

# Wrigleyville - Chicago RETAIL FOR LEASE WITH CLEAR SPAN LAYOUT AND HIGH CEILING

3309 N. Clark St.



566 W. Lake St. Suite 225  
Chicago, Illinois 60661-1411  
kudangroup.com

## 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

## Nearby Businesses

Mia Francesca  
Hutch  
Windward Surf Skate Shop  
Bites Asian Restaurant

## Property Description

Retail commercial space (22' Frontage X 58' ) with clear span layout and 14 ft ceilings. Separate bathroom and Central Air included. Ideal for any retail. Includes 1 parking spot. Great opportunity to become a part of one of the nation's most popular and well-known tourist neighborhoods, Chicago's Wrigleyville!

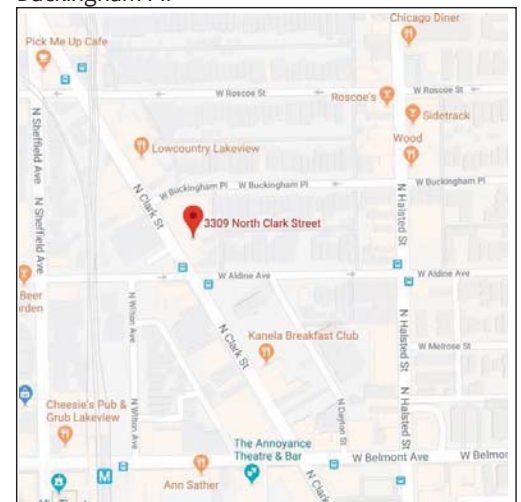
## Wrigleyville

Wrigleyville is the nickname to the neighborhood directly surrounding Wrigley Field. The official borders are Halsted St. on the east, Ashland Ave. on the west, Roscoe St. on the south and Byron St. on the north. Wrigleyville is a tourist hub that swells with activity during Chicago Cubs home games. It is densely packed with sports themed bars, restaurants and nightlife.

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

On Clark St. between Aldine Ave. And Buckingham Pl.



**3309 N. Clark St. Chicago, IL 60657**

Size	1,325 SF (Approx.)
Rental Rate	\$3,850 per Month (Gross)
Parking	1 Dedicated Parking Spot Included
Zoning	B3-3

For additional information or to schedule a showing contact:

Jarrett Fradin

312.575.0480 Ext. 15

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### LISTING INFO

Agent	Jarrett Fradin 312.575.0480 ext. 15 jarrett@kudangroup.com
Transaction Type	Retail- Commercial Space for Lease
<b>Property Data</b>	
Address	3309 N. Clark St
City, Zip Code	Chicago, IL 60657
Area	Wrigley- East Lakeview
County	Cook
Rental Rate	\$3,850 per Month (Gross Lease)
Yearly Adjustment	TBD
Security Deposit	Two month's rent due at lease execution
Stories	Mixed-use, three-story building
Size	+/- 1,325 Square Feet
Parking	1 dedicated spot- ample metered street parking
Ceiling Height	14'
AC/Heat	Central Air
Zoning	B3-3
Alderman and Ward	Tom Tunney of the 44th Ward (773) 524-6034
Nearby Businesses	Mia Francesca, Hutch, Windward Surf Skate Shop, BITES- Asian Restaurant
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Cross Streets	On Clark St. between Aldine Ave. And Buckingham Pl.