



Colliers

For Lease

Retail / Restaurant

6632 N. Clark, Chicago, IL 60626

Negotiable

2nd Generation Restaurant space in East Rogers Park, with BLACK IRON. This 1,328 sq.ft. space with 677 sq.ft. basement. The space is a turn-key with a kitchen, basement and prep area. Just a few steps west of Loyola University. The space has a hood, black iron, and a 3 compartment sink. Space is ideal for a full-service restaurant, cafe, or retail. A bright open dining floorplan on a corner with wrap-around windows.

Contact us:

Chris Irwin

Senior Vice President

847 698 8193

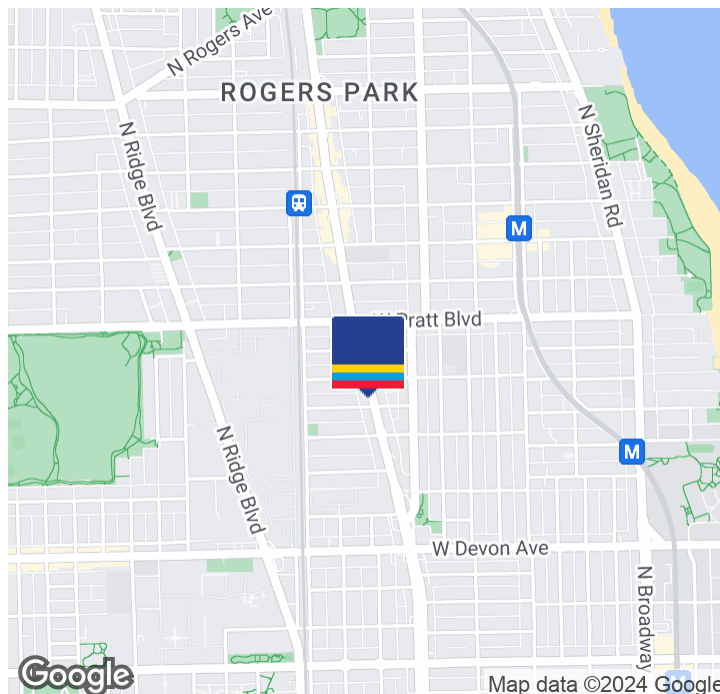
Chris.Irwin@Colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved.

Colliers

www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team

Executive Summary



Lease Rate	Negotiable
Offering Summary	
1st Floor:	1,328 SF
Basement:	677 SF
Taxes:	\$6.50 sf/YR
Expenses:	\$1.50 sf/YR
Zoning:	B2-3
Market:	Chicago
Submarket:	East Rogers Park
Walk Score®	Walker's Paradise (91)
Transit Score®	Excellent Transit (71)
Traffic Count:	16K VPD on Clark

Property Overview

2nd Generation Restaurant space in East Rogers Park, with BLACK IRON. This 1,350 sq.ft. space with 670 sq.ft. basement. The space is a turn-key with a kitchen, basement and prep area. Just a few steps west of Loyola University. The space has a hood, black iron, and a 3 compartment sink. Space is ideal for a full-service restaurant, cafe, or retail. A bright open dining floorplan on a corner with wrap-around windows.

Property Highlights

- Corner Location with Wide Sidewalk
- Wood Floors & Large Windows
- Loyola Station (Red Line) - 13 min. walk (0.7 miles)
- Population - 340K within 3 miles
- Median Age - 37.3 within 1 mile

Chris Irwin
 Senior Vice President
 847 698 8193
Chris.Irwin@Colliers.com

For Lease 6632 N. Clark, Chicago, IL 60626

[View Online](#)

[Take A Tour](#)

Interior Photos

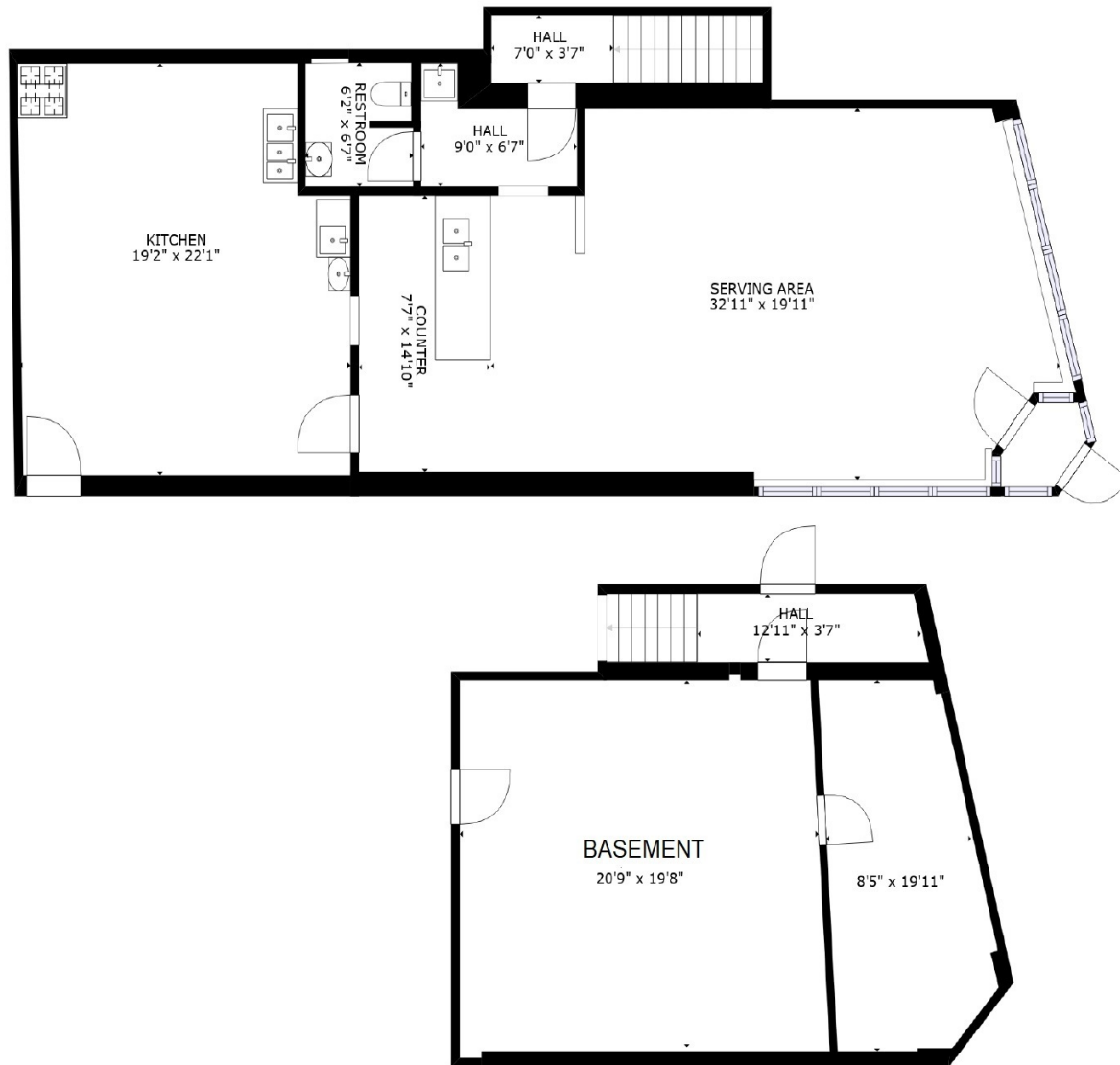


Chris Irwin
Senior Vice President
847 698 8193
Chris.Irwin@Colliers.com

www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team



Floor Plan



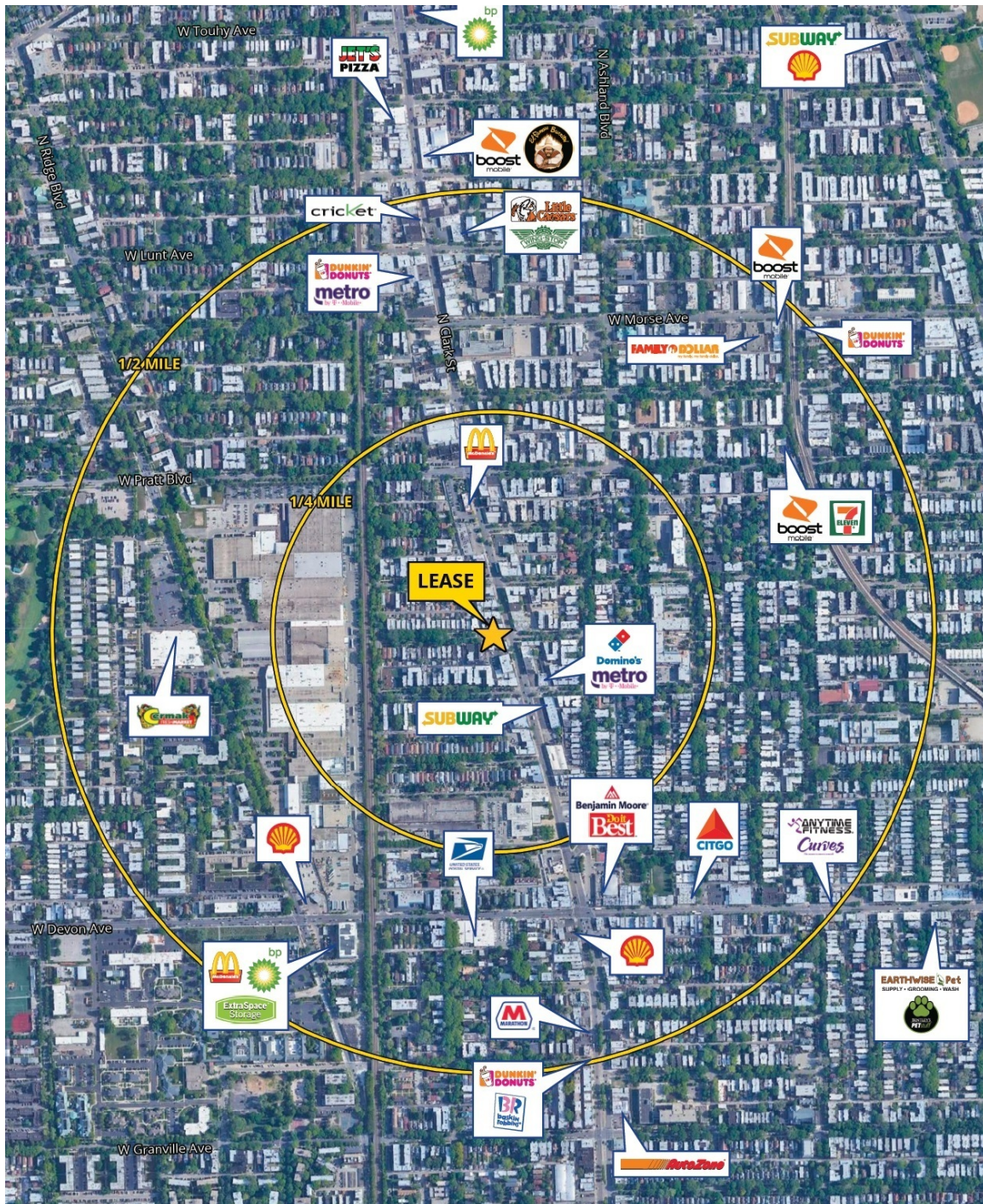
Chris Irwin

Senior Vice President

847 698 8193

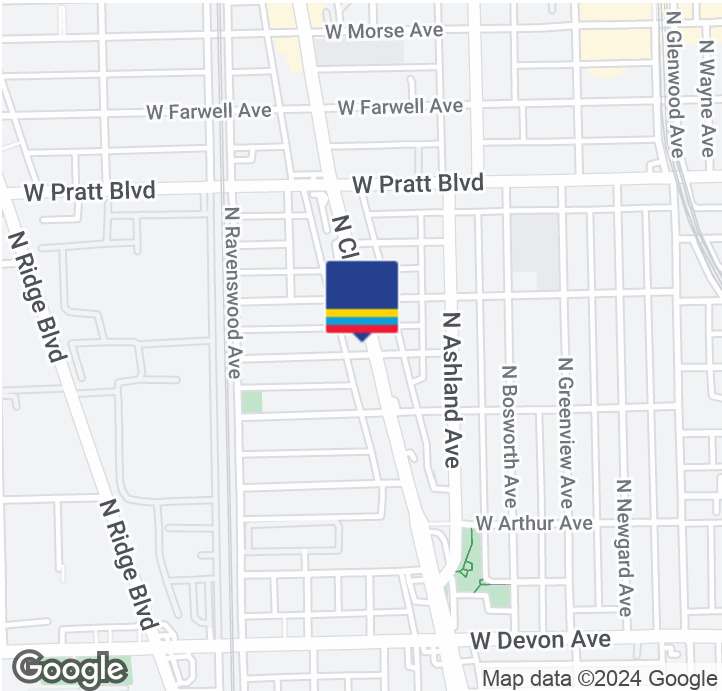
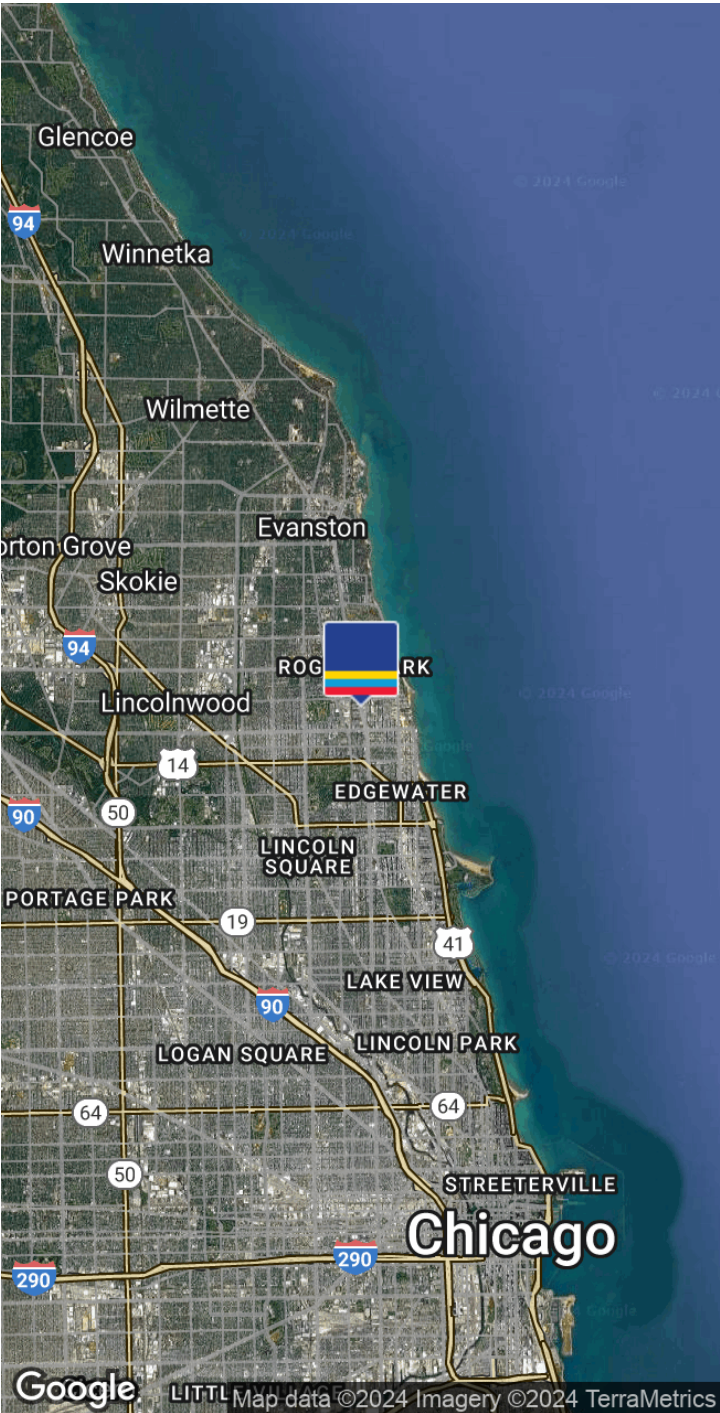
Chris.Irwin@Colliers.com

Area Tenants



Chris Irwin
Senior Vice President
847 698 8193
Chris.Irwin@Colliers.com

Location Map



Demographics	0.25 Miles	0.5 Miles	1 Mile
Total population	1,577	5,208	18,987
Median age	33.8	38.4	39.2
Total households	565	2,100	7,535
Total persons per HH	2.8	2.5	2.5
Average HH income	\$57,200	\$60,432	\$70,272
Average house value	\$274,982	\$258,871	\$261,011

Location Overview

Rogers Park is a neighborhood in Chicago, Illinois with a population of 55,365. Rogers Park is in Cook County and is one of the best places to live in Illinois. Many young professionals live in Rogers Park, walk to the CTA trains to and from downtown Chicago. Make this you new restaurant location!

Chris Irwin
Senior Vice President
847 698 8193
Chris.Irwin@Colliers.com

