2ND GENERATION RESTAURANT FOR LEASE

Prime Corner 2nd Generation Restaurant Available

CHICAGO, IL 60640

PRESENTED BY:

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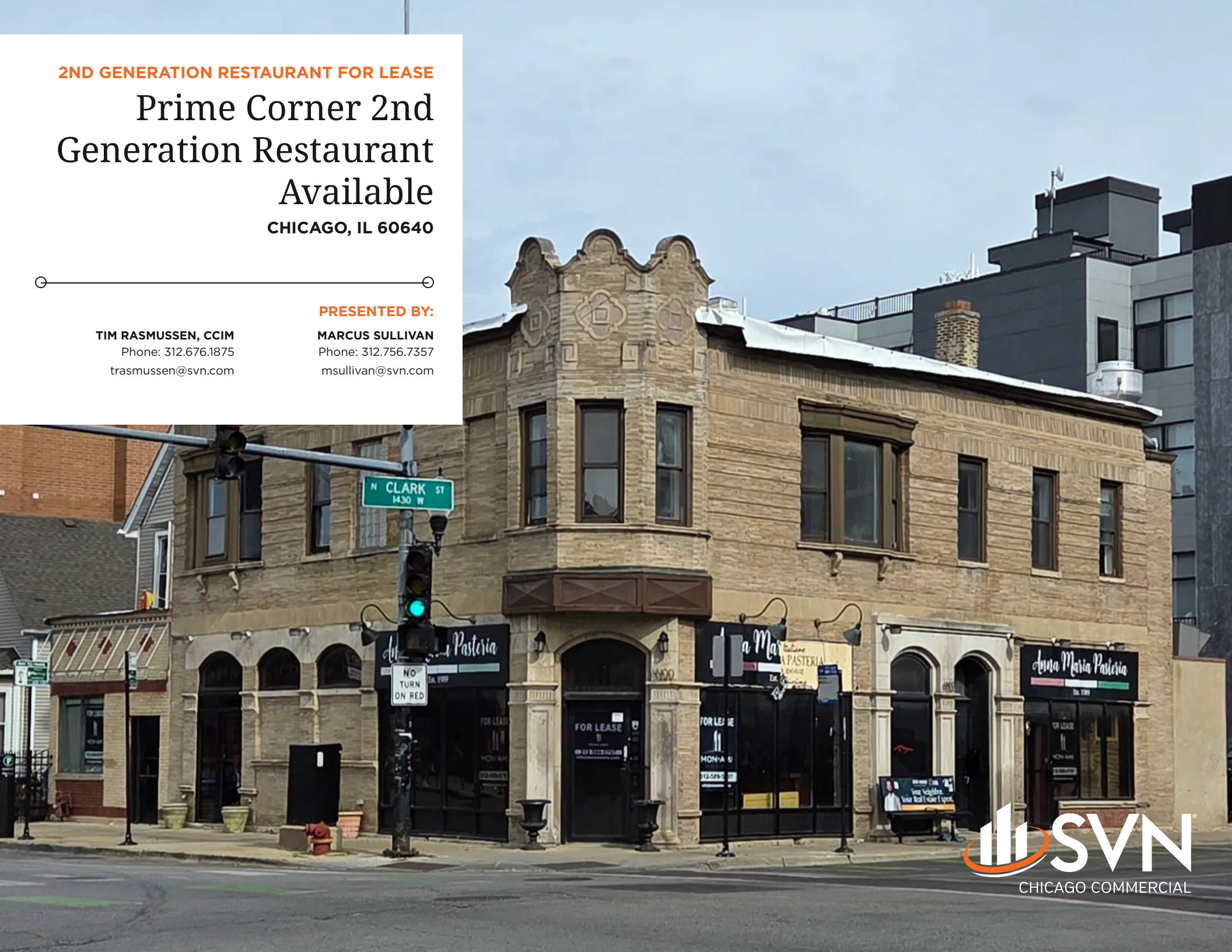
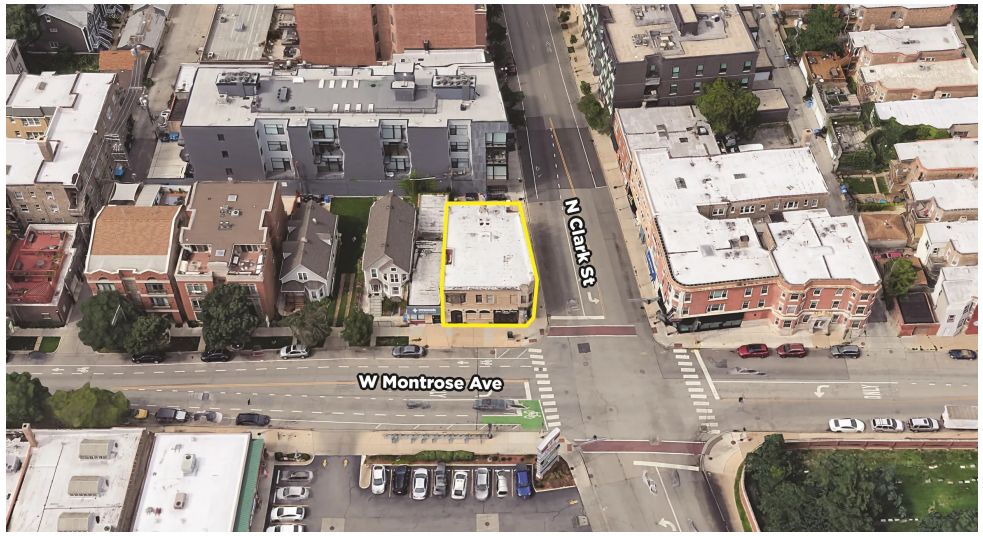
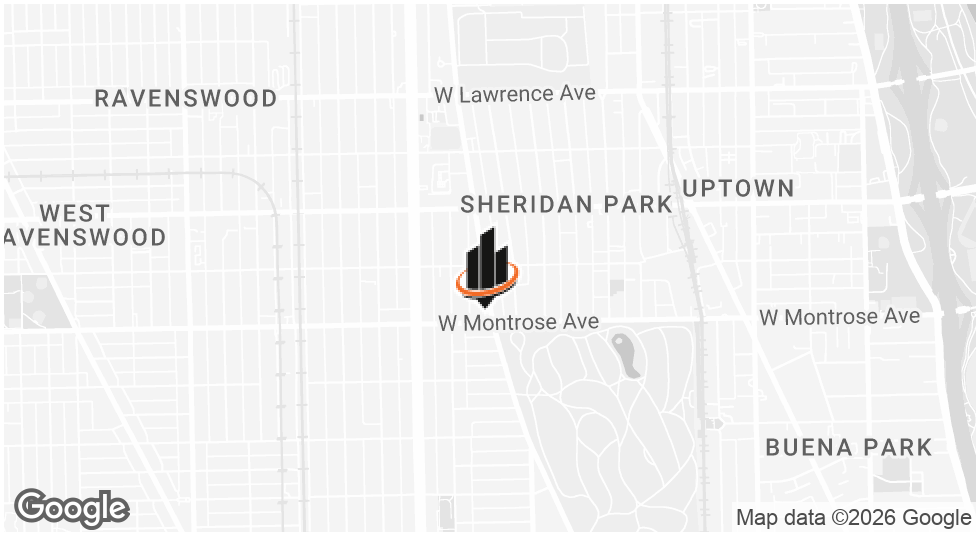


PROPERTY SUMMARY





OFFERING SUMMARY

LEASE RATE:	$38 SF/yr (NNN)
AVAILABLE SF:	2,300 SF
ZONING:	B1-2
WARD/ALDERMAN:	47th/Matt Martin
SUBMARKET:	Uptown and Ravenswood
APN:	14171200300000

PROPERTY HIGHLIGHTS

- 12-foot exhaust hood
- Built-in fire suppression system
- Commercial deep fryers
- Dedicated pizza oven
- Walk-in freezer and cooler space
- Full basement
- Hard corner location

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PROPERTY DESCRIPTION

This highly visible, second-generation restaurant space positions your brand at the bustling, hard corner of Montrose Avenue and Clark Street. The property commands exceptional exposure with nearly 100 feet of frontage along Clark Street and an additional 50 feet along Montrose Avenue, ensuring maximum foot and vehicular traffic.

Designed to support a high-volume, full-service operation, the turnkey interior features robust infrastructure, including a 12-foot exhaust hood alongside an extensive suite of commercial cooking and refrigeration equipment. Additionally, a full basement provides ample space for dedicated storage and efficient back-of-the-house functions, allowing for an optimized, seamless restaurant layout upstairs.

LOCATION DESCRIPTION

4400 N. Clark Street is situated in the southwest section of Chicago's Uptown neighborhood, just north of Wrigleyville. The location is at the confluence of the Uptown, Andersonville, Lakeview, and Ravenswood neighborhoods. The Montrose CTA Brown Line 'L' Station is conveniently located ½ mile away, just an 11-minute walk or 3 minutes by bike. Less than a mile south, Wrigley Field, home of the Chicago Cubs, and the surrounding entertainment district host a variety of sporting events, live music, festivals, and more, providing abundant year-round entertainment and nightlife options for both locals and tourists.

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ADDITIONAL PHOTOS

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LOCATION HIGHLIGHTS

4400 N Clark Street Offers a Premium Second-Generation Restaurant Opportunity at the Vibrant Intersection of Chicago's Most Dynamic North Side Neighborhoods

Location & Demographics

- Confluence of Culture: Situated in southwest Uptown, bordering Andersonville, Lakeview, and Ravenswood
- Neighborhood Synergy: Just north of Wrigleyville, blending residential density with high-traffic commercial corridors

Transit & Accessibility

- Montrose CTA Station: Located 1/2 mile away (Brown Line 'L')
- Commuter Friendly: Just an 11-minute walk or a 3-minute bike ride to transit.

Surrounding Entertainment

- Wrigley Field: Located less than one mile south of the property.
- Year-Round Traffic: Driven by Chicago Cubs games, concerts, festivals, and nightlife.
- Built-In Customer Base: Steady influx of local residents, sports fans, and tourists.

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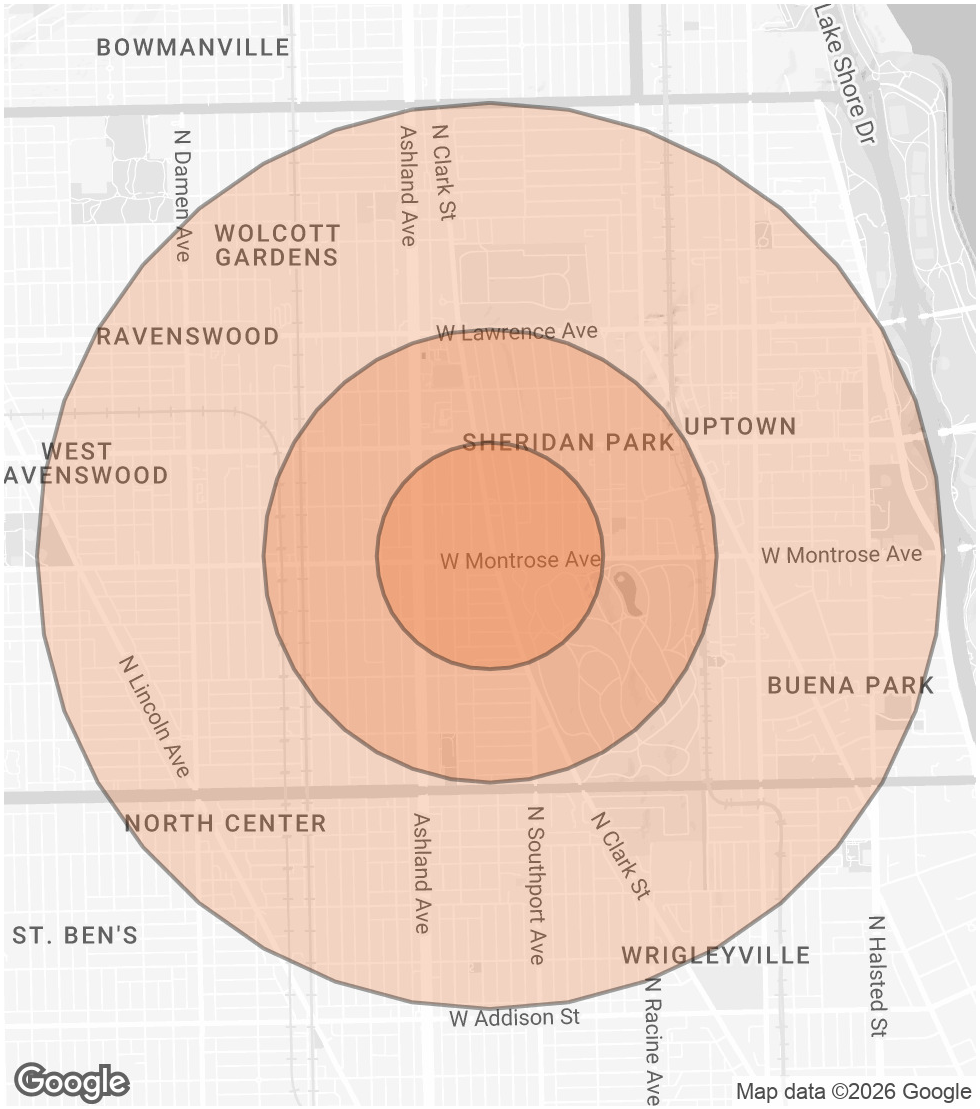
DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	4,115	16,332	80,946
AVERAGE AGE	34.9	34.0	35.3
AVERAGE AGE (MALE)	35.5	34.0	35.5
AVERAGE AGE (FEMALE)	35.3	34.9	35.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,088	8,489	42,572
# OF PERSONS PER HH	2.0	1.9	1.9
AVERAGE HH INCOME	$155,535	$143,380	$121,887
AVERAGE HOUSE VALUE	$590,342	$573,133	$543,673



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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