



# ANDERSONVILLE RETAIL ON HIGH-VISIBILITY CORNER

5935 N CLARK ST  
CHICAGO, IL 60660

**Deena Zimmerman**  
Vice President  
O: 312.756.7336  
dzimmerman@svn.com

**Christian Peppler**  
Advisor  
O: 312.756.7328  
cpeppler@svn.com



# Property Summary



## OFFERING SUMMARY

Available SF:	1,567 - 11,476 SF
Lease Rate:	\$30.00 SF/yr (NNN)
Lot Size:	26,254 SF
Building Size:	24,500 SF
Market:	Chicago
Submarket:	Andersonville

## PROPERTY OVERVIEW

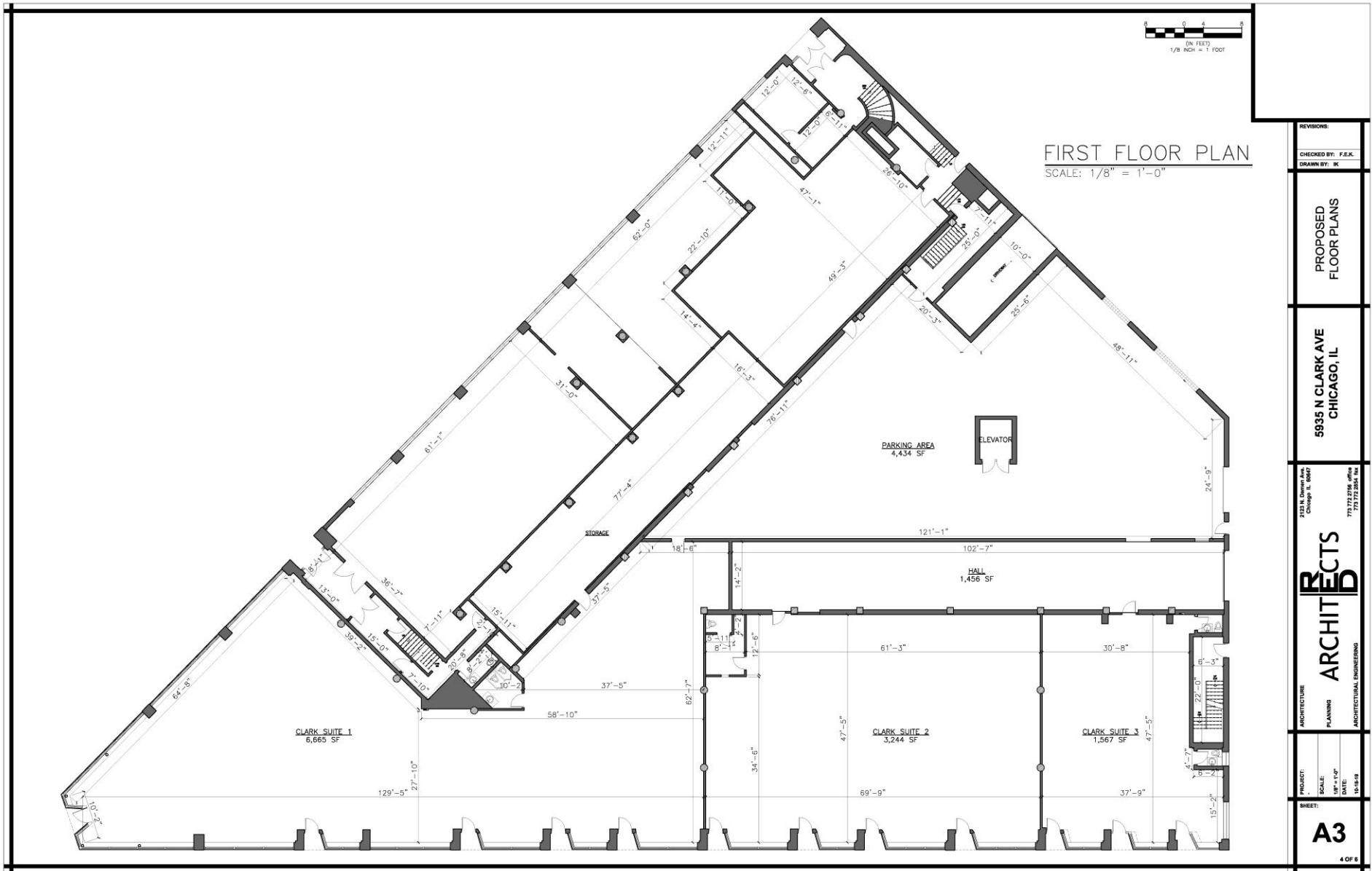
Fantastic opportunity to be a part of the exciting redevelopment of the Maybelline headquarters in the bustling Andersonville neighborhood. Excellent visibility on heavily trafficked Clark & Ridge intersection. The retail, located at the base of a newly renovated luxury apartment building, boasts over-sized windows and high ceilings, which provide fantastic openness and abundant natural light and combine for up to 240' of frontage. C1-2 zoning provides for a wide array of uses including high-end grocer/convenience, daycare, boutique fitness, salon/nail/spa. This incredible space would be the ideal location for a restaurant, distillery, brewery or wine tasting room, event space, and dance studio or restaurant. The possibilities are endless!

Located in Chicago's trendy Andersonville neighborhood. Strong demographics and disposable income. Walking distance to numerous CTA bus routes and CTA Redline (Thorndale) and upcoming Peterson-Ridge Metra station. Join high-profile Andersonville boutiques and restaurants including Starbucks, m.henry, Gethsemane, Little Bad Wolf, AlleyCat Comics, Transistor, Replay, Marty's, Hamburger Mary's, Andersonville Brewing, Starbucks, Kopi Café, Anteprema, Lady Gregory's and more!

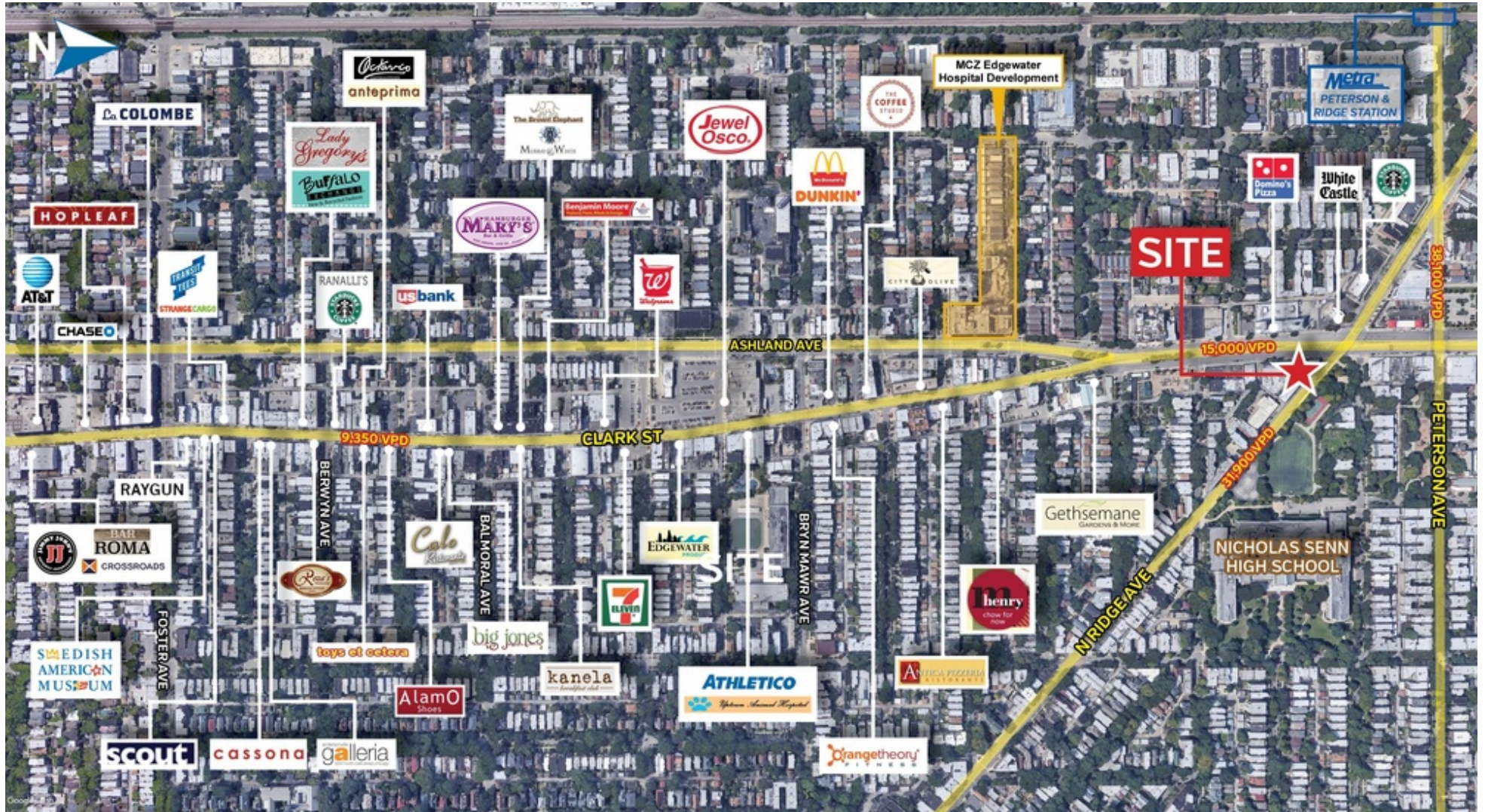
## PROPERTY HIGHLIGHTS

- Located on a main thoroughfare for the new Metra station scheduled to be complete in the spring of 2021
- Storage available
- 43,000 VPD on Ridge Ave and 8,000 VPD on Clark St
- Steps from pedestrian-friendly and trendy Clark St bar and nightlife
- 4,500 SF covered parking

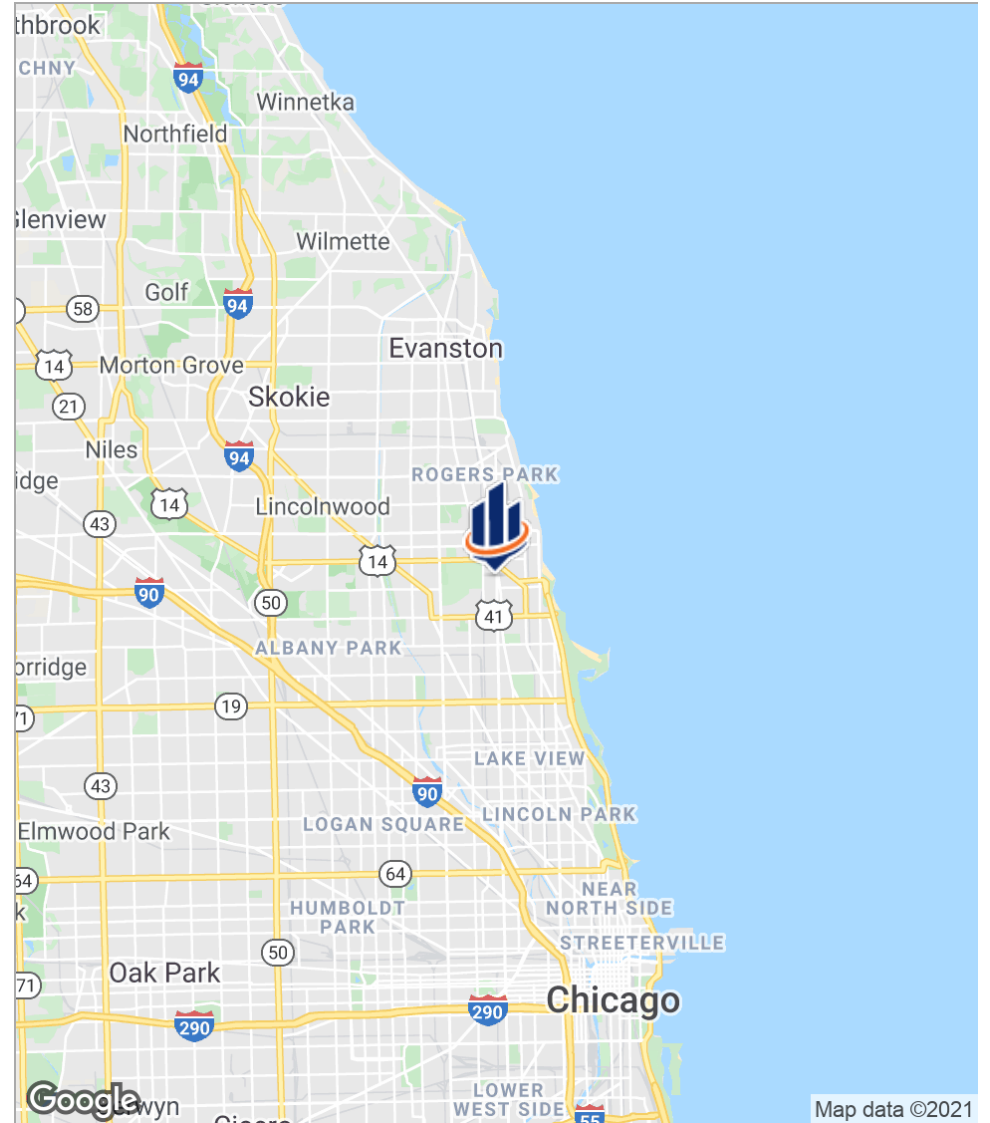
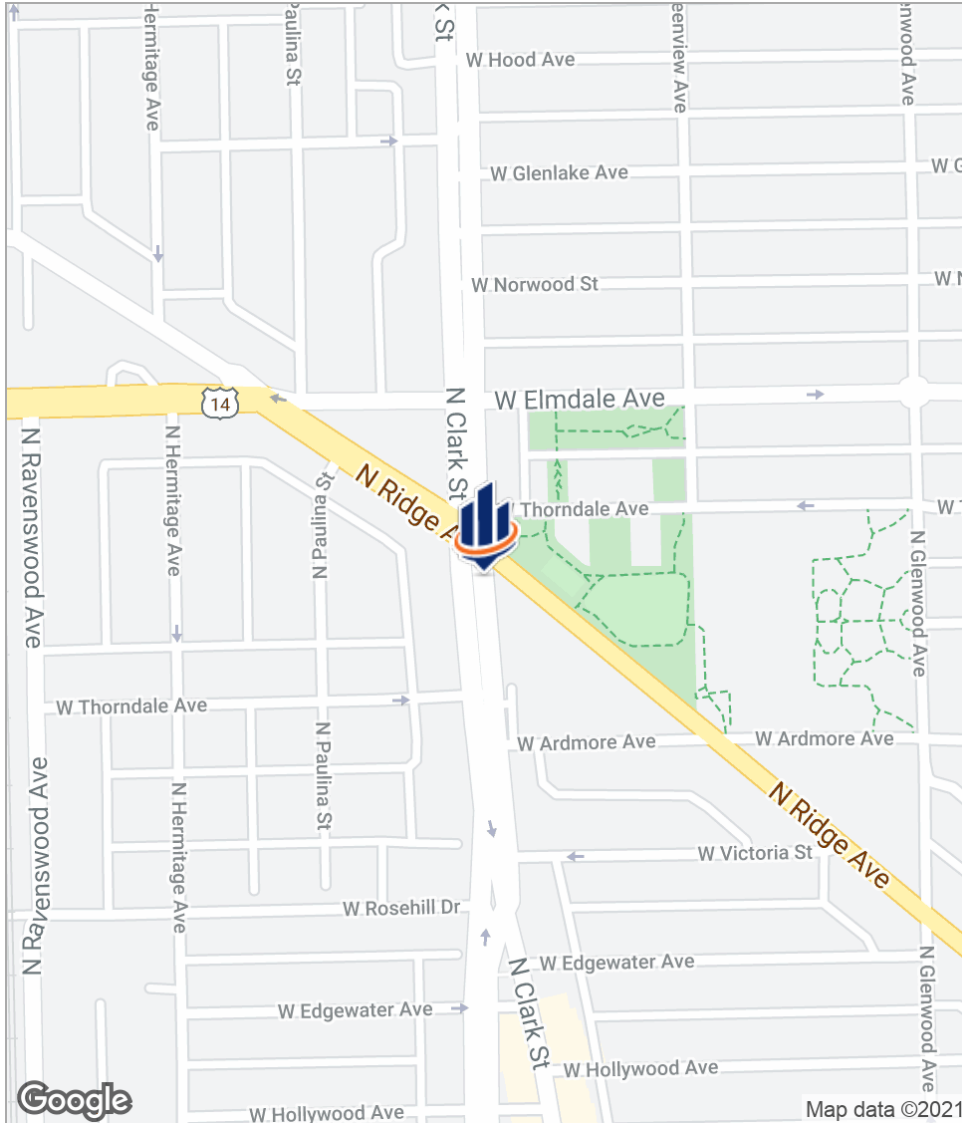
# Floor Plan



# Retailer Map



# Location Maps

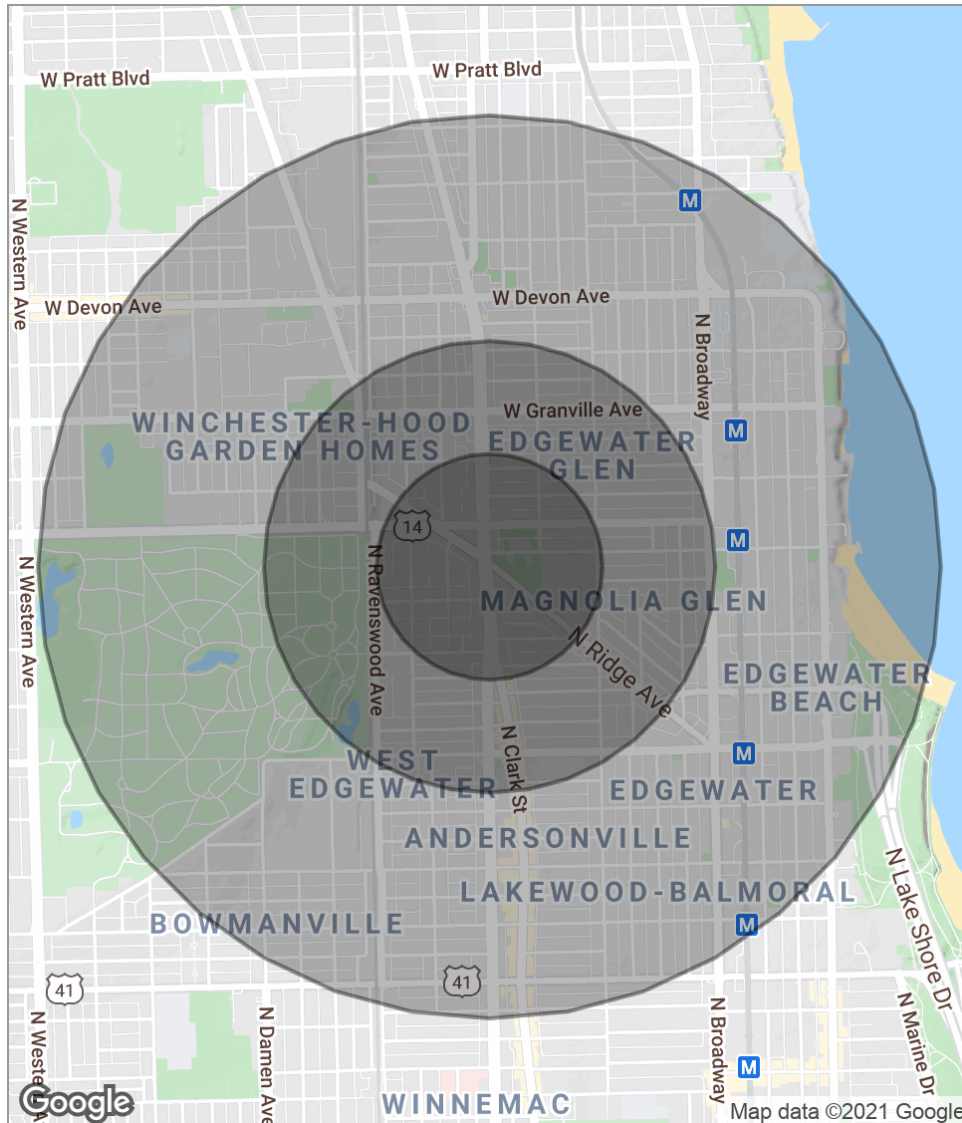


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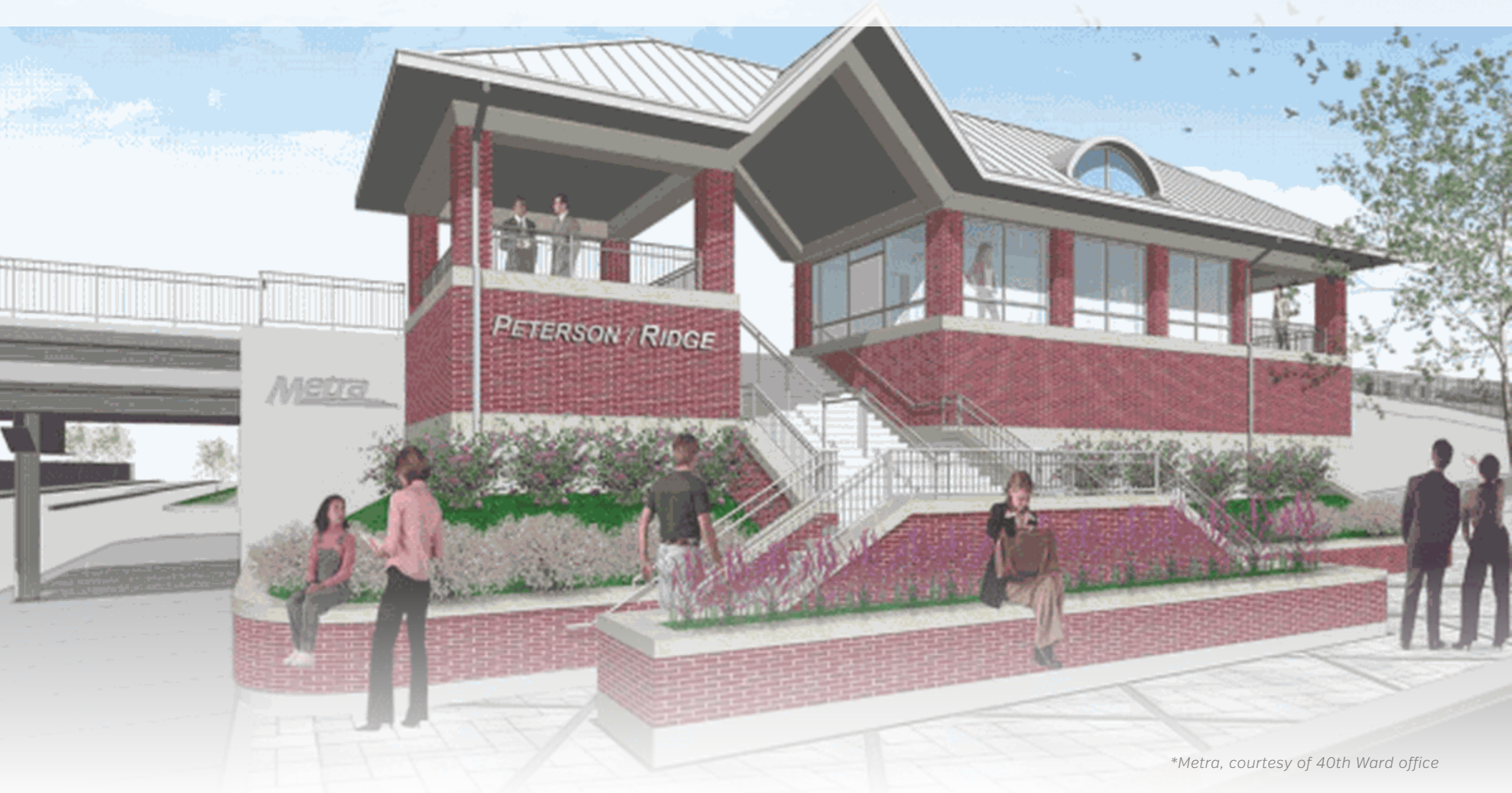
# Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	4,702	17,632	69,199
Median age	35.6	35.7	35.8
Median age (Male)	36.3	36.2	36.4
Median age (Female)	34.6	34.9	34.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	2,148	7,951	31,749
# of persons per HH	2.2	2.2	2.2
Average HH income	\$70,926	\$70,790	\$65,397
Average house value	\$401,880	\$406,693	\$421,685

\* Demographic data derived from 2010 US Census

# PETERSON & RIDGE METRA STATION



*\*Metra, courtesy of 40th Ward office*

State funds have been released for a Peterson-Ridge Metra station, which will primarily consist of an elevated platform and station house located between Peterson Avenue and Ridge Avenue. This station will improve connectivity while spurring further development in the area and is expected to be completed in 2021.

# Advisor Bio 1



## DEENA ZIMMERMAN

Vice President

[dzimmerman@svn.com](mailto:dzimmerman@svn.com)

**Direct:** 312.756.7336

## PROFESSIONAL BACKGROUND

Deena Zimmerman is an award-winning broker who has worked in the real estate industry since 2004. Serving as a vice president in the SVN Chicago office and as SVN National Retail Council Co-Chair, Deena's focus is on tenant representation, specializing in finding high quality sites throughout Chicagoland and surrounding areas for national operators, franchisees, and first-time entrepreneurs. Deena also specializes in the sale and leasing of retail, investment and development properties and she is a trusted expert in Cannabis real estate.

Deena brings a consistent, positive, upbeat attitude with an honest and straightforward approach to each and every assignment. Her skills in negotiating and her attention to detail have proven to be invaluable to all parties in a transaction. With extensive experience representing both Landlords and Tenants, she understands what it takes to get the transaction completed. Deena's commitment to her clients is unmatched, and she believes relationship building is key to her success, and that of her clients as well.

Deena has built an extensive network of contacts through her involvement in several local and national organizations. She was the 2017 Commercial Liaison for the National Association of Realtors and she is an advisory board member for Chicago Cannabis Executives. Deena is a member of the International Council of Shopping Centers, WIRL [Women in Retail Leasing], and serves as a Mentor for the Goldie Wolfe Miller Women Leaders in Real Estate Initiative. In 2012, 2013, 2015 and 2017, she was honored by Chicago Agent Magazine as one of 50 Chicago Powerhouses in their annual "Who's Who" issue and has been the only female commercial agent chosen. She has been honored every year with the SVN Chicago Commercial Top Production Award for her achievements in sales/leasing. Deena is a recognized industry leader and public speaker and she has presented at national conferences and to various industry groups and associations throughout the United States.

## EDUCATION

Deena is a graduate of the 2014 class of the National Association of Realtors Leadership Academy and she earned a Bachelor's degree in Psychology from The University of Minnesota in 1997. She spends her spare time participating in races to raise funds and awareness for Pancreatic Cancer research.

# Advisor Bio 2



## CHRISTIAN PEPLER

Advisor

cpepler@svn.com

Direct: 312.756.7328

## PROFESSIONAL BACKGROUND

Christian Pepler serves as an advisor for SVN | Chicago Commercial, specializing in office/retail leasing throughout the Greater Chicago Area.

Prior to joining SVN, Christian spent four years as an associate with Newmark Knight Frank's Chicago office, where he oversaw +\$10M in transactions and represented a myriad of local and regional organizations including Avaya, AFHU, Cydcor, GlobeMed, Finch's Beer Co., Phlearn, Rocket Travel, RB Mister Enterprises, SPARK!, and TapAd.

Christian earned a Bachelor's degree from Loyola University Chicago with concentrations in Economics and History. He is an Eagle Scout of America and donates a portion of commission back into any not-for-profit organizations he represents. A startup/technology enthusiast, Christian is a regular contributor for Bisnow, BuiltInChicago.org, attends local meet-ups for entrepreneurs, and has earned accreditation in HTML/CSS coding.

### SVN | Chicago Commercial

940 West Adams Street, Suite 200

Chicago, IL 60607

312.676.1866

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Direct:

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