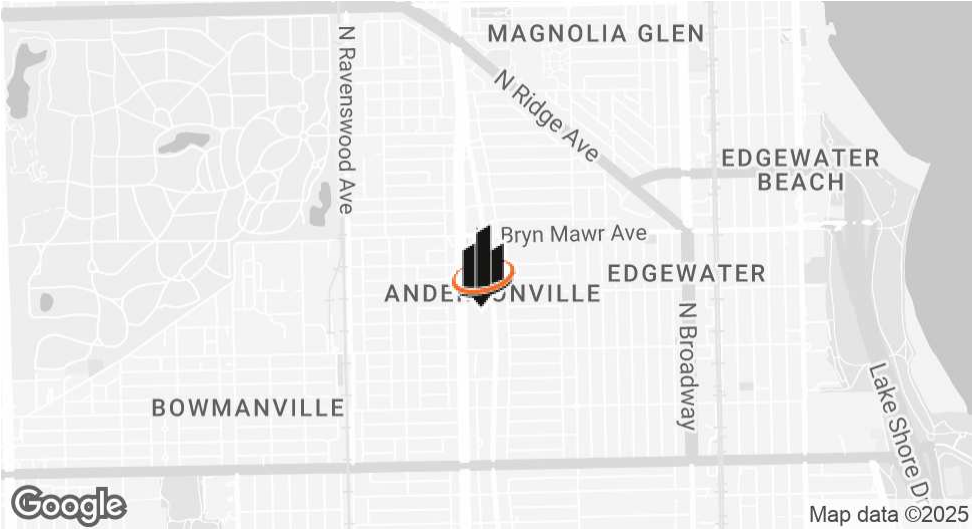


FOR SALE / LEASE
ANDERSONVILLE RETAIL
5434 N CLARK ST
Chicago, IL 60640



LOCATION SUMMARY



LOCATION DESCRIPTION

Andersonville is a vibrant neighborhood on Chicago’s North Side, anchored by its thriving retail corridor along North Clark Street. Spanning from Winnemac Avenue to Victoria Avenue—home to Gethsemane, the city’s largest garden center—the district attracts a steady stream of both local residents and destination shoppers.

The corridor is celebrated for its eclectic mix of independent retailers, specialty shops, and acclaimed dining establishments. Many businesses operate out of historic storefronts, contributing to the neighborhood’s distinctive character and walkable streetscape. Wide sidewalks, outdoor dining, and accessible street parking enhance the pedestrian-friendly environment.

In recent years, Andersonville has continued to grow with the addition of notable concepts such as Lonesome Rose, Pizza Lobo, Penelopes Vegan Tacos, and Parsons Chicken & Fish, complementing beloved neighborhood institutions like Anteperima, Hopleaf, Calo, and Big Jones.

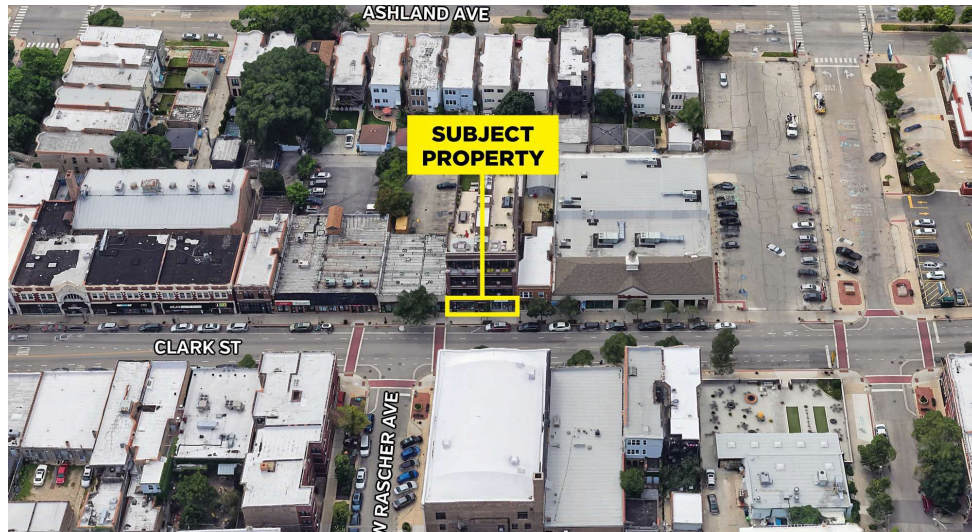
Robust community programming—including the annual Midsommarfest, Taste of Andersonville, and the Andersonville Wine Walk—draws large crowds and further amplifies the visibility of local businesses.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	3,471	7,856	40,788
TOTAL POPULATION	6,915	15,431	72,820
AVERAGE HH INCOME	\$131,682	\$126,218	\$105,249

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

MARCUS SULLIVAN
O: 312.756.7357
msullivan@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
LEASE RATE:	\$7,400 Month (MG)
AVAILABLE SF:	1,660 SF
ZONING:	B3
WARD/ALDERMAN:	40th/Andre Vazquez

TIM RASMUSSEN, CCIM

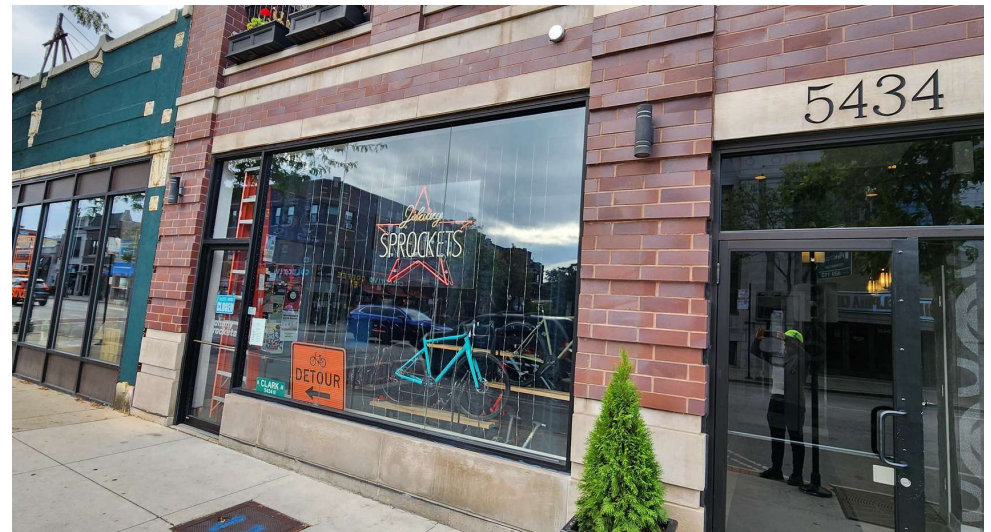
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MARCUS SULLIVAN

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PROPERTY DESCRIPTION

Exceptional opportunity to own or lease a highly visible 1660 SF retail storefront located in the heart of Chicago's Andersonville neighborhood. The property features 12' ceilings, floor-to-ceiling storefront, 200-amp three-phase electrical service, gas forced heat and air, and a handicap washroom.

Boasting frontage along bustling Clark Street, this space offers maximum exposure to heavy foot and vehicle traffic, perfect for retailers, service providers, galleries, or boutique fitness concepts seeking a strong urban presence.

This offering presents a rare chance to secure a long-term presence in one of Chicago's most dynamic retail corridors.

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.

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