

**FOR SALE / LEASE**  
**ANDERSONVILLE RETAIL**

**5434 N CLARK ST**

Chicago, IL 60640



## LOCATION SUMMARY



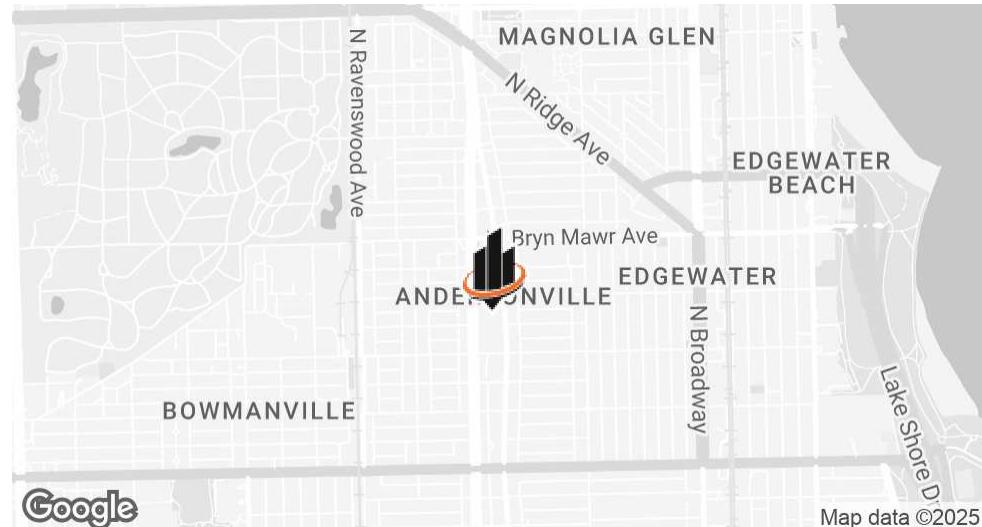
### LOCATION DESCRIPTION

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 Anteprima, 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
<b>TOTAL HOUSEHOLDS</b>	3,471	7,856	40,788
<b>TOTAL POPULATION</b>	6,915	15,431	72,820
<b>AVERAGE HH INCOME</b>	\$131,682	\$126,218	\$105,249

**TIM RASMUSSEN, CCIM**

O: 312.676.1875

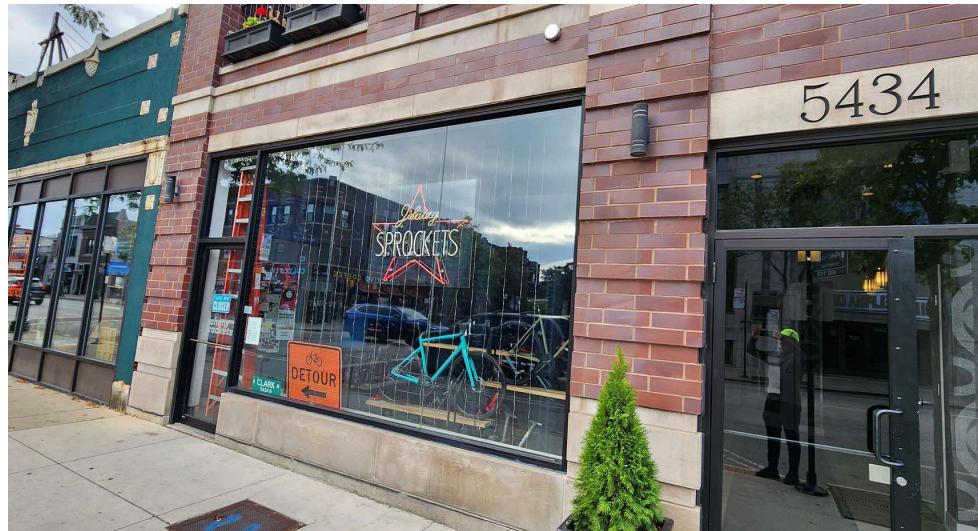
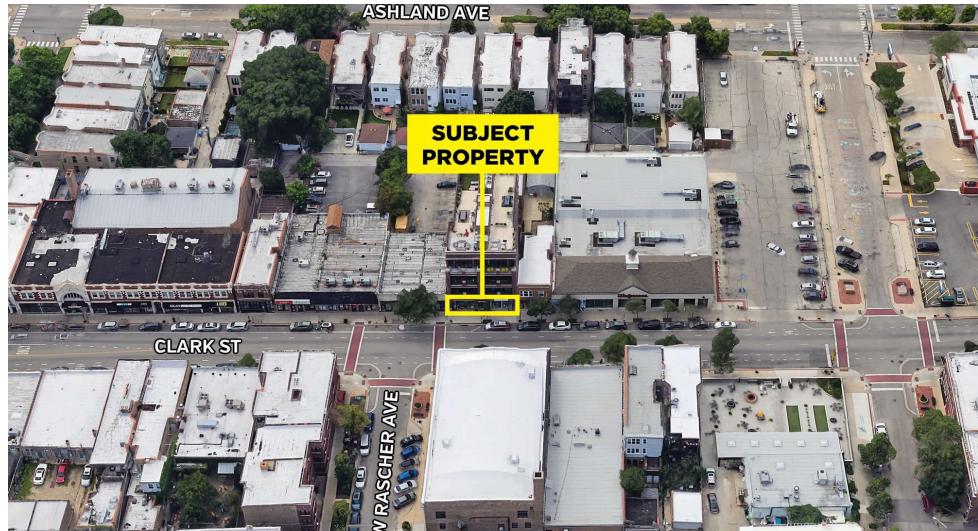
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**MARCUS SULLIVAN**

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## 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

## 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.

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## DISCLAIMER

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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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