

# Wrigleyville - Chicago

## RETAIL SPACES FOR LEASE + NEW FOOT MASSAGE LICENSE AVAILABLE

3442-48 N. Clark St. Chicago, IL



Image capture: Jul 2019 © 2020 Google



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

	1-mi.	3-mi.	5-mi.
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

Wrigley Field	Al's Beef
Cubby Bear	Sports Clips
HVAC Pub	Wheel House Hotel
Happy Camper	Big Star

### Property Description

Vanilla box retail space along busy Clark St. The location doesn't get any better than this: 2 blocks away from Wrigley Field, restaurants and public transportation. Dense daytime & evening population.

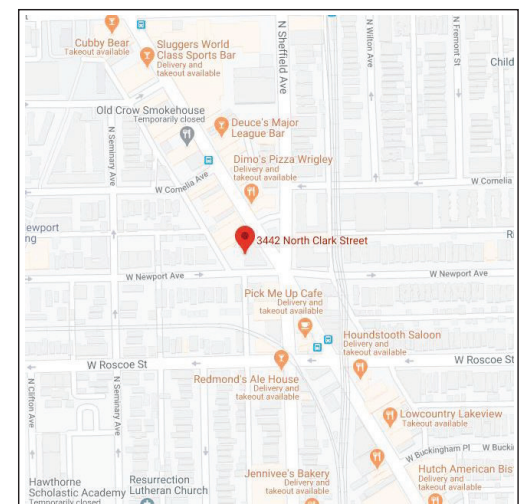
### Wrigleyville

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

Clark St., Sheffield and Newport Ave.



**3442-48 N. Clark St. Chicago, IL 60657**

Size 2,000 SF

1,500 SF

Rental Rate \$30/SF Net

Licenses Foot Massage License for Sale - Inquire with Agent

For additional information or to schedule a showing contact:

Brian Laskov

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Transaction Type	Two Retail Spaces for Lease + New Foot Massage License Available for Sale
Type of Property	2-story Mixed Use Building
Sale or Lease	Lease (+ New Foot Massage License for Sale)
<b>Property Data</b>	
Address	3442 - 3448 North Clark
City, Zip Code	Chicago, IL 60657
Area	Wrigleyville
County	Cook
Sale Price	Contact Broker for New Foot Massage License Info
Rental Rate	\$30/SF
Lease Type	Net
Lease Term	Negotiable
Yearly Adjustment	Negotiable
CAM & Insurance	+/- \$5/SF
Security Deposit	TBD
Taxes	TBD
Building Type and Year Built	1916
Stories	2
Size	Space 1 - 2,000 SF Space 2 - 1,500 SF
Lot Size	9,855 SF
Parking	Parking Lot and Street
Zoning	B3-2
A/C & Heat	Central Air
Type of Roof & Age	Flat
Basement	Unfinished Basement
Ceiling Heights	High Ceilings
Alderman	Ward 44 - Thomas Tunney 773-525-6034
Nearby Businesses	Wrigley Field, Cubby Bear, HVAC Pub, Happy Camper, Al's Beef, Sports Clips, Wheel House Hotel, Big Star, Hotel Zachary, Shake Shack, 7-Eleven, Starbucks, Roadhouse 66, The Country Club
Property Description	Vanilla box retail space along busy Clark St. The location doesn't get any better than this: blocks away from Wrigley Field, restaurants and public transportation. Dense daytime & evening population.
Location Description	Great opportunity to become a part of one of the nation's most popular and well-known tourist neighborhoods, Chicago's Wrigleyville! 2 blocks from Wrigley Field and located in extremely dense daytime population and nightlife area surrounded by numerous bars, restaurants and retailers.
Cross Streets	Clark St., Sheffield and Newport Ave.

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