

Wrigleyville - Chicago

RETAIL FOR LEASE ONLY TWO BLOCKS FROM WRIGLEY FIELD

3809 N. Clark St.



Wrigleyville

Wrigleyville is the nickname to the neighborhood directly surrounding Wrigley Field. Officially known as Central Lakeview, Central Lakeview's borders run from Diversey Parkway and Irving Park Road, to Halsted Street and Racine Avenue. Many Wrigleyville bars and restaurants (particularly on North Clark Street) feature sports-oriented themes.

3809 N. Clark St. Chicago, IL 60657

Size	1,000 SF (Approx.)
Rental Rate	\$28/SF (Net)
Taxes	\$2.50/SF
Zoning	B3-2



For additional information or to schedule a showing contact:

◀ Jarrett Fradin
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156 North Jefferson St.
Chicago, Illinois 60661-1411
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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	44,051	220,046	509,447
2015 Female Population	42,056	218,347	511,907
2015 Total Population	86,107	438,393	1,021,354
2015 Total Households	46,599	213,589	454,504

Income

2015 Median Household Income	\$70,626	\$62,151	\$58,344
2015 Per Capita Income	\$55,770	\$46,638	\$40,420
2015 Average Household Income	\$102,040	\$93,714	\$88,720

Notes

Gingerman	Wrigley Field
Yak-zies	Casey Moran's
Metro	Uncommon Ground
Rockit	Public House Theater

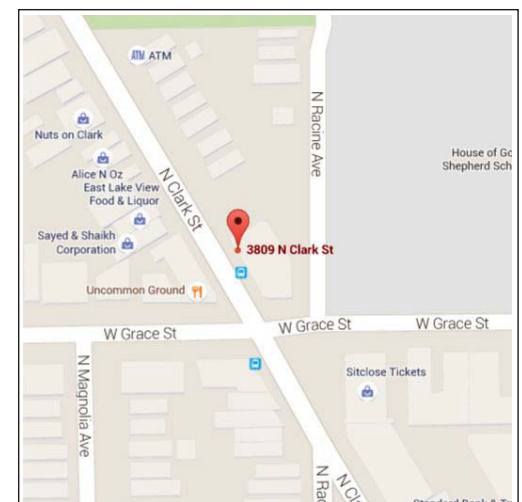
Highlights

Prime retail location with great street visibility and close to public transportation. Located two blocks from Wrigley Field in an extremely dense nightlife area, surrounded by numerous bars, restaurants and retailers. Strong foot traffic and demographics. Great opportunity to become a part of one of the nation's most popular and well-known tourist neighborhoods, Chicago's Wrigleyville!

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. J525 2-12-14

Map

Clark & Grace



LISTING INFO

Agent(s) Responsible	Jarrett Fradin jarrett@kudangroup.com
Transaction Type	Lease
Type of Property	Retail Space for Lease
Property Data	
Address	3809 N. Clark St.
City, Zip Code	Chicago, IL 60657
Area	Wrigley
County	Cook
Rental Rate	\$28/SF
Lease Type	Net
Lease Term	New Lease
Tax	\$2.50/SF
Stories	Business located on Ground Floor of 2-Story Building
Size	1,000 SF (Approx.)
Parking	Street
Zoning	B3-2
Nearby Businesses	Gingerman, Yak-zies, Metro, Rockit, Bernies, Casey Morans, Wrigley Field, Uncommon Ground
Property Description	Prime retail location with great street visibility and close to public transportation. Located two blocks from Wrigley Field in an extremely dense nightlife area, surrounded by numerous bars, restaurants and retailers. Strong foot traffic and demographics. Great opportunity to become a part of one of the nation's most popular and well-known tourist neighborhoods, Chicago's Wrigleyville!
Location Description	Wrigleyville is the nickname to the neighborhood directly surrounding Wrigley Field. Officially known as Central Lakeview, Central Lakeview's borders run from Diversey Parkway and Irving Park Road, to Halsted Street and Racine Avenue. Many Wrigleyville bars and restaurants (particularly on North Clark Street) feature sports-oriented themes.
Cross Streets	Clark/Grace