

**FOR LEASE**

# Andersonville Retail

**5601 N CLARK ST**

Chicago, IL 60660

**PRESENTED BY:**

**LORILE HERLIHY**

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$29.00 SF/yr (NNN)
BUILDING SIZE:	20,500 SF
AVAILABLE SF:	600 SF
LOT SIZE:	0.29 Acres
ZONING:	B3-2
MARKET:	Chicago
SUBMARKET:	Andersonville

PROPERTY OVERVIEW

SVN is pleased to present the final remaining available suite at 5601 N Clark St, approximately 600SF in Chicago's Andersonville neighborhood. Next door to the new Apothecary EO, a spa experience and florist. B3-2 zoning allows for a wide range of retail and commercial uses. Space ideal for coffee/tea sandwich shop, boutique fitness, salon/spas, medical/therapy clinics, satellite offices, and educational facilities.

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## INTERIOR PHOTOS



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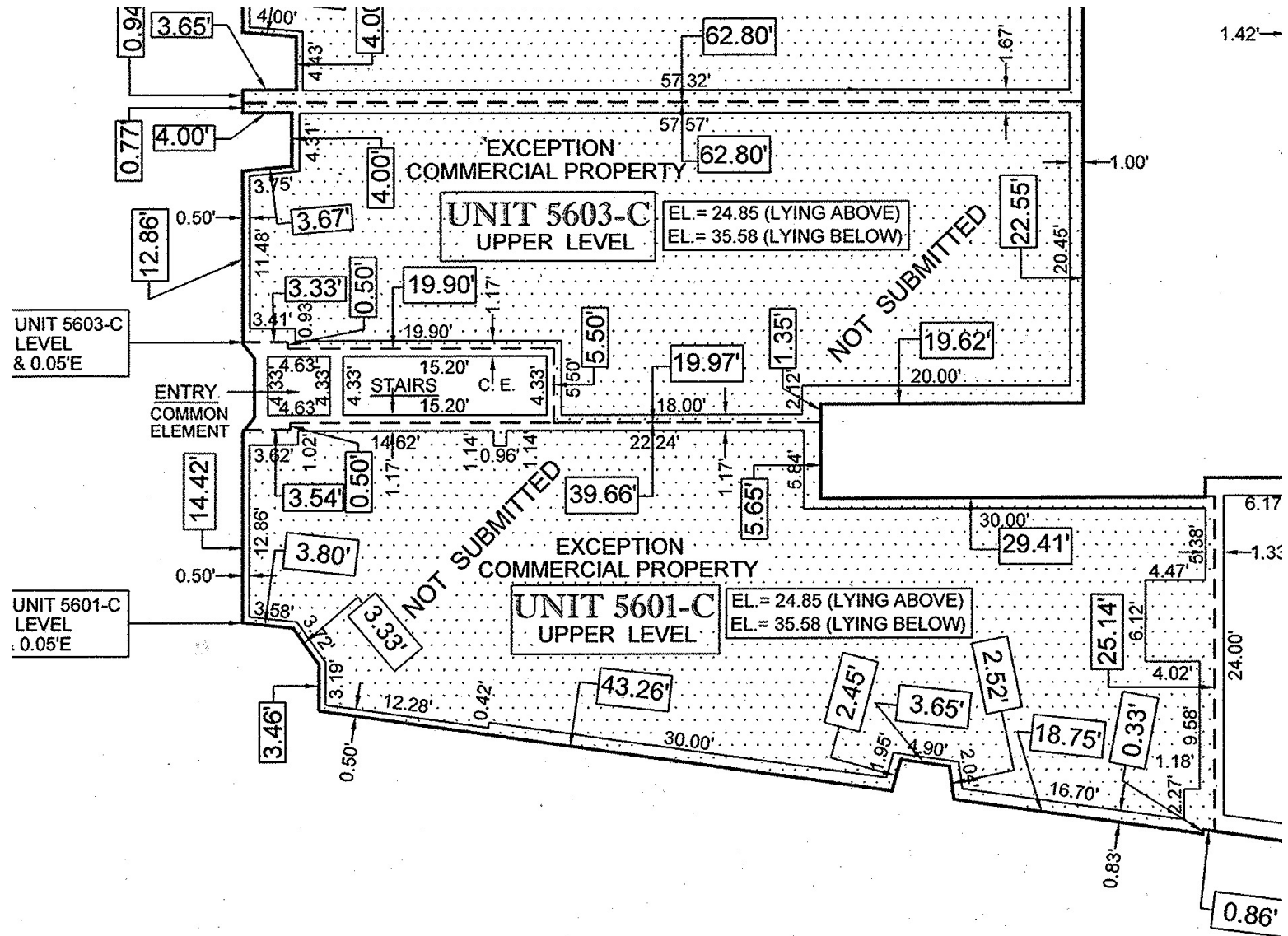
lherlihy@svn.com





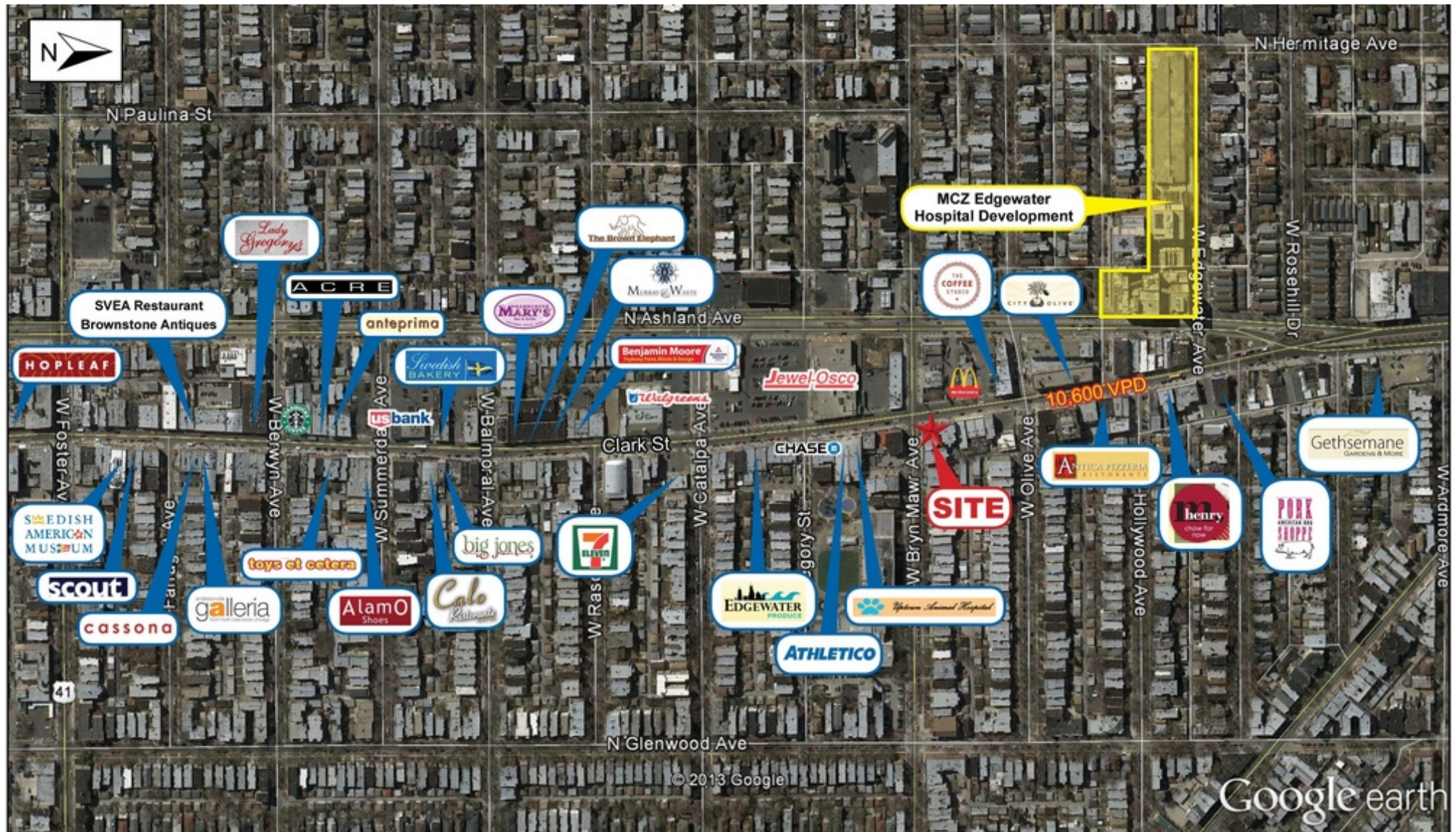
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## RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

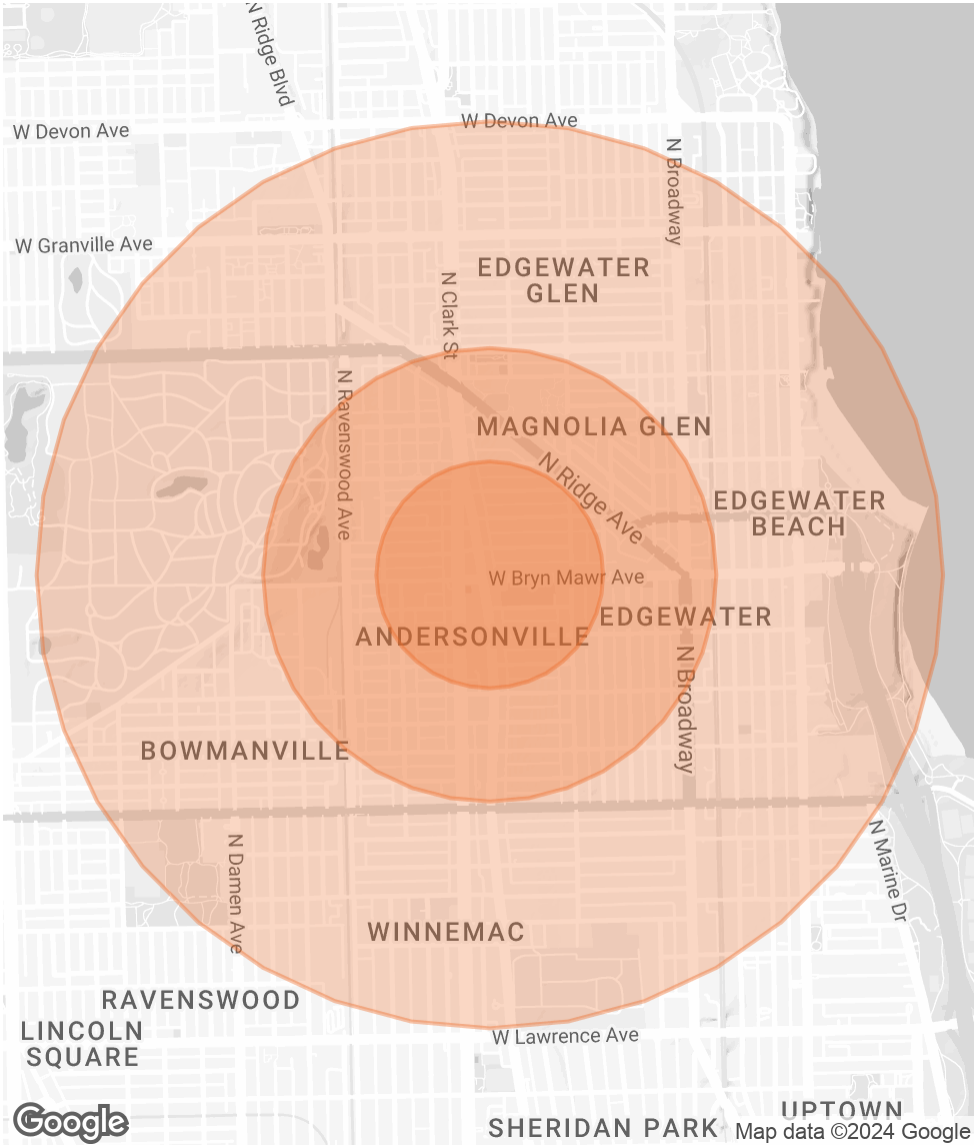
POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	4,434	17,184	70,408
AVERAGE AGE	36.2	36.2	37.3
AVERAGE AGE (MALE)	36.9	36.9	37.8
AVERAGE AGE (FEMALE)	35.2	35.2	36.8

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	2,012	7,802	34,865
# OF PERSONS PER HH	2.2	2.2	2.0
AVERAGE HH INCOME	\$85,492	\$85,966	\$68,528
AVERAGE HOUSE VALUE	\$473,200	\$475,419	\$431,191

2020 American Community Survey (ACS)



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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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