

6513 N Clark St , Chicago, IL 60626

CHICAGO, IL



OFFERING MEMORANDUM

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CHICAGO, IL

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6513 N CLARK ST , CHICAGO, IL 60626

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DETAILS

ADDITIONAL PHOTOS

Executive Summary



SALE PRICE:	\$474,900
LOT SIZE:	0.07 Acres
BUILDING SIZE:	3,547 SF
ZONING:	B3-2
MARKET:	Chicago North
SUB MARKET:	Rogers Park
CROSS STREETS:	Clark St. & Arthur Ave.
TRAFFIC COUNT:	32,100

PROPERTY OVERVIEW

KW Commercial, as the exclusive agent, is pleased to announce the opportunity to acquire the sale of this Mixed-Use, Commercial building, with retail storefront use on the lower level and residential purposes within the upper level. Located on busy Clark St. the retail storefront provides for an ample-size business and the residential feature is composed of a large apartment. The B3-2 zoning provides allowance for a "Community Shopping" district, in a street which provides an Average Daily Traffic (ADT) of 32,100 vehicles and a Floor Area Ratio (FAR) of 2.2. This building is perfectly placed in the heart of Rogers Park, Chicago. The frontage of the building expands for 50 feet in width which provides a two-lot space for the commercial retail space.

PROPERTY FEATURES

- 3,547 SF Building SF
- B3-2 Zoning
- 50 Ft. Frontage Width
- 32,100 Traffic Count

Property Details

STREET ADDRESS:	6513 N Clark St.
CITY, STATE, ZIP:	Chicago, IL 60626
MARKET:	Rogers Park, Chicago
PROPERTY TYPE:	Mixed-Use
OCCUPANCY %:	100%
GROSS LEASABLE AREA:	3,547 SF
BUILDING CLASS:	C
ZONING:	B3-2
TRAFFIC COUNT:	32,100
NUMBER OF STORIES:	2
LOCATION:	East Side Of Clark St.
BUILDING EXTERNAL TYPE:	Brick



Additional Photos



6513 N CLARK ST , CHICAGO, IL 60626

LOCATION INFORMATION

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PROPERTY DESCRIPTION

ADDITIONAL PHOTOS

REGIONAL MAP

LOCATION MAPS

AERIAL MAP

Neighborhood Description



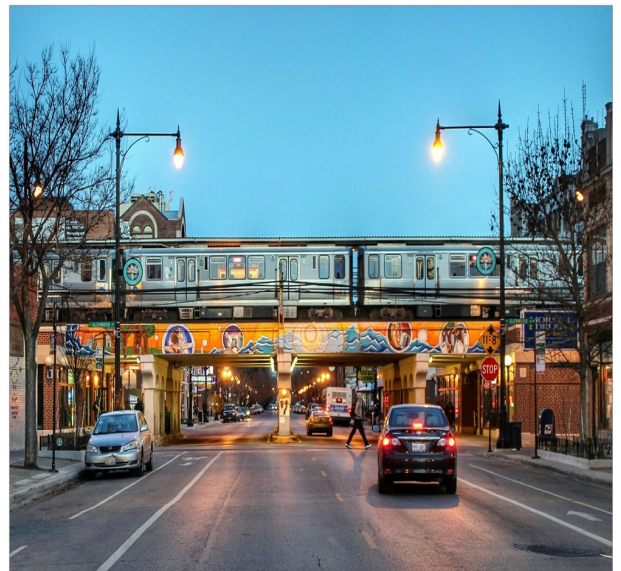
LOCATION OVERVIEW

Spanning the lakefront roughly from Devon Avenue to Howard Street, Rogers Park has the distinction of being the city's northernmost neighborhood. This distance from downtown may play a hand in why many local haunts have that under-the-radar appeal. But easy accessibility by way of multiple train stops means that the unique dining, arts, culture and entertainment found in Rogers Park are never too far away. And the sound of waves crashing along the shores is near as well, as nearly all the streets leading you east end at public beaches and parkland on Lake Michigan.

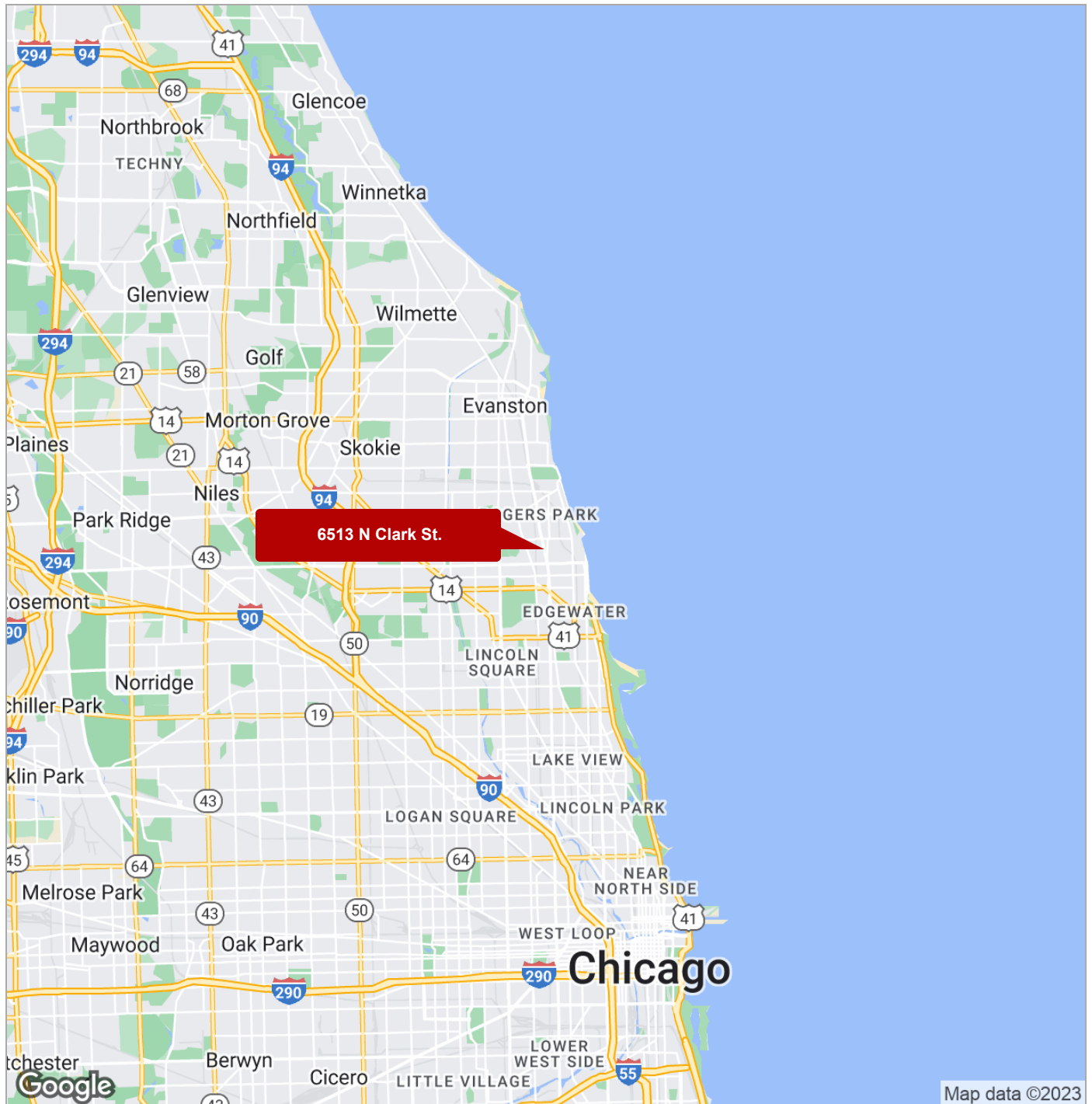
The Rogers Park neighborhood holds another distinction: it is considered one of the most diverse in Chicago. As a home to people from all over the world, there is no single dominant ethnicity but rather its residents speak nearly 40 different languages and hail from over 80 countries. This rich tapestry has a dynamic edge to it and as a community, there has been a visible effort to work together to revitalize public spaces and support local businesses.

Bright, fresh murals and newly-updated 'L' stations add to the experience while commercial districts along Howard Street and Clark Street, in the Glenwood Avenue Arts District and Jarvis Square tout a robust theater scene and lively music clubs, as well as galleries and studios, coffee shops and late-night dive bars. And just as the student population coexists with long-standing residents and more recent immigrant arrivals, the mix of ethnic eateries is a blend of many different backgrounds: Jamaica, Mexico, Belize, Peru, Ethiopia, Korea, Italy, India and the Middle East, among others, are all represented.

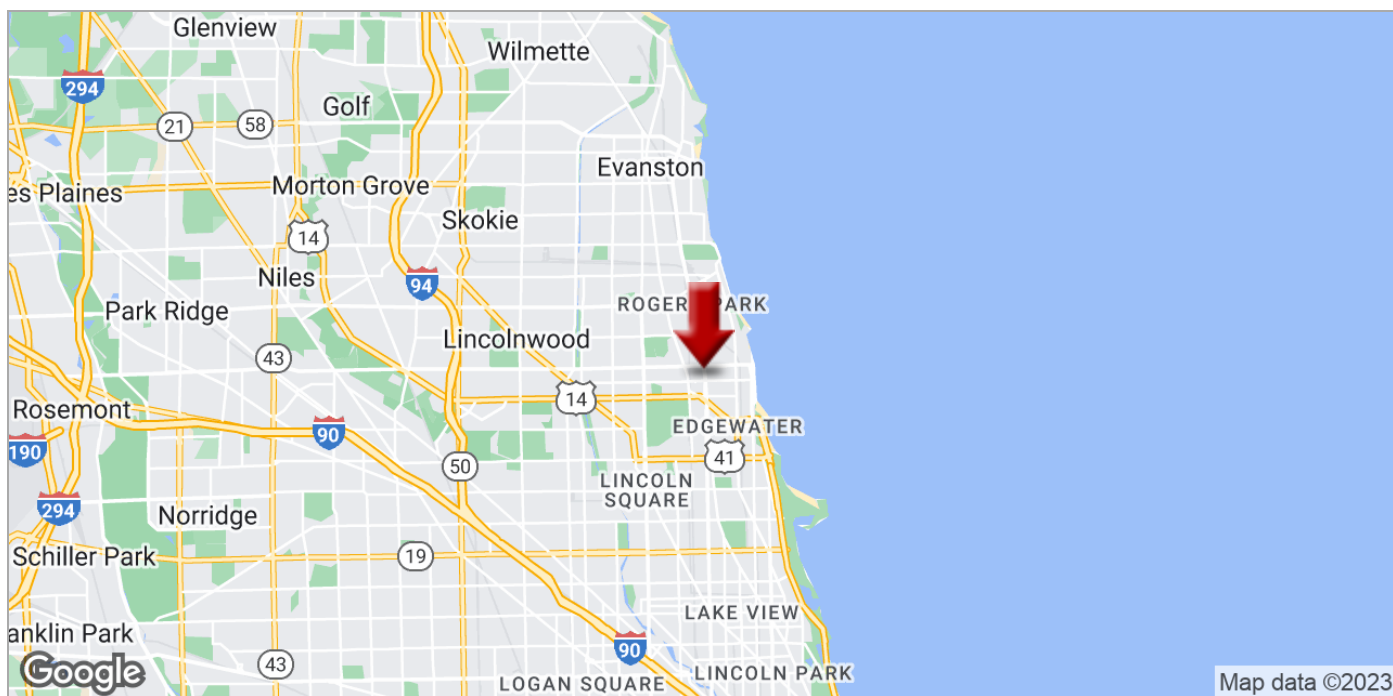
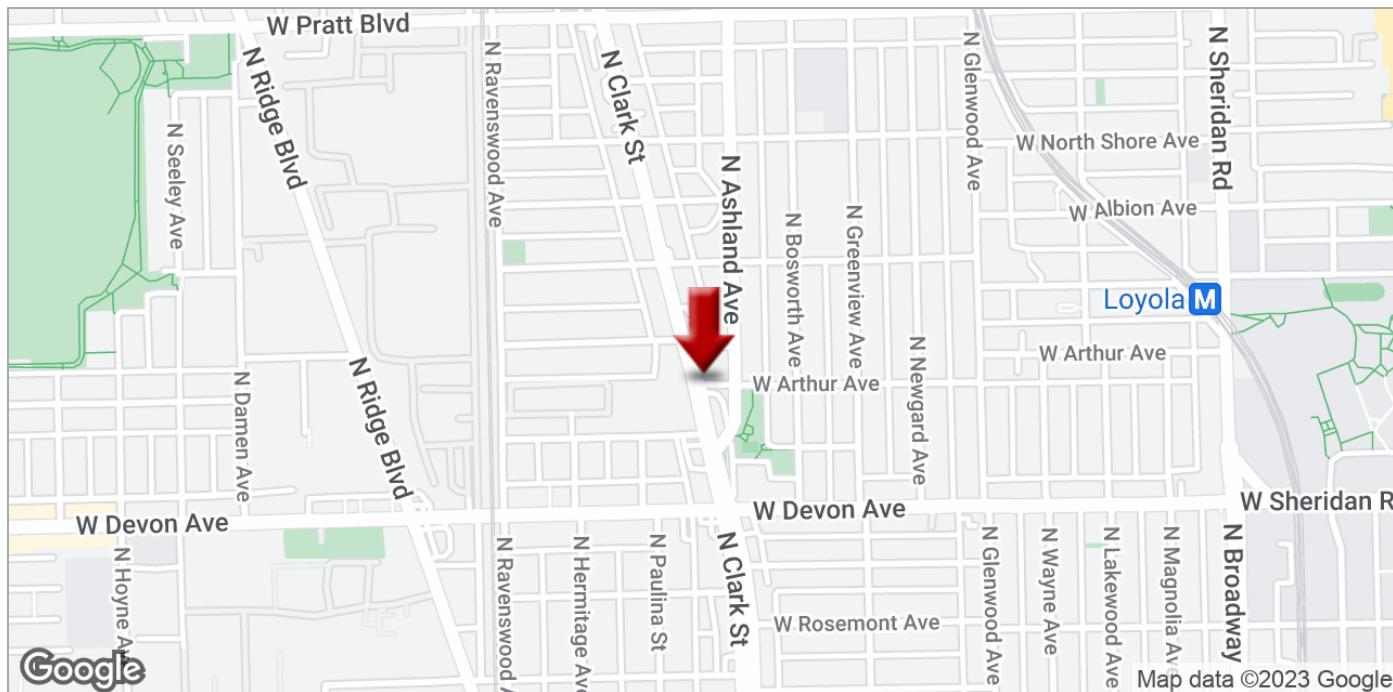
Additional Photos



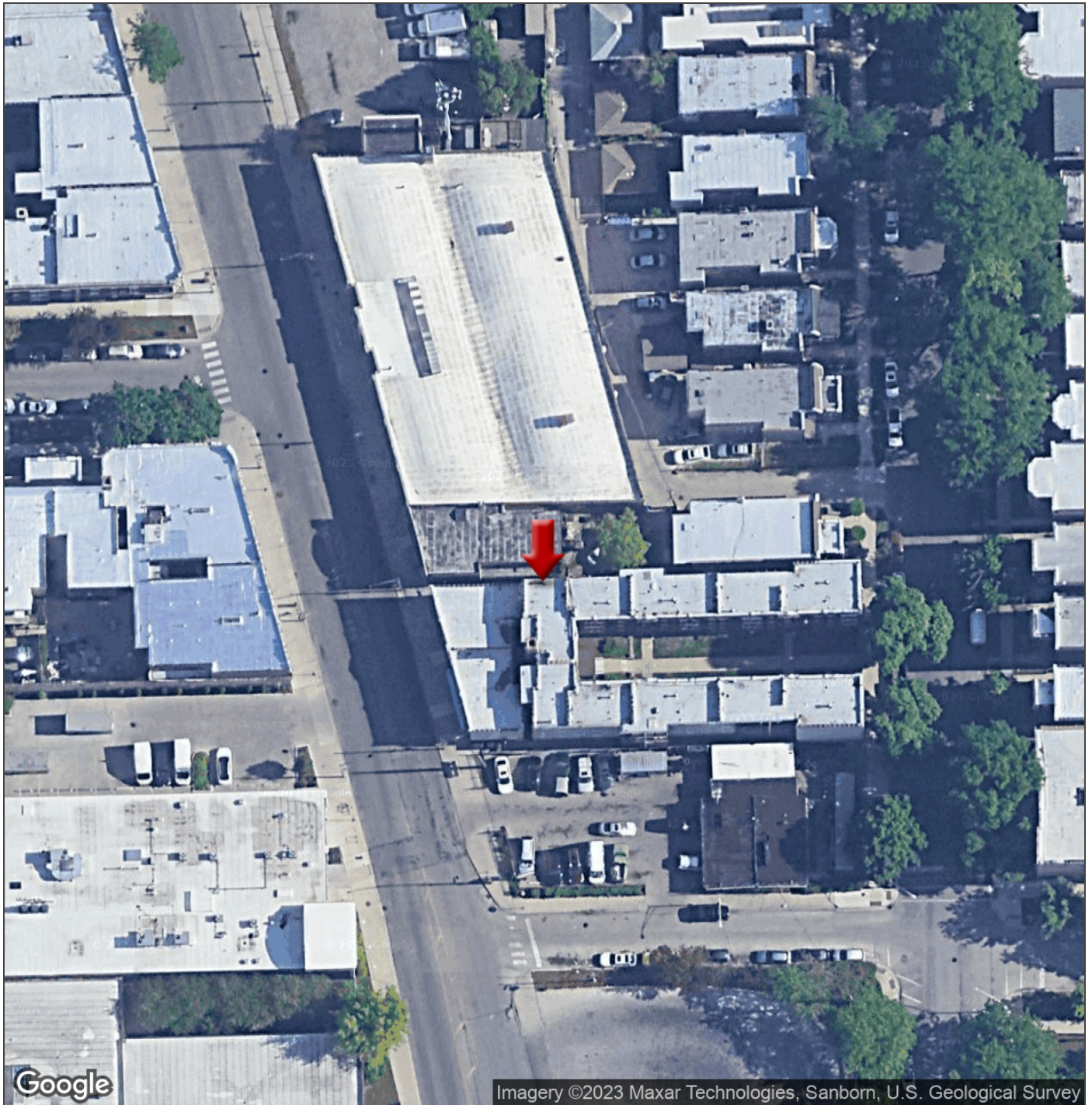
Regional Map



Location Maps



Aerial Map



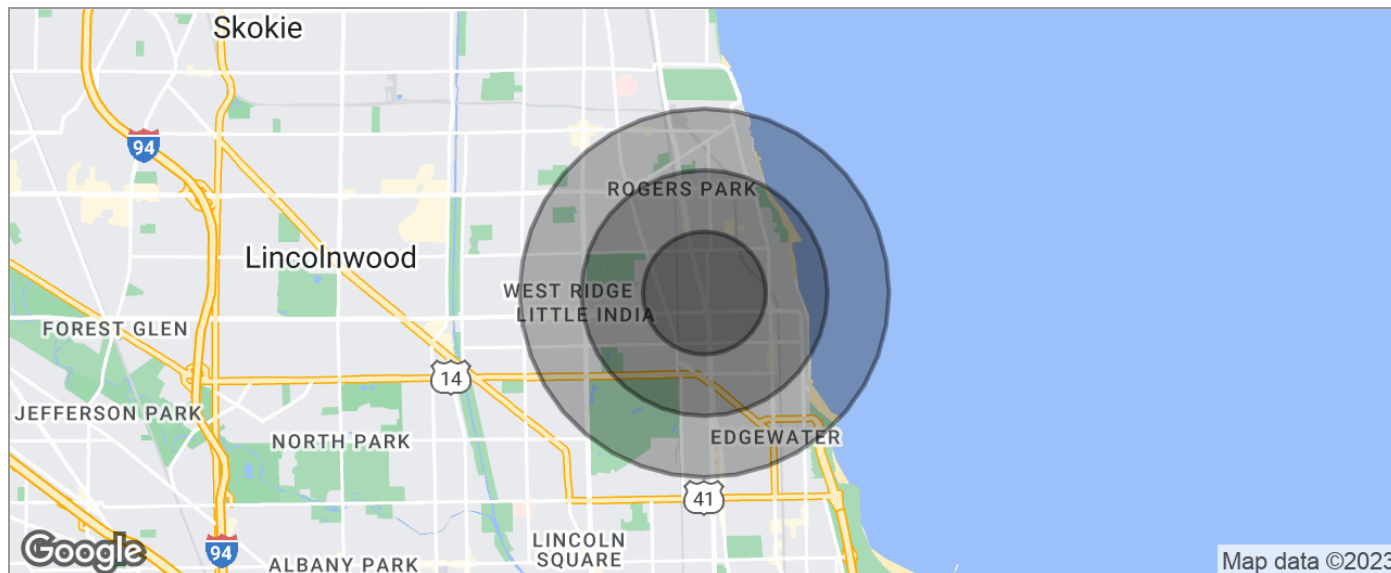
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DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	19,085	78,830	147,851
MEDIAN AGE	33.0	33.6	34.6
MEDIAN AGE (MALE)	34.1	34.0	34.7
MEDIAN AGE (FEMALE)	31.2	32.7	34.2
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	8,009	33,250	63,147
# OF PERSONS PER HH	2.4	2.4	2.3
AVERAGE HH INCOME	\$56,928	\$56,766	\$58,247
AVERAGE HOUSE VALUE	\$337,035	\$348,294	\$359,018
RACE	0.5 MILES	1 MILE	1.5 MILES
% WHITE	54.7%	54.2%	52.8%
% BLACK	18.4%	19.1%	20.5%
% ASIAN	7.0%	9.5%	11.3%
% HAWAIIAN	0.1%	0.0%	0.0%
% INDIAN	0.4%	0.3%	0.4%
% OTHER	16.6%	13.6%	12.1%
ETHNICITY	0.5 MILES	1 MILE	1.5 MILES
% HISPANIC	30.3%	25.3%	23.3%

* Demographic data derived from 2020 ACS - US Census