

# 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	1,265 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:  
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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

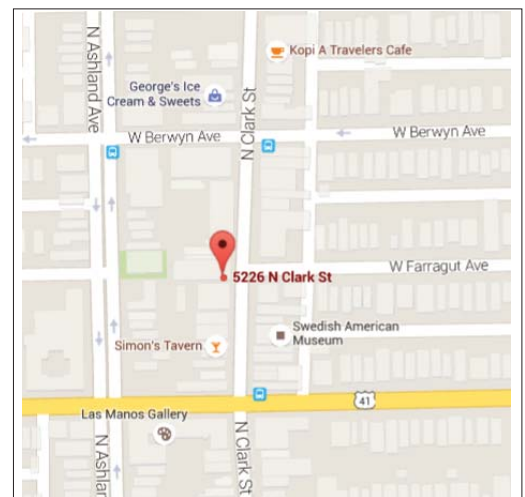
Candyality  
Scout  
La Colombe  
Akira

### Highlights

Approximately 1,265 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 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 312.575.0480 Ext. 15 <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	1,265 SF
Lease Term	Negotiable
Yearly Adjustment	Three Percent
Insurance	TBD
Security Deposit	Two Months Base Rent
Taxes	TBD
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