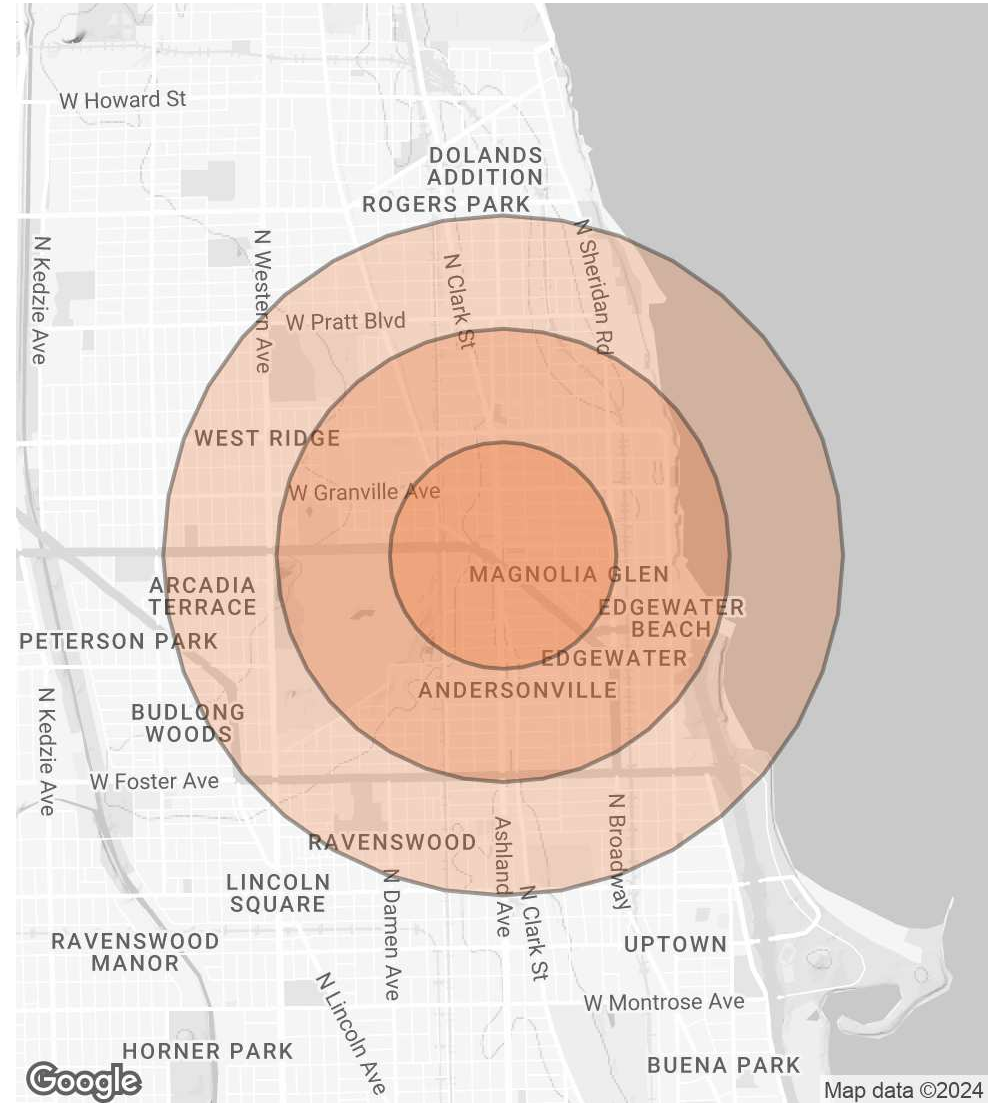
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	15,619	68,350	134,342
AVERAGE AGE	36.7	35.5	36.6
AVERAGE AGE (MALE)	36.5	36.2	36.9
AVERAGE AGE (FEMALE)	36.9	35.2	36.6

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	7,058	33,716	67,340
# OF PERSONS PER HH	2.2	2.0	2.0
AVERAGE HH INCOME	\$92,292	\$72,515	\$70,104
AVERAGE HOUSE VALUE	\$444,924	\$315,913	\$307,094

* Demographic data derived from 2020 ACS - US Census



ADAM NAPP, CCIM

O: 312.789.4864

adam.napp@svn.com

TIM RASMUSSEN, CCIM

O: 312.676.1875

trasmussen@svn.com