

# Property Summary Report

## 4611 N Clark St

Chicago, IL 60640 - Northwest City Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1928
GLA:	16,800 SF
Floors:	3
Typical Floor:	5,600 SF
Docks:	None
Construction:	Reinforced Concrete

### LAND

Land Area:	0.14 AC
Zoning:	B4-2, Chicago
Parcel:	14-17-107-018-0000

### EXPENSES PER SF

Taxes:	\$0.96 (2014)
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### AMENITIES

24 Hour Availability, Bus Line, Security System

### LEASING

Available Spaces: 5,600 - 16,800 SF Available in 3 Spaces

Availability: 100% Available; 0% Vacant

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Off/Ret	Relet	5,600	5,600	16,800	\$18.00/NNN	30 Days	Negotiable
E 2nd	Off/Ret	Relet	5,600	5,600	16,800	\$12.00/NNN	30 Days	Negotiable
E 3rd	Off/Ret	Relet	5,600	5,600	16,800	\$12.00/NNN	30 Days	Negotiable

### SALE

Last Sale: Sold on Jan 16, 2001 for \$990,000 (\$58.93/SF)

### TRAFFIC & FRONTAGE

Traffic Volume: 8,561 on W Wilson Ave & N Greenview Ave (2010)

27,000 on N Ashland Ave & W Leland Ave (2014)

Frontage: 50' on N. Clark St.

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### TRANSPORTATION

Transit/Subway:	11 minute walk to Wilson Station (Red Line)
Commuter Rail:	3 minute drive to Ravenswood Station Commuter Rail (Union Pacific North Line)
Airport:	28 minute drive to Chicago O'Hare International Airport
Walk Score ®:	Walker's Paradise (94)
Transit Score ®:	Excellent Transit (77)

### PROPERTY CONTACTS

True Owner:	<b>John Lach</b>	Recorded Owner:	<b>4611 Clark, Inc.</b>
Property Manager:	<b>John Lach</b>		

### MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	5.2%	↓ 1.1%
Market Overall	7.3%	↓ 0.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	1,572,657	↑ 3.3%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$14.00	↔ 0.0%
Submarket 2-4 Star	\$20.63	↑ 1.7%
Market Overall	\$15.72	↓ 0.4%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$465.7	↓ 10.0%
12 Mo. Price Per SF	\$222	↑ 3.4%

