

FOR SALE: WRIGLEYVILLE RETAIL BUILDING

3812 N. CLARK STREET

CHICAGO, ILLINOIS



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3812 N. CLARK STREET | CHICAGO, IL

PROPERTY INFORMATION

Asking Price:	\$1,800,000
Address:	3812 N. Clark., Chicago, IL
County:	Cook
Neighborhood:	Wrigleyville
Property Type:	Retail
Building Size:	+/- 3,224 sf
Building Height:	Two Stories
Land Area:	+/- 3,125 sf
Zoning:	B3-2
Ward:	44th (Alderman Bennett Lawson)
Tax ID #:	14-20-110-032-0000
Real Estate Taxes:	\$19,449.27 (Tax Year 2023, Billed in 2024)



INVESTMENT HIGHLIGHTS

- Highly Sought After Location Steps From Wrigley Field
- 100% Leased, Short Term Through 12/31/2026
- Various Redevelopment Opportunities Following Lease Expiration
- Ability to Convert to Mixed Use w/Residential Following Lease Expiration
- Well Maintained Building w/Good Existing Conditions
- Highly Trafficked Corridor (Clark Street)
- Affluent Area w/ Avg HH Income Over \$150,000

EXCLUSIVE AGENT

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MARKET AERIAL



Addison Between Clark & Sheffield
 Lucky Strike
 Rally House
 DraftKings Sportsbook



Murphy's Bleachers

Gallagher Way

Hotel Zachary

~ 4.75 Miles to Downtown Chicago

Between Addison St. & Newport Ave.

- | | | | |
|---------------------|--------------|--------------------|------------------|
| Tin Roof | Sluggers | Moe's Cantina | Chik-fil-A |
| The Cubby Bear | HVAC Pub | Merkle's Bar | Insomnia Cookies |
| Old Crow Smokehouse | Sports World | Sunnyside Cannabis | Shake Shack |
| Stretch Bar | Dimo's Pizza | Alamo Drafthouse | Happy Camper |
| The Country Club | Sports Clips | Lucky's Sandwich | Roadhouse BB |
| Stollen Saddle | | | |

Between Addison St. & Waveland Ave.

- | | | | |
|--------------------------|--------------|-------------------|------------------|
| Bernie's Tap | Clark Street | McDonald's | Lost Never Found |
| Big Star | Swift & Sons | Rizzo's Bar | Smoke Daddy |
| Jeni's Ice Cream | Lucky Door | Brickhouse Tavern | Small Cheval |
| Hattie B's (Coming Soon) | | | |

Between Grace St. & Waveland Ave.

- | | | | |
|-------------------|----------|---------------|------------------|
| Wrigleyville Dogs | Trace | Big G's Pizza | Gingerman Tavern |
| Raising Cane's | Yak-Zies | Output Lounge | Metro Theatre |

CLARK STREET 9,426 VPD

SITE

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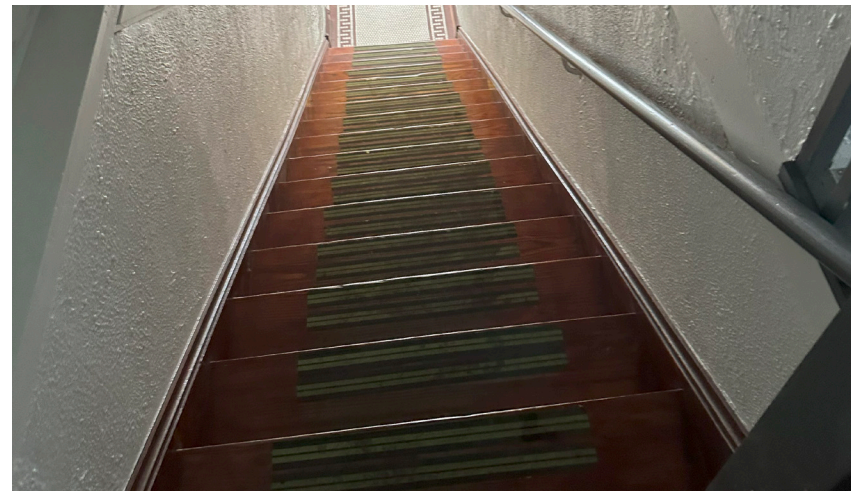
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INTERIOR PROPERTY PHOTOS



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LEASE ABSTRACT

MEDMAR LEASE ABSTRACT

Lease Type:	Triple Net Lease
Tenant:	MedMar Lakeview LLC
Tenant's Pro-Rata Share of the Building:	100%
Initial Lease Term:	10 years
Commencement Date:	7/29/2016
Expiration Date:	12/31/2026
Annual Net Rent:	1/1/25 - 12/31/25: \$153,120 1/1/26 - 12/31/26: \$155,760
Real Estate Taxes & Operating Expenses:	Tenant reimburses Landlord for 100% of these expenses for the entire Building as additional rent.
Renewal Options:	Two, 5-year renewal options (Tenant must provide 9 months advanced written notice)
Right of First Offer:	Tenant has a one time preemptive right during the Term of the lease to Purchase the Property.
Early Termination:	In the event the State of Illinois terminates Tenant's license (or the law permitting such license is not renewed), Tenant shall have the right to terminate the lease upon four months advanced notice to Landlord.

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LOCAL MARKET OVERVIEW



WRIGLEYVILLE

DEMOGRAPHICS	1/2 MILE	1 MILE	2 MILE
Total Population	20,613	90,779	256,537
Average HH Income	\$178,707	\$164,973	\$173,681
Average HH Net Worth	\$1.25M	\$1.21M	\$1.26M
Median Age	31.8	33.7	34.8
Total Households	10,396	50,245	138,930
Total Businesses	677	3,457	10,014
Daytime Population	4,903	26,023	74,898

Customer Higher income customer able to afford the high cost of purchasing a home and raising a family in this area mixed with recent college graduates moving to Chicago for the first time. Secondary and tertiary areas surrounding this trade area provide solid incomes along with a broader geography.

Retailer An increasing number of national retailers changing the landscape once dominated by local apparel merchants. Several independent, albeit sophisticated developers, have purchased multiple properties, so the number of national retail stores continue to increase. Extensive restaurant and entertainment offerings cater to the dense residential market and Wrigley Field.

Overall Market The neighborhood is served by the CTA Brown Line and Red Line trains, the Clark & Addison bus routes and ample street parking. Investors, seeing the success of local and national retailers over the past several years, continue to scoop up buildings to improve their retail tenancy or to demolish them and build new. The continued performance of Southport, the successful renovation of Wrigley Field and the recent developments immediately surrounding the stadium have firmly placed this trade area on the national radar.

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ZONING MAP



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