

# Rogers Park - Chicago GREAT RETAIL/OFFICE SPACE ON BUSY CLARK STREET

6636 N. Clark St.



## 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.

**6636 N. Clark St. Chicago, IL 60626**

Size	1,000 SF (Approx.)
Rental Rate	\$1,200 per Month
Rental Type	Modified Gross
Lease Term	Negotiable

For additional information or to schedule a showing contact:

Adam Salamon

312.575.0480 Ext. 16

Adam@kudangroup.com



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

## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	40,862	168,174	353,445
2015 Female Population	39,624	167,429	355,935
2015 Total Population	80,486	335,603	709,380
2015 Total Households	33,471	143,163	300,526

## Income

2015 Median Household Income	\$41,037	\$48,986	\$56,661
2015 Per Capita Income	\$26,943	\$32,403	\$37,450
2015 Average Household Income	\$60,593	\$72,953	\$85,722

## Nearby Businesses

Tapia's Pizza & Grill	Sahara Kabob
Den Den Restaurant	El Pulpo Loco
Clark/Devon Hardware	Masouleh
Spirit Dreamer Healing Studio	Taste of Peru

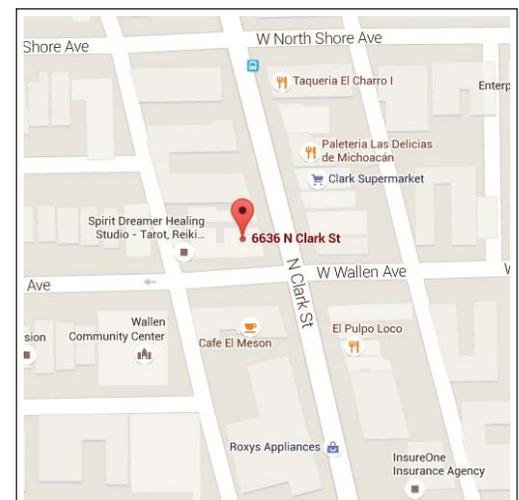
## Highlights

Great retail/office space on busy Clark St. in Rogers Park. All utilities separately metered and paid by tenant. Recently updated with hardwood floors, new bathroom, facade and storefront, and dropped ceilings and lighting. Come find out why Redfin named Rogers Park the best neighborhood in Chicago!

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. & Wallen Ave.



**LISTING INFO**

Agent	Adam Salamon
Type of Property	Retail/Office
Sale or Lease	Lease
<b>Property Data</b>	
Address	6636 N. Clark St.
City, Zip Code	Chicago, IL 60626
Area	Rogers Park
County	Cook
Rental Rate	\$1,200.00/Month
Lease Type	Modified Gross
Lease Term	Negotiable
Yearly Adjustment	3% Annually
Security Deposit	TBD
Taxes	Tenant will pay their proportionate share over 2016 base year
Building Type and Year Built	Brick
Size	1,000 SF (Approx.)
Parking	Ample Street Parking
Zoning	C2-2
A/C & Heat	Central HVAC
Electric (amps)	200 Amps
Type of Basement	Storage
Ceiling Heights	10'
Ward	49th
Alderman	Joseph Moore, 773-338-5796
Nearby Businesses	Tapia's Pizza & Grill, Den Den Restaurant, Masouleh, Taste of Peru, Clark-Devon Hardware, Sahara Kabob, El Pulpo Loco, Spirit Dreamer Healing Studio
Property Description	Great retail/office space on busy Clark St. in Rogers Park. All utilities separately metered and paid by tenant. Recently updated with hardwood floors, new bathroom new façade and storefront and dropped ceilings and lighting.
Location Description	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.
Cross Streets	Clark St. & Wallen Ave.

## **LISTING INFO**