

# 3345 N Clark St, Chicago, IL 60657

4,705 SF of Retail Space Available in Chicago, IL

CRER



**Tuyen Nguyen**

Director

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Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Chicago Real Estate Resources, Inc. (CRER) in compliance with all applicable fair housing and equal opportunity laws.

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## EXECUTIVE SUMMARY

### SPACE AVAILABILITY (1)

SPACE	SIZE	TERM	RATE	TYPE
1st Floor	2,750 - 4,750 Sq. Ft.	Negotiable	\$30.60 / SF / YR	Net

### PROPERTY FACTS FOR 3345 N CLARK ST , CHICAGO, IL 60657

RENTAL RATE	\$30.60 / SF / YR	PROPERTY SUBTYPE	Restaurant
MIN. DIVISIBLE	2,750 SQ. FT.	GROSS LEASABLE AREA	27,779 SQ. FT.
PROPERTY TYPE	Retail	YEAR BUILT	1910

### ABOUT THE PROPERTY

Rarely available! 2nd generation restaurant for lease located in the most sought-after areas of the city, Lakeview, with less than 3 blocks from Wrigley Field. Bright and open dining area with w/floor-to-ceiling windows for great visibility.

The neighborhood is going through huge changes with over 30 approved new/under construction projects underway in the area for new apartments, retailers, restaurants, shops, and many more. Future bypass of the Red and Purple Modernization Program (RPM), Belmont/Halsted line is under construction.

High foot traffic with a 9600 VPD traffic count. The main level boasts 2760 SF, seats 86 with LL of 1955 SF for additional 40 seats. Additional key money for all FF&E, negotiable.

OPERATING BUSINESS. DO NOT DISTURB EMPLOYEES OR MANAGEMENT.

The tenant is responsible for 50% of property insurance, 50% of property tax, and 75% of the building water bill.

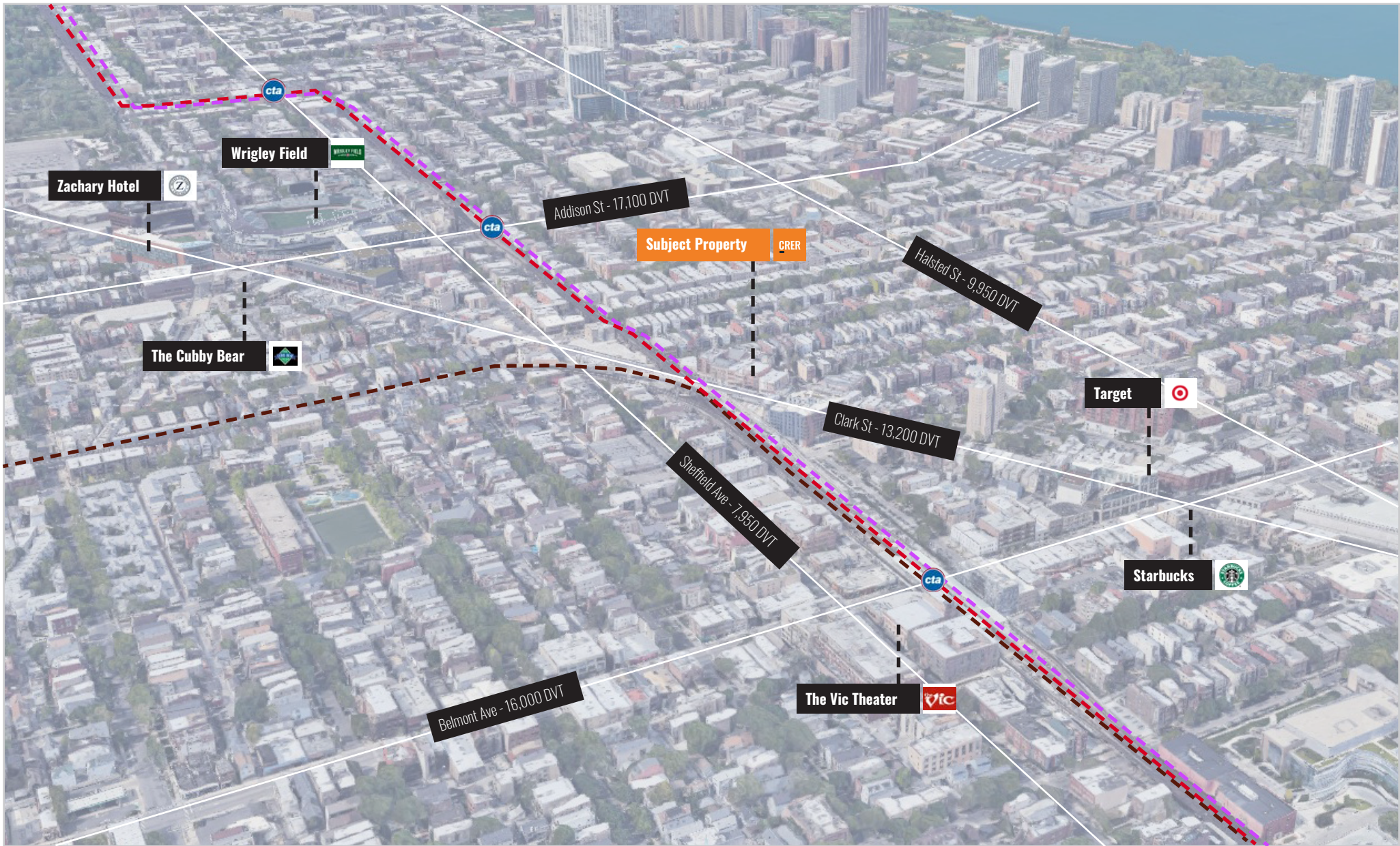


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## AREA MAP



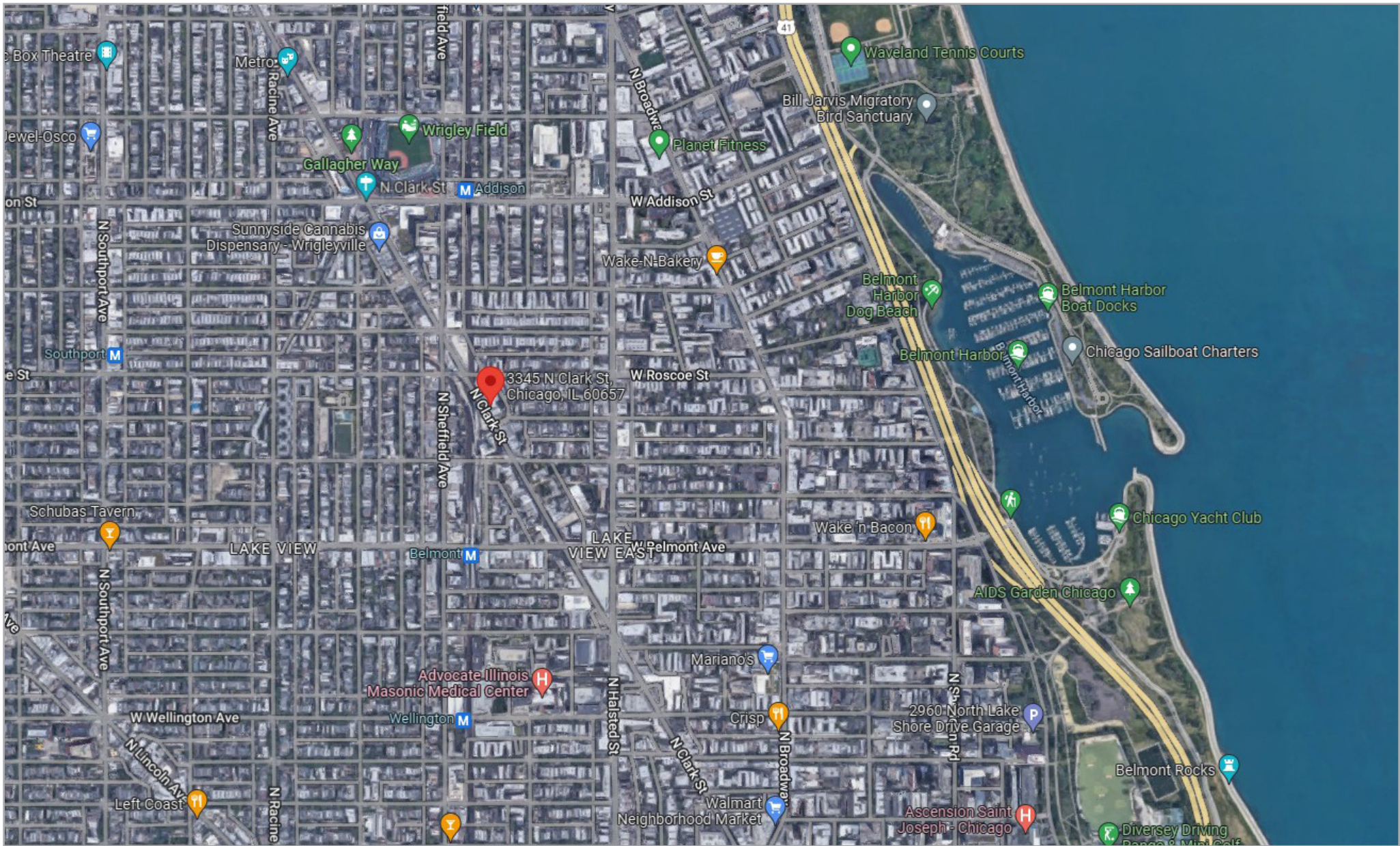


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## AREA MAP





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PROPERTY PHOTOS



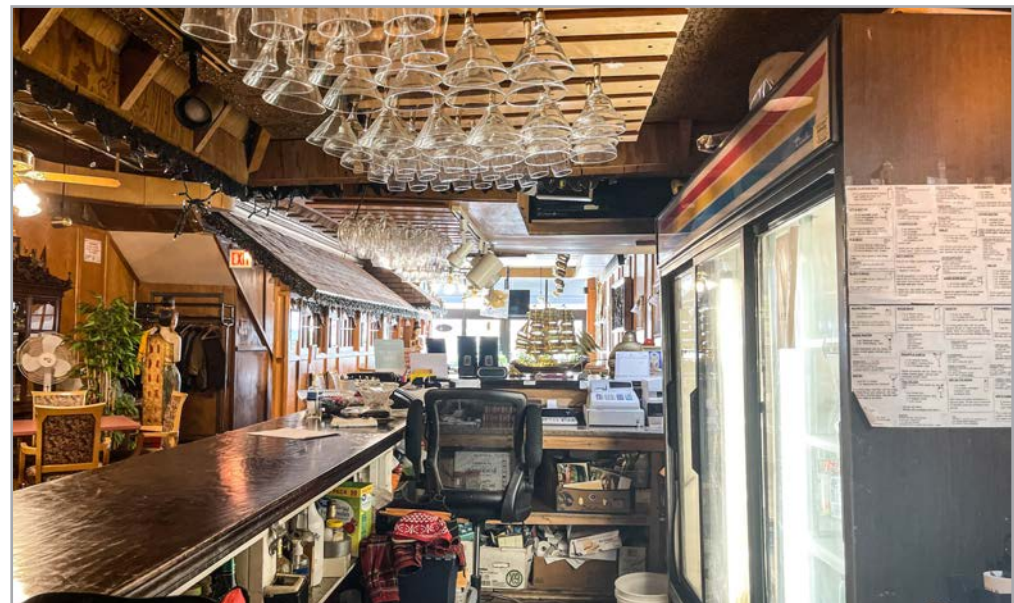


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PROPERTY PHOTOS



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## DEMOGRAPHICS

INFORMATION	1 MILE	3 MILE	5 MILE
2022 Total Population	99,485	420,751	1,016,174
2027 Population	99,124	417,201	1,011,286
Pop Growth 2022-2027	(0.36%)	(0.84%)	(0.48%)
Average Age	36	37	37
2022 Total Households	56,798	212,845	466,736
HH Growth 2022-2027	(0.85%)	(1.32%)	(0.43%)
Median Household Inc	\$96,026	\$96,181	\$87,441
Avg Household Size	1.70	1.90	2.00
2022 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$420,156	\$447,021	\$402,891
Median Year Built	1955	1949	1955



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## TRANSPORTATION

### TRANSIT / SUBWAY



Addison Station	7 min walk	0.3 mi
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Belmont Station	7 min walk	0.3 mi
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Southport Station	12 min walk	0.6 mi
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Wellington Station	13 min walk	0.6 mi
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Diversey Station	18 min walk	0.9 mi
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### COMMUTER RAIL



Ravenswood Station Commuter Rail (Union Pacific North Line)	6 min drive	2.3 mi
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Clybourn Station Commuter Rail (Union Pacific North, Union Pacific Northwest Lines)	6 min drive	2.8 mi
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## ABOUT NATE GAUTSCHE



**Tuyen Nguyen**

Director



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Tuyen Nguyen has been a licensed broker since 2003 with extensive commercial leasing and consultative experience. She is a broker, of both real estate and businesses – for nail salons, restaurants, daycare centers, fitness centers, and franchised tea/coffee shops, and investment property.

As a landlord representative, she has worked with Dunkin' Donuts, Curves, Domino's Pizza, Title Boxing, Harold's Chicken, Just Turkey, Boost Mobile, and more.

As a trusted advisor with a history of success upon a service-oriented approach, Tuyen truly believes that every client can achieve their real estate goals when given the best possible support, resources, and tools to make it happen.

With a B.S. in Computer Information Technology from DeVry University, she learned how to leverage her analytical and technical skills through the implementation of software utilities for marketing and strategic planning and execution of portfolios.

Tuyen's family immigrated from Vietnam to Chicago in 1979 and she grew up on the North Side of Chicago. She possesses diverse knowledge of the local real estate market; business and corporate objectives.

She speaks fluent Vietnamese and is extensively involved with the Asian-American community. Between 2019 and 2020, she served as the President of the Asian Real Estate Association of America (AREAA), which she has been a part of since 2010. She also served on AREAA'S National Commercial Board, CAR Global Council, and CAR Commercial Forum.



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## ABOUT THE COMPANY

Chicago Real Estate Resources (CRER) is a full-service, boutique commercial real estate firm devoted to providing exceptional service for your every real estate need. From new regulations to emerging technologies, the commercial real estate market is constantly changing. It's our job to simplify that complexity and empower you with clear information so you can make the best decisions for your own portfolio. Founded in 2004 by Chicago real estate veteran Eric Janssen, Chicago Real Estate Resources specializes in a multitude of services including investment real estate sales and leasing, tenant representation, property management and receivership services.

CRER is partnered with TCN Worldwide, a consortium of independent commercial real estate firms serving more than 200 markets worldwide. The national platform provides the opportunity for our brokers to directly market our assignments to a much larger audience which is very beneficial to our clients.



TCN Worldwide, provides complete integrated real estate solutions locally and internationally. An extensive range of real estate services coupled with a personal commitment to exceed expectations is what allows TCN Worldwide to be a leader in this competitive industry. Comprised of leading independent brokerage firms, TCN combines an entrepreneurial approach with years of local experience. TCN's more than 1,500 brokers have a well-earned reputation for providing straightforward expert advice.

### Company Achievements

- 96% Satisfaction rate among our clients
- 16 Years - Average CRER broker experience
- 30% of CRER brokers are CCIM designees
- \$2.5 Billion sold by CRER brokers
- 75% of CRER listings sell within 90 days
- 17 Years of continuous company growth

### Company Mission

CRER is dedicated to providing the finest commercial real estate services; maintaining a reputation for honesty and ethical behavior, and keeping the client's needs as the top priority.

Our goal is to consistently exceed your expectations and facilitate a lucrative transaction. We value the long-term alliances we have forged with our clients, and the strong business results they have achieved.

### Professional Associations





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