

# Rogers Park - Chicago RETAIL/OFFICE SPACE FOR LEASE AT BUSY INTERSECTION OF CLARK & TOUHY

7135 N. Clark St. Chicago, IL 60626



## Rogers Park

Rogers Park is located nine miles north of downtown Chicago. It is bounded by the city of Evanston along Juneway Terrace and Howard Street to the north, Ridge Boulevard to the west, Devon Avenue and the Edgewater neighborhood to the south, and Lake Michigan to the east. The presence of its diverse array of students and academics from Loyola University Chicago and Northwestern University, just a few miles to the north, has historically lent Rogers Park a high degree of liberalism and tolerance. Rogers Park has over 130 restaurants and has been ranked "very walk-able" by Walkscore.com.

## 7135 N. Clark St. Chicago, IL 60626

Size (Approx.) 1,150 SF

Rental Rate \$2,200 per Month (Gross)

For additional information or to schedule a showing contact:

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## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	24,991	129,415	287,804
2015 Female Population	25,010	130,520	291,181
2015 Total Population	50,001	259,935	578,985
2015 Total Households	21,878	106,704	238,391

## Income

2015 Median Household Income	\$44,452	\$47,585	\$55,082
2015 Per Capita Income	\$29,272	\$31,301	\$35,818
2015 Average Household Income	\$64,503	\$72,054	\$83,801

## Nearby Businesses

KI African Restaurant	Resale House
Loya Insurance	Qaato Hilal
Safari Lounge	Pallo's Barber Shop
Chicago Dental Care	Nueva Italy Pizzeria

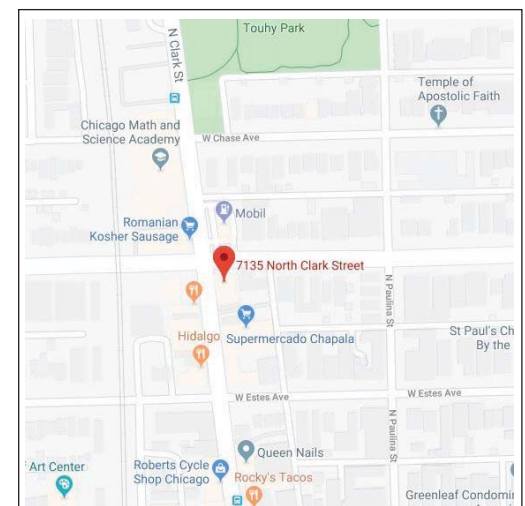
## Description

Great retail or office space on the busy intersection of Clark St. & Touhy Ave. in Rogers Park. Everything is new including, floor, bathroom, and HVAC unit. Turn-key condition, must see to appreciate.

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. 522 1-14-2013

## Map

Clark St. & Touhy Ave.



## LISTING INFO

Agent	Adam Salamon
Transaction Type	Retail/Office for Lease
Type of Property	Storefront
<b>Property Data</b>	
Address	7135 N. Clark St.
City, Zip Code	Chicago, 60626
Area	Rogers Park
County	Cook
Rental Rate	\$2,200/Month
Lease Type	Gross
Lease Term	Negotiable
Options	Negotiable
Yearly Adjustment	3% Annually
Security Deposit	TBD
Building Type and Year Built	Brick, Mixed Use
Stories	Two
Size	Approx. 1,150 SF
Parking	Ample Street
Zoning	B3-2
A/C & Heat	Central HVAC
Electric (amps)	Ample
Ceiling Heights	10'
Ward	49th
Alderman	Maria Hadden 773-338-5796
Nearby Businesses	KI African Restaurant, Loya Insurance, Safari Lounge, Chicago Dental Care, Resale House, Qaato Hilal Restaurant, Pallo's Barber Shop, Romanian Kosher Sausage Co., Nueva Italy Pizzeria
Property Description	Great retail or office space on the busy intersection of Clark St. & Touhy Ave. in Rogers Park. Everything is new including, floor, bathroom, and HVAC unit. Turn-key condition, must see to appreciate.
Cross Streets	Clark St. & Touhy Ave.