

CLARK-FULLERTON BUILDING

2368 N. CLARK STREET, CHICAGO, IL



OFFERING SUMMARY

Lease Rate:	N/A
Available SF:	
Zoning:	B1-3
Market:	Chicago
Submarket:	Lincoln Park

PROPERTY OVERVIEW

Two commercial spaces available at Clark / Fullerton in highly desirable east Lincoln Park location

PROPERTY HIGHLIGHTS

SPACES	LEASE RATE	SPACE SIZE

PRESENTED BY: **GENE HART**
BROKER
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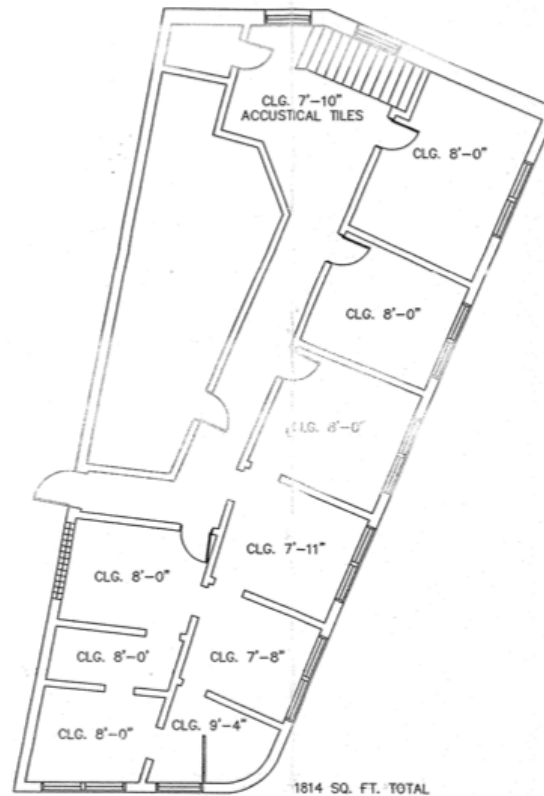


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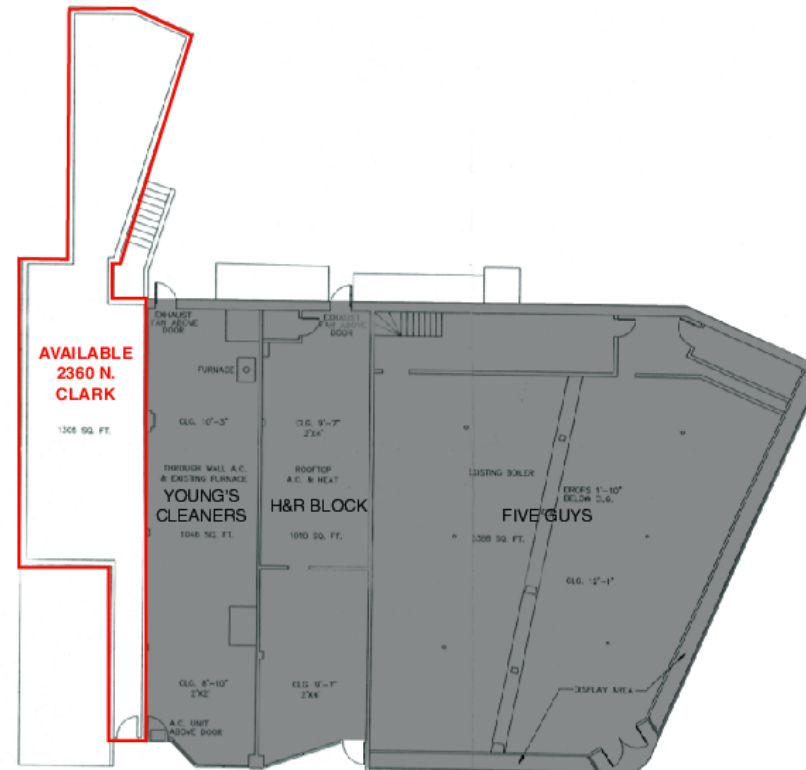
2 SECOND FLOOR PLAN
A1 SCALE: 1/8" = 1'-0"

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1 FIRST FLOOR PLAN
AT SCALE: 1/8" = 1'-0"

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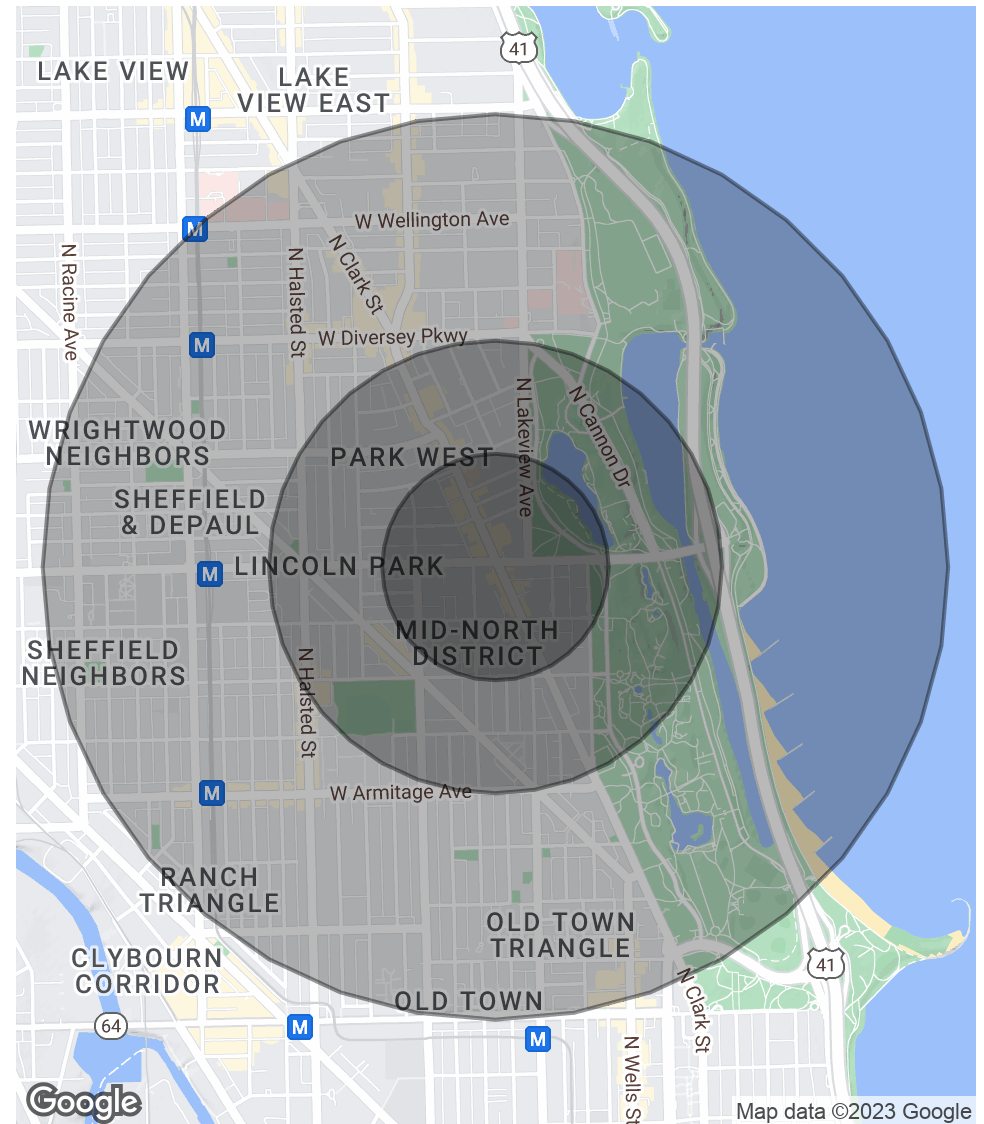
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	5,524	16,900	65,413
Average age	30.0	30.9	31.9
Average age (Male)	31.4	31.8	32.9
Average age (Female)	28.8	30.0	31.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	3,481	10,338	37,668
# of persons per HH	1.6	1.6	1.7
Average HH income	\$104,061	\$113,236	\$117,588
Average house value	\$717,179	\$690,343	\$676,306

* Demographic data derived from 2020 ACS - US Census



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GENE HART

Broker

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Direct: 219.465.8584

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PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing throughout the Chicago MSA.

Prior to joining 33 Realty, Gene spent two years as a multifamily investment sales and retail leasing broker with a local firm after six years working in commercial real estate appraisal/valuation at CBRE, Inc., The Butler Burgher Group, Inc. (BBG), and Colliers, International. While working in appraisal, he worked on institutional and middle-market retail, office, industrial, special use, and multi-family properties throughout the Midwest, giving him a broad knowledge of underwriting experience. His background in appraisal, valuation, and sophisticated underwriting makes him an asset to every client he works with.

Gene obtained a bachelor's degree from DePaul University's Real Estate Program and undergraduate Liberal Studies Honors Program. While in school, he interned for some of Chicago's most well-respected local real estate companies from his sophomore year on and obtained his Illinois broker's license at age 20 for residential sales and leasing purposes. He participates in local real estate, neighborhood, and city organizations. Outside of work, Gene is an active golfer, soccer player, skier, cyclist, traveler, and lives with his fiancé Sara and three French Bulldogs, Jerry, Elaine, & Kramer, in Chicago's Wicker Park neighborhood.

EDUCATION

DePaul University '11
- Honors Program
- Real Estate Program

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