

Rogers Park - Chicago

RARE DIRECT LEASE RESTAURANT OPPORTUNITY

6621 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.

6621 N. Clark St. Chicago, IL 60626

Size (Approx.) 1,300 SF

Lease Type Gross

Lease Rate \$2,500/Month (\$23.08/SF)

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

Carmen's Gift Shop & Resale
El Pulpo Loco
Cindy Huang Attorney at Law
Metro PCS

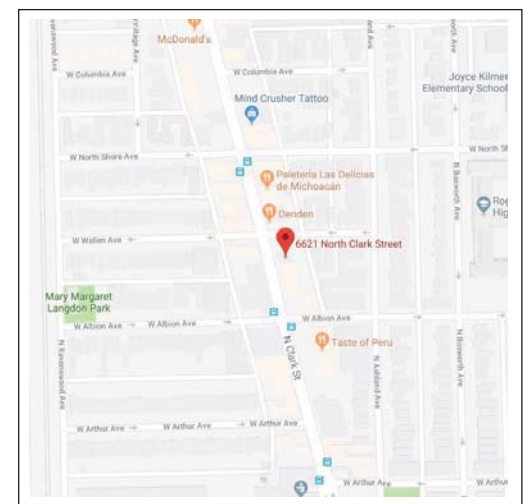
Description

Rare direct lease restaurant available in Rogers Park. New HVAC, electric, windows and hot water heater. Lovely enclosed patio area available from May to October for an additional \$250/Month. Additional FF&E included with lease are a large exhaust hood, grill, oven, grease trap, tables & chairs and more. A great value on busy Clark St.!

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
Transaction Type	Direct Lease
Type of Property	Restaurant
Property Data	
Address	6621 N. Clark St.
City, Zip Code	Chicago, 60626
Area	Rogers Park
County	Cook
Rental Rate	\$2,500/Month (\$23.08/SF, Gross)
Lease Type	Gross
Lease Term	Negotiable
Options	Negotiable
Yearly Adjustment	3%
Security Deposit	TBD
Building Type and Year Built	Brick
# of Seats	26
Stories	Two
Size	Approx. 1,300 SF
Parking	Dedicated Loading Zone + Street
Zoning	B3-2
A/C & Heat	Central HVAC
Electric (amps)	200+ Amps
Type of Roof & Age	New
Ceiling Heights	10'
Ward	49th
Alderman	Joe Moore 773.338.5796
Nearby Businesses	Carmen's Gift Shop & Resale, El Pulpo Loco, Cindy Huang-Attorney at Law, Metro PCS, Insure One
Property Description	Rare direct lease restaurant available in Rogers Park. New HVAC, electric, windows, and hot water heater. Lovely enclosed patio area available from May to October for an additional \$250/Month. Additional FF&E included with lease are a large exhaust hood, grill, oven, grease trap, tables & chairs and more. A great value on busy Clark St.!
Cross Streets	Clark St. & Wallen Ave.