

# Andersonville - Chicago

## RETAIL SPACE FOR LEASE IN HIGHLY DESIRABLE AREA



156 North Jefferson St.  
Chicago, Illinois 60661-1411  
kudangroup.com

5226 N. Clark St.



### Andersonville

The approximate street boundaries are Winthrop Ave. to the east, Ravenswood Ave. to the west, Foster Ave. to the south, and Bryn Mawr Ave. to the north. The heart of the Andersonville commercial district is the corner of Clark St. and Berwyn Ave. Andersonville is characterized by an incredible diversity of cultures and lifestyles, a neighborhood whose predominantly locally-owned boutiques are found amidst quaint brunch spots, Middle Eastern bakeries, hip bars and gastro-pubs, and a strong Scandinavian presence from the neighborhood's Swedish founders. Andersonville is also home to a vibrant gay and lesbian community, catered to by the neighborhood's many LGBT-friendly businesses, restaurants and bars.

|             |                                     |
|-------------|-------------------------------------|
|             | 5226 N. Clark St. Chicago, IL 60640 |
| Size        | 1,035 S.F. (Approx.)                |
| Rental Rate | \$29.50 per S.F.                    |
| Lease Type  | Net                                 |
| Lease Term  | Negotiable                          |

◀ Location (QR Code)



For additional information or to schedule a showing contact:  
Jarrett Fradin  
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### Demographics

|                        | 1-mi.  | 3-mi.   | 5-mi.   |
|------------------------|--------|---------|---------|
| Population             |        |         |         |
| 2015 Male Population   | 38,484 | 232,536 | 434,879 |
| 2015 Female Population | 35,585 | 226,749 | 436,176 |
| 2015 Total Population  | 74,069 | 459,285 | 871,055 |
| 2015 Total Households  | 37,703 | 203,156 | 374,693 |

### Income

|                               |          |          |          |
|-------------------------------|----------|----------|----------|
| 2015 Median Household Income  | \$48,489 | \$52,838 | \$57,176 |
| 2015 Per Capita Income        | \$38,561 | \$37,390 | \$37,832 |
| 2015 Average Household Income | \$72,923 | \$82,117 | \$85,912 |

### Nearby Businesses

Candyality  
Scout  
La Colombe  
Akira

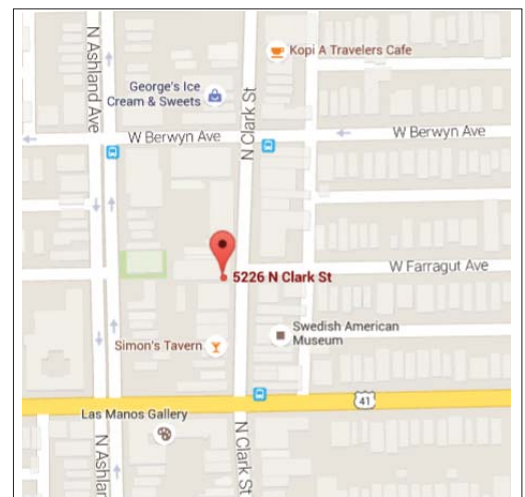
### Highlights

Approximately 1,035 square feet of retail space available for lease. Located in the heart of Andersonville, surrounded by boutique retail shops, restaurants and nightlife. Strong Vehicle and Pedestrian Traffic counts in this highly desirable area close to Foster Avenue.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 533 3-10-2011

### Map

Clark & Farragut



## Information Sheet

|                      |  |
|----------------------|--|
| Agent                | Jarrett Fradin<br>312.575.0480 Ext. 15<br><a href="mailto:jarrett@kudangroup.com">jarrett@kudangroup.com</a>   |
| Transaction Type:    | Retail Space for Lease   |
| Type of Property     | Commercial Retail on First Floor of 2-Story Mixed/Use Building   |
| <b>Property Data</b> |  |
| Address              | 5226 N. Clark St.  |
| City, Zip Code       | Chicago, IL 60640  |
| Area                 | Andersonville  |
| Sale Price           | Lease Only   |
| Rental Rate          | \$29.50 PSF  |
| Lease Type           | Net  |
| Square Feet          | 1,035 SF   |
| Lease Term           | Negotiable   |
| Yearly Adjustment    | Three Percent  |
| Tax & Insurance      | \$6.50 PSF   |
| Security Deposit     | Two Months Base Rent   |
| Space Dimensions     | 11.5' X 90'  |
| Building             | Mixed Use Commercial Building  |
| Stories              | Retail Space on the Ground Floor of a Two Story Mixed Use Building   |
| Lot Size             | 74X135   |
| Parking              | 5 Shared Spaces for Retail and Residential Units (Ample Street Parking).   |
| Zoning               | B3-2   |
| A/C & Heat           | Gas Forced Air and Heat Separately Metered   |
| Electric (amps)      | 200 AMP  |
| Type of Roof & Age   | Flat Roof  |
| Type of Basement     | Flat Slab  |
| Nearby Retailers     | Candyality, Scout, La Colombe, Pastoral, AKIRA   |
| Property Description | Approx 1,265 square feet of retail space available for lease. Located in the heart of Andersonville, surrounded by boutique retail shops, restaurants and nightlife. Strong Vehicle and Pedestrian Traffic counts in this highly desirable area. |
| PIN#                 | 14-08-122-024-0000   |
| Cross Streets        | Clark/Farragut   |