

4814 N. Clark St., Chicago, IL

\$25.00/SF NNN



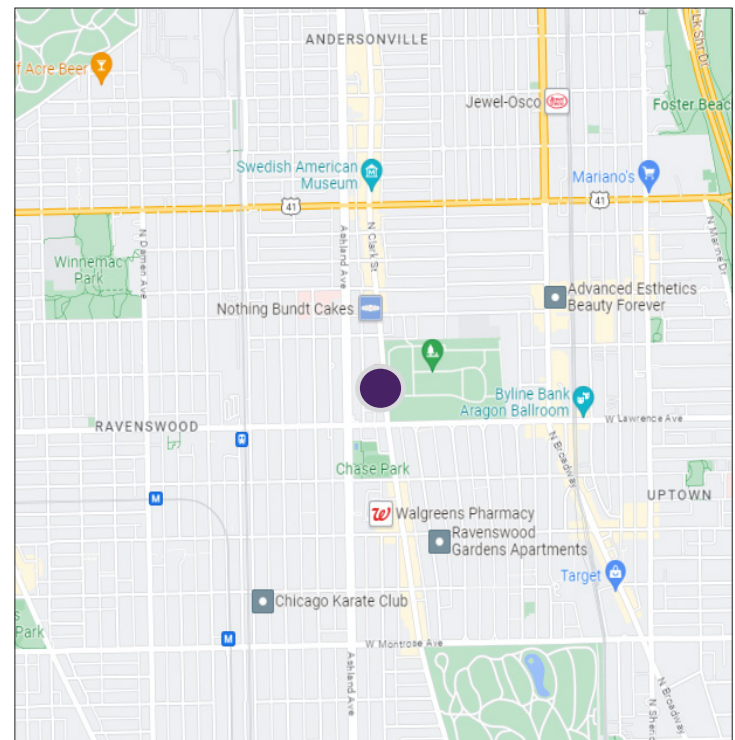
Property Highlights

- Rarely available Andersonville retail
 - Beautiful courtyard and streetscape
 - 1,341 SF ground floor space
 - Current raw condition allows for numerous uses
 - Co-tenants include Pearle Vision and Ora Dental Studio
- Part of 88-unit luxury condo development with 23 adjacent townhomes
- Dedicated parking
- Close to public transportation
- Attractions in the area: Walgreen's, CVS, Mariano's and a multitude of restaurants and chic boutiques
- Real estate taxes: \$7.66/SF
- Operations: \$2.33/SF
- Traffic count: 14,274 vehicles daily
- Zoning: PD-893

Property Overview

Rarely available retail space located in the Andersonville neighborhood is available for lease. The space joins two existing tenants, Pearle Vision and Ora Dental Studio on the ground floor of an 88-unit luxury residential development. The unit has an open floorplan with minimal columns and is perfect for a variety of uses such as office, medical or retail. Situated near the heavily-trafficked corner of Clark Street and Lawrence Avenue, this location benefits from excellent visibility and great accessibility to public transportation. Dedicated parking available for tenants and customers.

The Andersonville neighborhood is a diverse community located on the North side of Chicago. Clark Street is a strong commercial corridor for the neighborhood, attracting a wide variety of local businesses.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	81,759	476,228	921,687
Households	40,428	215,300	397,551
Median Income	\$69,726	\$74,755	\$83,261

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