



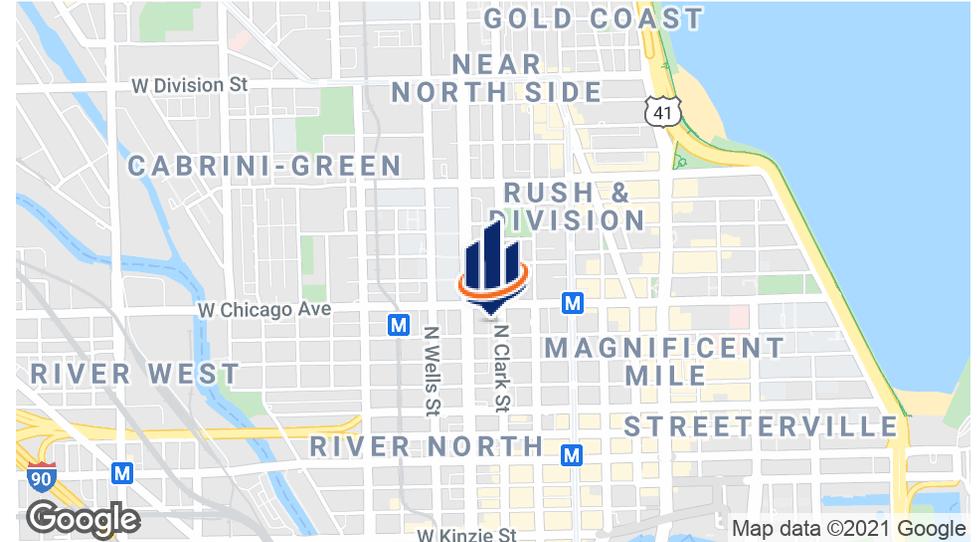
736 N CLARK STREET FOR LEASE

736 N. CLARK STREET
CHICAGO, IL 60654

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$45.00 PSF Net
Ground Floor:	2,700 Square Feet
Second Floor Office:	600 Square Feet
Lot Size:	0.072 Acres
Renovated:	2011
Zoning:	DX-7
Market:	Chicago
Submarket:	River North
APN:	17-09-204-020-0000

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present the exclusive retail listing for this River North second generation bar/restaurant space. The subject property is located at 736 N. Clark Street, Chicago, Illinois. The retail space consists of an approximately 2,700 square feet of ground floor space which is fully built out as a full service restaurant. The location also benefits from a fully built out lower level for food prep, coolers and storage in addition to a 600 square foot professional office. Very easy space to re-concept into any number of different restaurant or bar concepts. The restaurant is located in the center of Chicago's well know River North neighborhood. This is perfect location for a hands on owner/operator to benefit from the in place infrastructure in a well established Chicago neighborhood.

PROPERTY HIGHLIGHTS

- Fully Built Out and Fully Fixtured Restaurant Space
- Rehabbed in 2011 and Has Been Well-Maintained
- High-Density Area with Numerous Area Demand Generators
- Easy Re-concept

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

736 N. Clark Street Lease Summary

Property Summary

Property Address	736 N. Clark Street
City, State, Zip	Chicago, IL 60654
Business Size [Square Feet]	Approximately 2,700 [Ground Floor]
Basement	Full Finished Basement
Second Floor [Square Feet]	Approximately 600
Rental Rate	\$45.00 PSF [Net]
Property Tax [Estimated]	\$3,063 [Monthly]
Building Insurance [Estimated]	\$196.00 [Monthly]
Water and Sewer	One Hundred Percent [100%]
Yearly Escaltions	Three Percent
Lease Term	Five [5] Years
Options	To Be Determined
Security Deposit	Two Months Base Rent
Guarantee	Based On Review Of Tenants Financials
Lot Size	Approximately 2,750

Zoning/Political

Zoning	DX-7
Occupancy Interior	Approximately 92
Occupancy Exterior	Approximately 20
Parking	Street Parking

Tax, Code and Use Summary

2018 Real Estate Taxes Payable 2019	\$36,757 [Tenants Share is 100 Percent]
Township	North Chicago
Assessment Classification	5-17 Commercial Building
Year Rehabbed	2011

LEASE SUMMARY

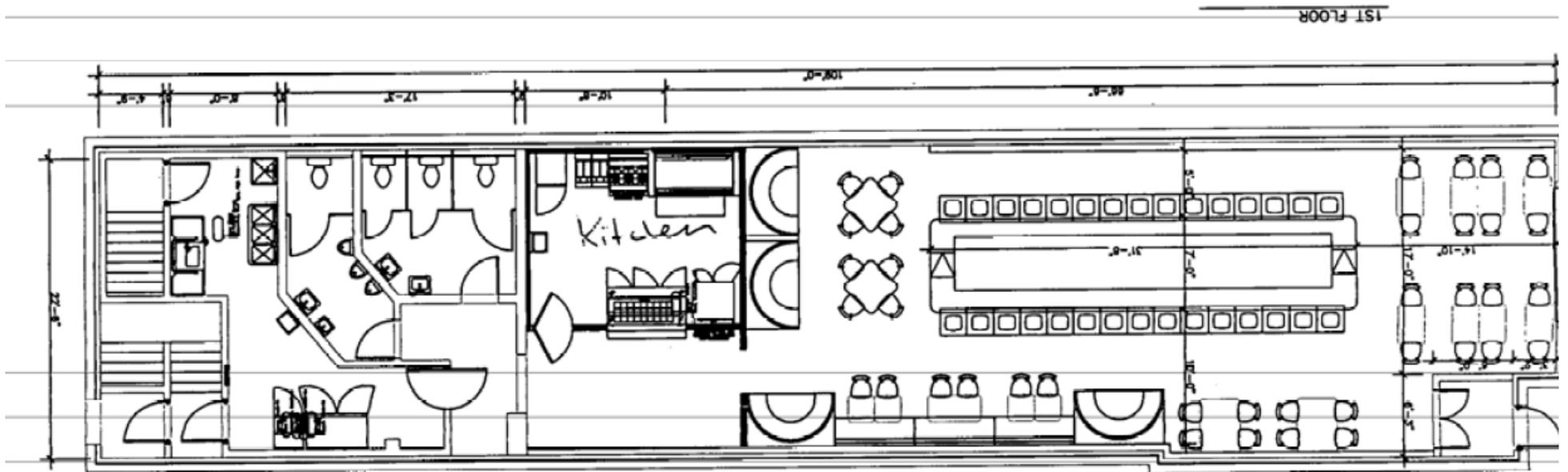
SVN Chicago Commercial is pleased to present the exclusive retail listing for this Lincoln Square second generation restaurant space. The subject property is located at 736 N. Clark Street Chicago, Illinois. The retail space consists of an approximately 2,700 square feet of ground floor space which is fully built out as a full service restaurant. The location also benefits from a fully built out lower level for food prep, coolers, storage as well as a 600 square foot second floor professional office space. Very easy space to re-concpet into any restaurant or bar concpet. The restaurant is located in the center of Chicago's well know River Noth neighborhood. This is perfect location for a hands on owner/operator to benifit from the in place infasturcture ain a well established neighborhood

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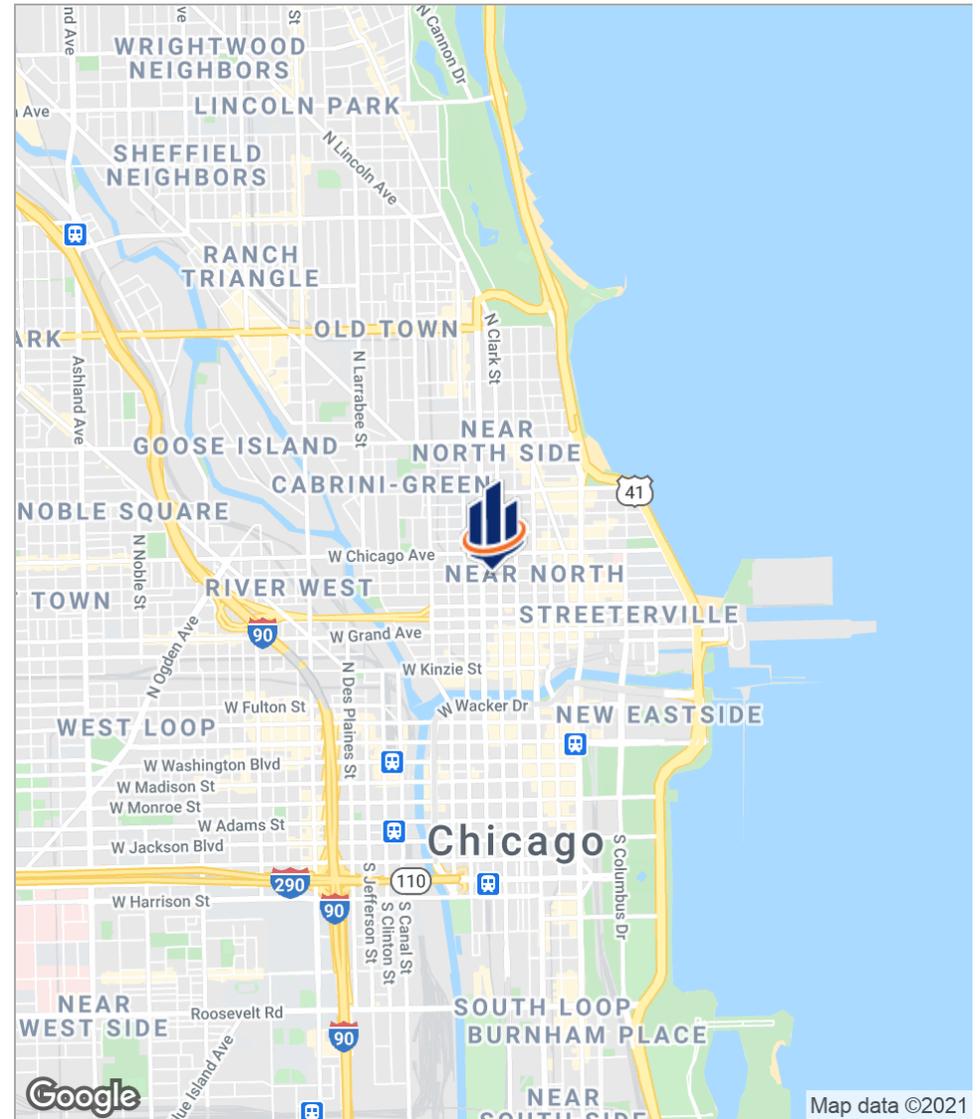
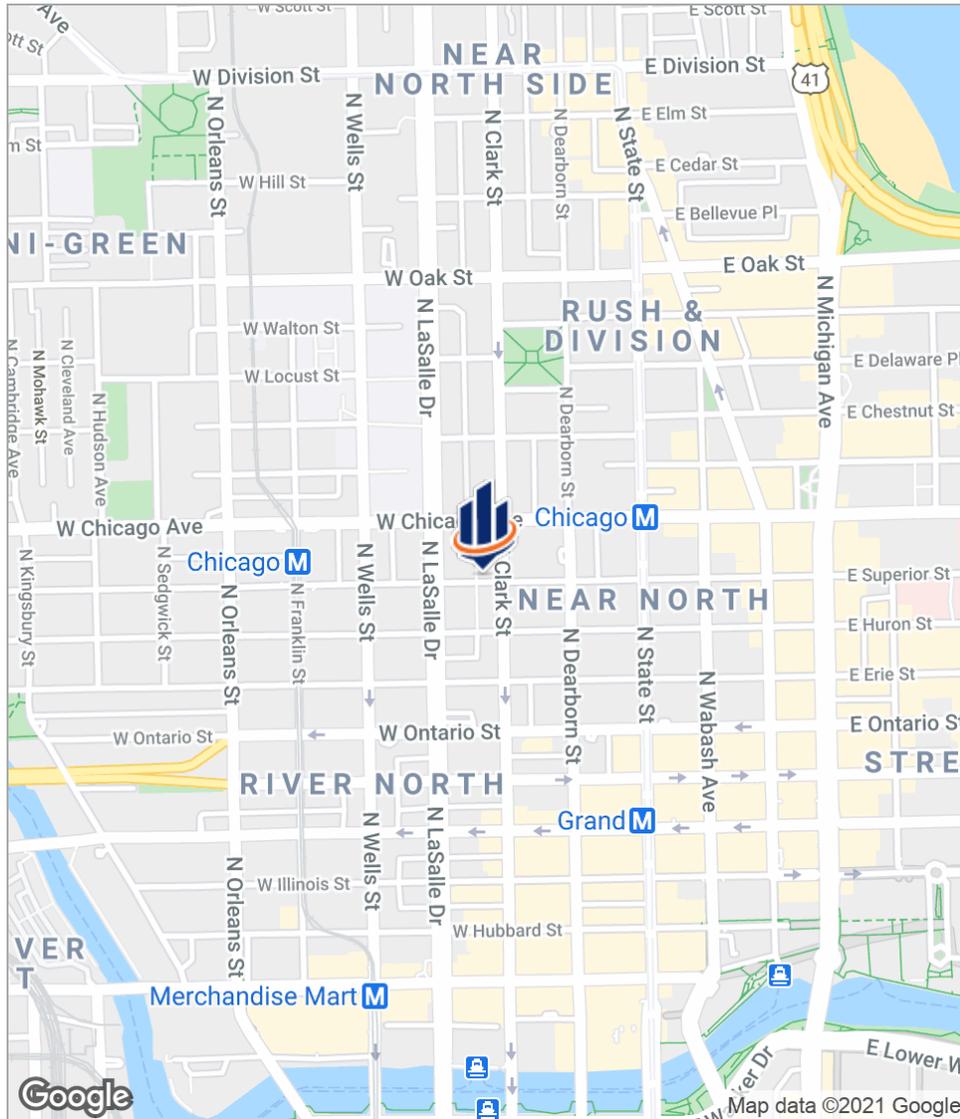
Additional Photos



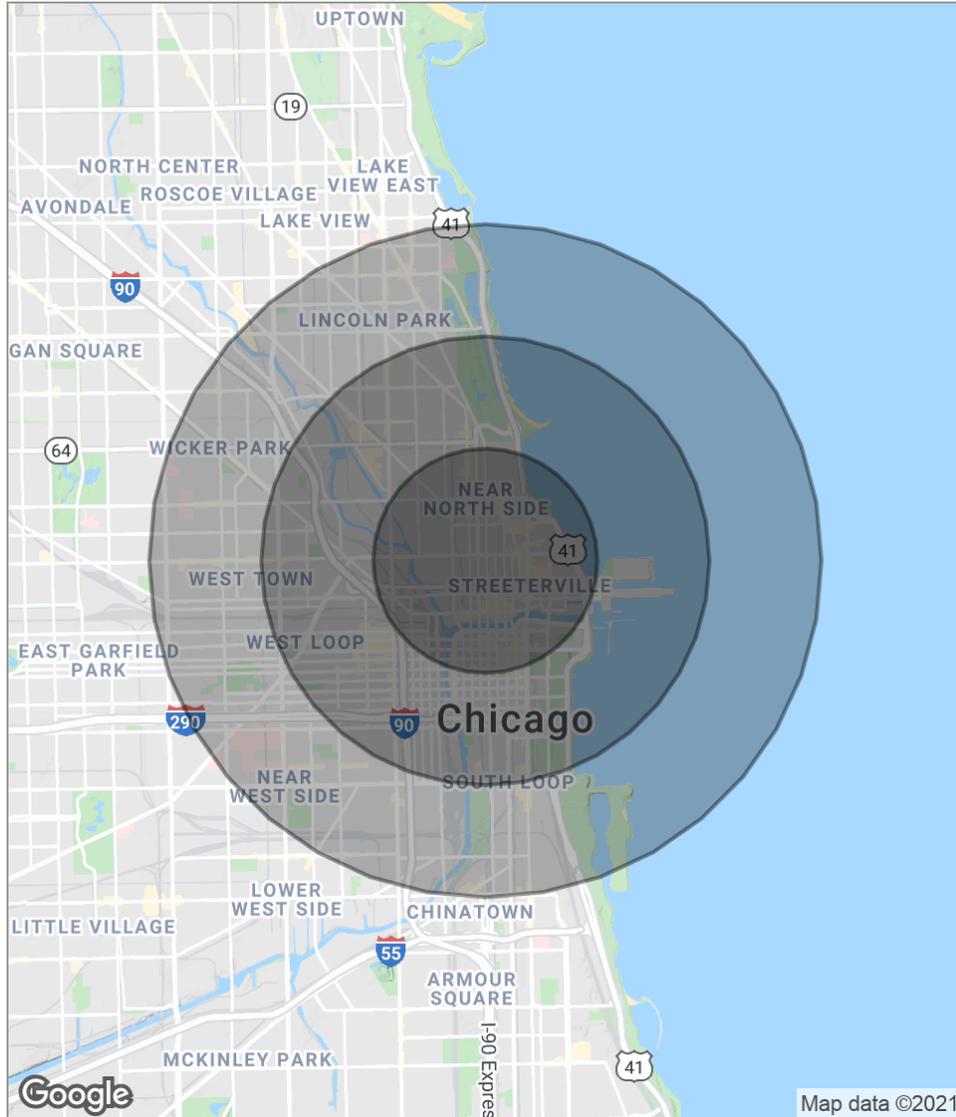
Interior Floor Plan



Location Maps



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	59,223	121,015	230,074
Median age	43.4	38.3	35.4
Median age (Male)	43.4	38.5	35.8
Median age (Female)	42.9	38.0	35.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	39,334	74,213	133,165
# of persons per HH	1.5	1.6	1.7
Average HH income	\$140,968	\$134,170	\$125,120
Average house value	\$540,553	\$540,955	\$534,468

* Demographic data derived from 2010 US Census

Disclaimer

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