

**LEASE**

# The Mabel Exchange

**5911-23 N. CLARK ST.**

Chicago, IL 60660

**PRESENTED BY:**

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$21/PSF MG
AVAILABLE SF:	600 - 11,476 SF
YEAR BUILT/RENOVATED:	1915/2021
ZONING:	C1-2
SUBMARKET:	Edgewater
TRAFFIC COUNT:	43,100

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to offer 5911-23 N. Clark Street in Chicago, Illinois FOR LEASE. The subject building, known as the Mabel Exchange, is steeped in Chicago history. Originally the home of The Maybelline Company’s headquarters, it is now a three-story, Mixed-Use building located at the hard corner of Clark and Ridge in Chicago’s Edgewater neighborhood. Renovated in 2021, improvements include a new roof overlay, tuckpointing, 1800 amp electrical service, storefront windows and doors, new water service, and is fully sprinklered. A TI Allowance for Tenant’s buildout is available for qualified deals.

The building also benefits from 34 interior garage parking spaces, 10 on the first floor and 24 on the basement level. The upper two floors contain 52 rehabbed apartment units. The property is zoned C1-2. The available ground floor space consists of 11,476 SF and is divisible to 600 SF, which is the hard corner of Clark and Ridge. Large storefront windows and high ceilings (12’) bring in abundant natural light.

This corner building is very visible with 43,100 VPD passing it daily, 28,100 on Ridge and 15,000 N Clark Street. Multiple transportation options are available with the Thorndale Red Line CTA stop (0.5 mi.), Clark Street protected bike lanes and Divvy station, Peterson/Ridge (#84) bus, and Clark (#22) bus all nearby. Additionally, the new Peterson-Ridge METRA stop is being constructed 0.3 miles away. There are many cafes, coffee shops (including

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# COMPLETE HIGHLIGHTS

## PROPERTY HIGHLIGHTS

- 600 - 11,467 SF of Retail Space For LEASE
- High Ceilings - 12'
- Parking Available - 34 Interior Spaces
- Building Completely Renovated
- Improvements Include New Storefronts/Windows, Roof Overlay, Electrical and Water Services
- Building is Fully Sprinklered
- TI Allowance Available for Tenant Buildout
- Hard Corner of Clark and Ridge with Tremendous Exposure
- High Traffic Counts - 43,100 VPD at the Intersection
- Desirable Edgewater Neighborhood, One Block North of Andersonville
- Several Cafes, Coffee Shops (Including Starbucks), Retailers, and Restaurants are Within Steps
- Well Served by Public Transportation - New Peterson-Ridge Metra Stop (0.3 mi.), Clark Bus (#22) in front of the building, Ridge/Peterson Bus (#84), Redline El Stop (Thorndale, 0.5 mi.), Clark Street protected bike lanes and Divvy station
- Zoned C1-2
- 48th Ward



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## FLOOR PLAN



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## ADDITIONAL PHOTOS



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# RETAIL AERIAL MAP



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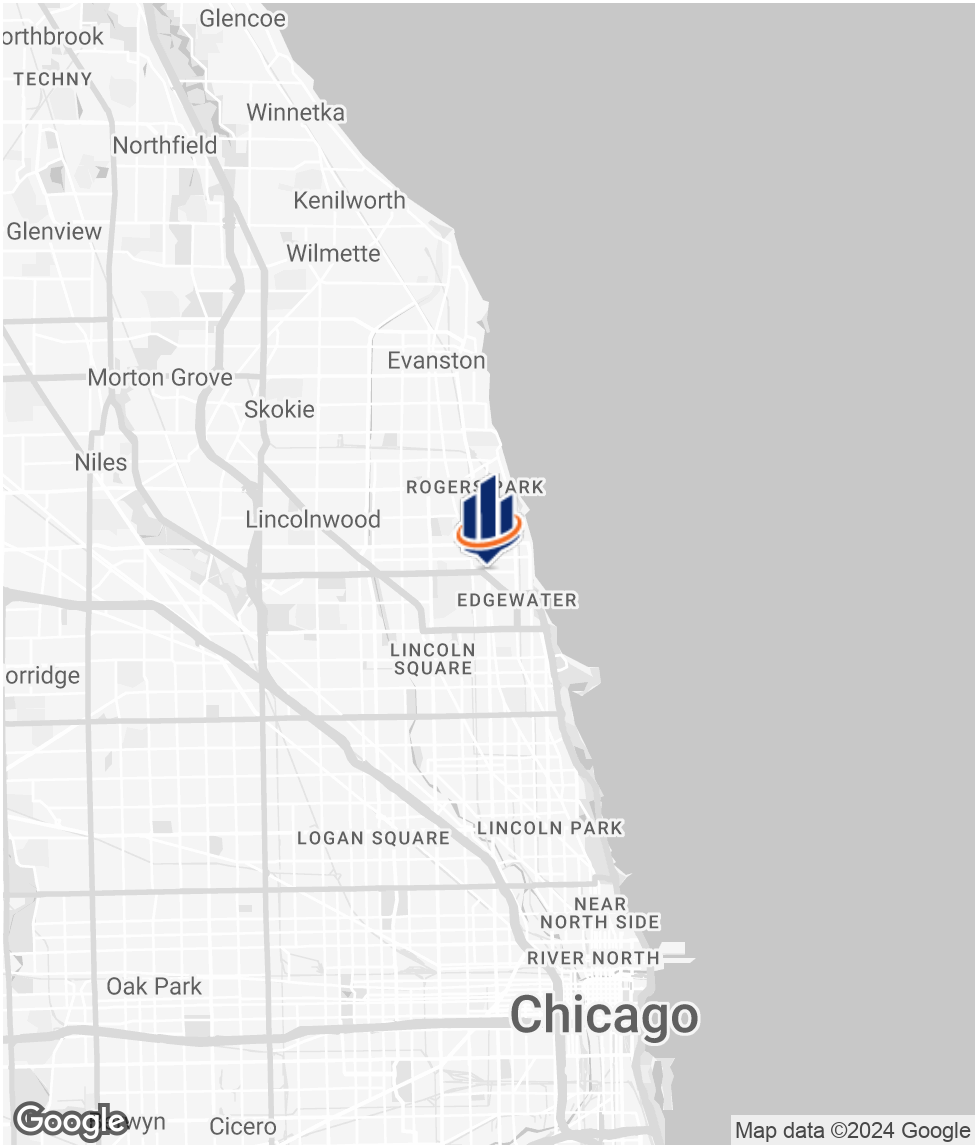
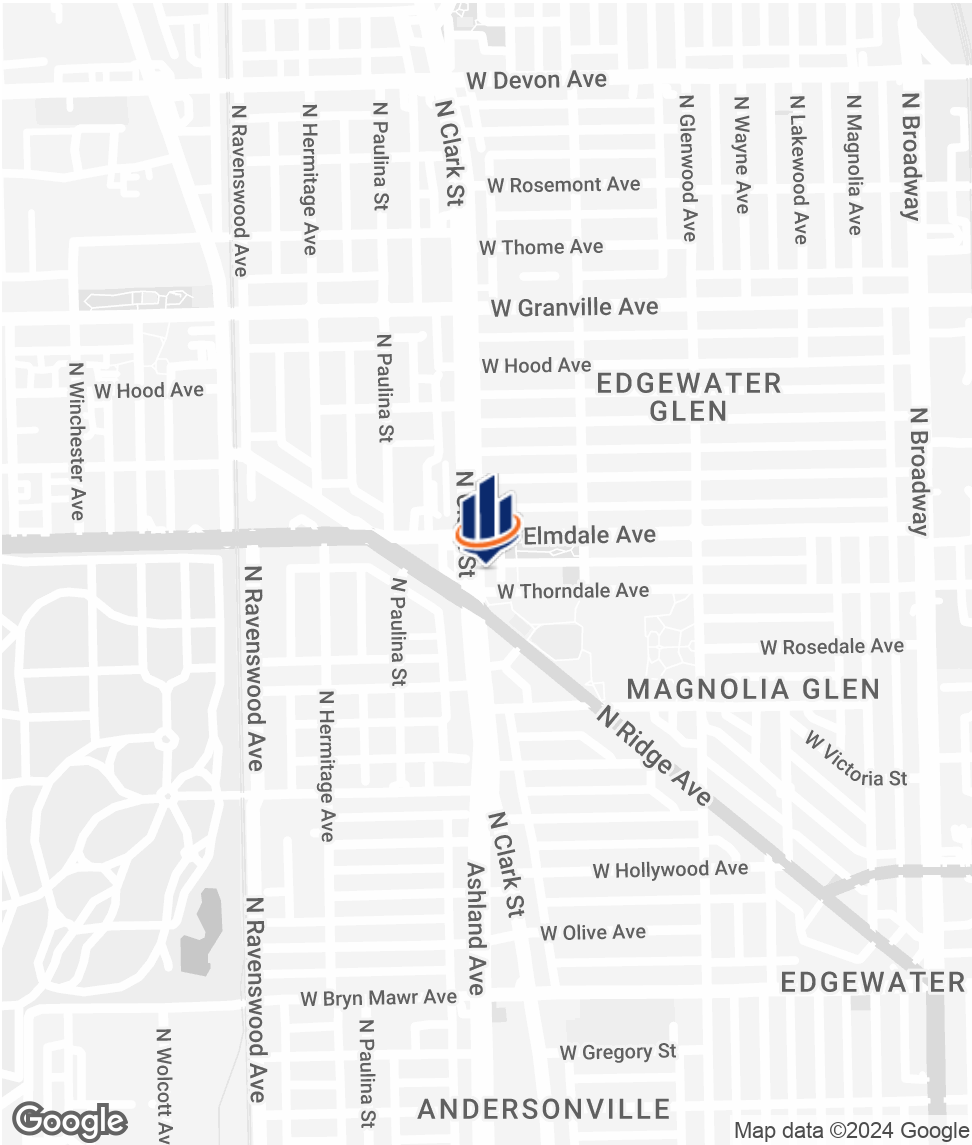
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

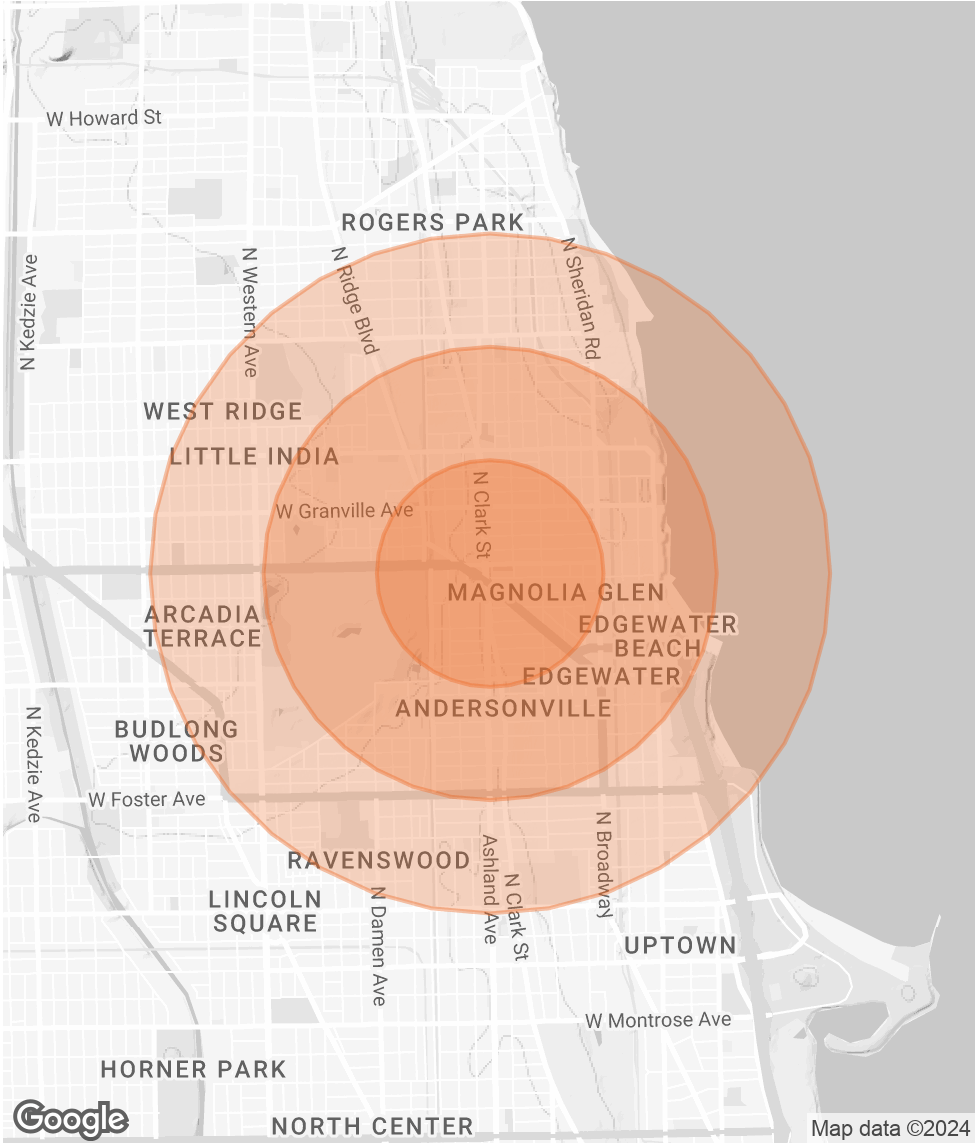
POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	15,619	68,350	134,342
AVERAGE AGE	36.7	35.5	36.6
AVERAGE AGE (MALE)	36.5	36.2	36.9
AVERAGE AGE (FEMALE)	36.9	35.2	36.6

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	7,058	33,716	67,340
# OF PERSONS PER HH	2.2	2.0	2.0
AVERAGE HH INCOME	\$92,292	\$72,515	\$70,104
AVERAGE HOUSE VALUE	\$444,924	\$315,913	\$307,094

\* Demographic data derived from 2020 ACS - US Census



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