

COMMERCIAL RETAIL FOR SALE



4420-28 N CLARK ST
CHICAGO, IL 60640

***PRICE UPON
REQUEST***

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Property Summary

Situated in the Chicago's vibrant Andersonville/Uptown commercial corridor, 4420-28 N. Clark Street presents an exceptional opportunity for an owner-user, investor, or developer seeking a highly visible commercial asset in one of the city's most dynamic mixed-use neighborhoods. Located along bustling Clark Street, the property benefits from outstanding pedestrian activity, strong vehicle traffic, excellent public transportation, and a thriving collection of restaurants, boutiques, service businesses, and residential development that continue to fuel demand throughout the corridor.

This modern 4,000-square-foot commercial condominium, constructed in 2008, offers an expansive open floor plan designed for maximum flexibility. The space features 40 feet of prime Clark Street frontage, approximately 10-foot clear ceiling heights, contemporary track lighting, a monitored security system, three separate entrances, and three finished restrooms—including one full bathroom with tub and shower—as well as a convenient kitchenette. The thoughtfully designed layout also includes separate utility metering, allowing the premises to be easily subdivided into as many as three individual commercial suites, creating significant opportunities for owner occupancy, multi-tenant leasing, or future investment repositioning.





Property Summary (cont.)

One of the property's most valuable and distinguishing features is its six deeded parking spaces, including four indoor garage spaces and two exterior spaces—an exceptionally rare amenity along the Clark Street commercial corridor that substantially enhances both tenant appeal and long-term investment value. Zoned B1-2 Neighborhood Shopping District, the property is well suited for a wide variety of commercial uses, including boutique retail, medical or professional offices, fitness and wellness concepts, creative studios, galleries, showrooms, educational uses, and numerous other neighborhood-oriented businesses.

Whether acquired as a flagship owner-user location, a multi-tenant income-producing investment, or a long-term strategic commercial holding, 4420-28 N. Clark Street represents a rare opportunity to acquire a highly adaptable, modern commercial space in one of Chicago's most desirable and continually evolving neighborhood retail districts.



Property Highlights

- ±4,000 square feet of modern commercial ground floor retail/office space
- 40 feet of highly visible Clark Street frontage
- B1-2 Neighborhood Shopping District zoning
- Easily divisible into three separate commercial suites
- Three private entrances with separate utility metering
- Three finished restrooms, including one full bath with tub and shower
- Kitchenette
- Approximately 10-foot clear ceiling heights
- Contemporary track lighting and monitored security system
- Six deeded parking spaces (4 indoor garage spaces and 2 exterior spaces)
- Solid masonry and concrete construction
- High-visibility location with exceptional pedestrian and vehicular traffic
- Delivered vacant at closing, allowing immediate occupancy or leasing flexibility.

Property Highlights (cont.)

Flexible Commercial Opportunity

The property's B1-2 Neighborhood Shopping District zoning and highly adaptable floor plan make it particularly attractive for a wide range of commercial users and investment strategies. The existing layout, combined with three entrances and separately metered utilities, creates exceptional flexibility for both owner-users and investors.

A Rare Commercial Offering Along Clark Street

Commercial opportunities offering this combination of size, parking, flexibility, and visibility are becoming increasingly difficult to find in Chicago's highly desirable Andersonville and Uptown corridor. The property's 40-foot Clark Street frontage, approximately 4,000 square feet of contiguous space, and six deeded parking spaces—including four indoor garage spaces—represent amenities that are exceptionally uncommon in neighborhood retail districts.

Whether acquired as a flagship owner-user location, a multi-tenant investment property, or a long-term commercial holding, 4420 N. Clark Street offers a unique opportunity to establish a presence along one of Chicago's most vibrant neighborhood retail corridors. Surrounded by a thriving mix of restaurants, boutiques, service businesses, and established residential communities, the property is ideally positioned to benefit from the continued growth, investment, and enduring appeal of the Clark Street commercial district.



Conceptual

Property Details

Location Information	
Property Address	4420-28 N Clark St.
Neighborhood / Submarket	Andersonville/Uptown
Building Information	
Property Size	APROX 4,000 SF
Ceiling Height	APROX 10 FT
Year Built / Renovated	2008
Building Class	5-97
Stories	5
Property Information	
Property Type	Commercial
Zoning	B1-2
APN #	14-17-120-039-0000
Lot Size	40 FT x 150 FT
Lot Frontage	40 FT
Lot Depth	150 FT
Power	400 AMP
Taxes & Valuation	
Current Monthly Assessment	\$282.82
Tax Year	2024
Taxes	\$29,305.00

Welcome to Andersonville

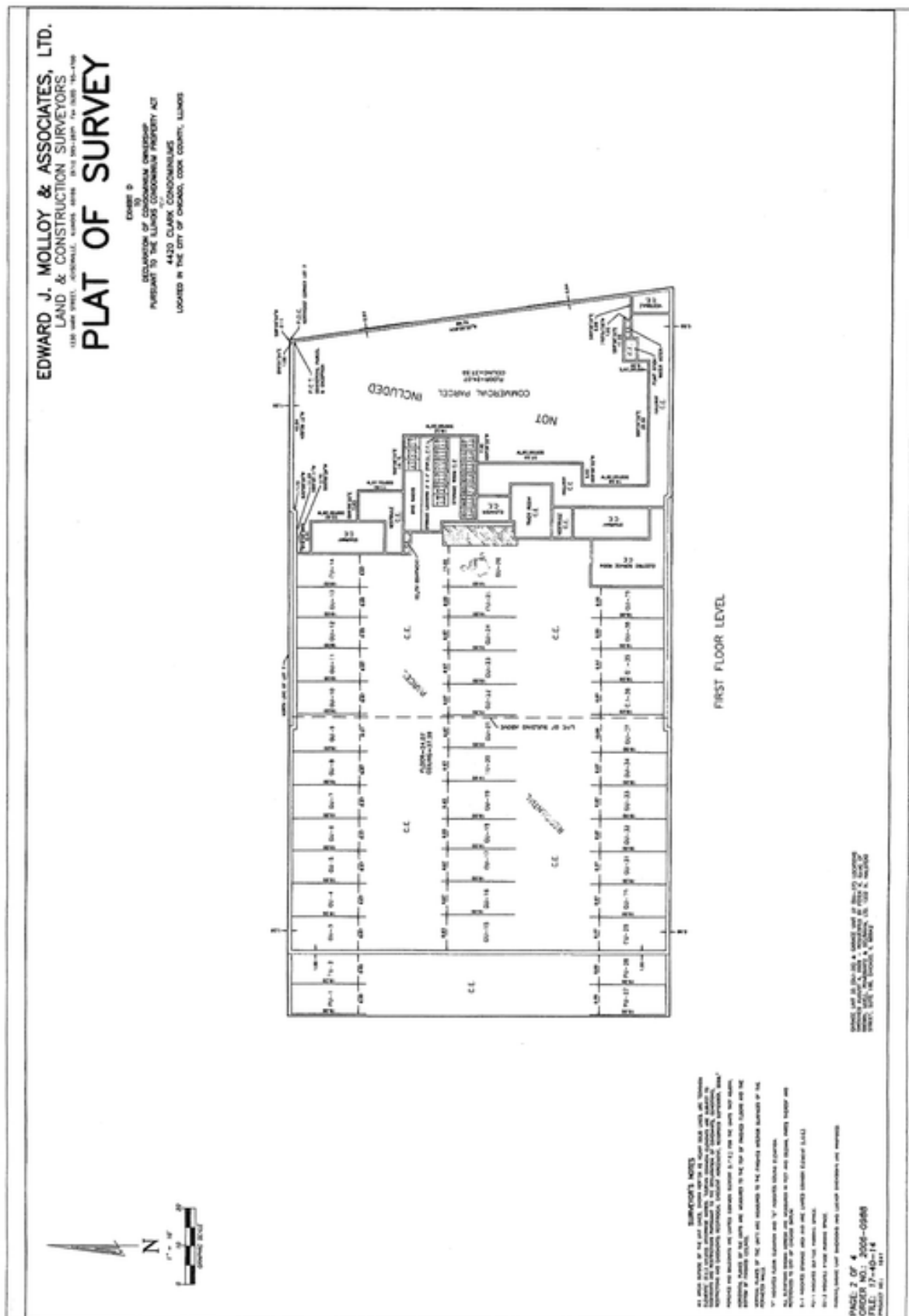
Centered along the bustling Clark Street corridor, **Andersonville** offers an exceptional pedestrian-oriented environment characterized by locally owned boutiques, acclaimed restaurants, specialty retailers, coffee houses, galleries, fitness studios, and professional services. This carefully curated commercial mix generates consistent foot traffic throughout the day and evening, creating an energetic atmosphere that supports both neighborhood-serving businesses and destination retailers alike. The surrounding residential community—comprised of classic Chicago greystones, vintage courtyard buildings, elegant condominium developments, and newer luxury residences—provides a stable and affluent customer base while reinforcing the neighborhood's long-term vitality.

Andersonville benefits from its strategic location between Lakeview, Uptown, Edgewater, Lincoln Square, and Ravenswood, placing it at the crossroads of several of Chicago's most desirable North Side neighborhoods. Excellent accessibility is provided by multiple CTA bus routes along Clark Street, nearby Red Line stations, convenient access to Lake Shore Drive, and a short commute to Downtown Chicago, making the neighborhood easily accessible to residents, employees, and visitors from throughout the metropolitan area.

For business owners, investors, and commercial property owners, Andersonville represents one of Chicago's most resilient neighborhood markets. Limited commercial inventory, strong consumer demographics, continuous neighborhood reinvestment, and an established reputation as a destination shopping and dining district have contributed to sustained property appreciation and healthy leasing demand. Whether establishing a flagship business location, acquiring a long-term investment, or repositioning commercial space for future growth, Andersonville offers a rare combination of neighborhood authenticity, economic vitality, and enduring market strength that continues to distinguish it as one of Chicago's premier commercial corridors.



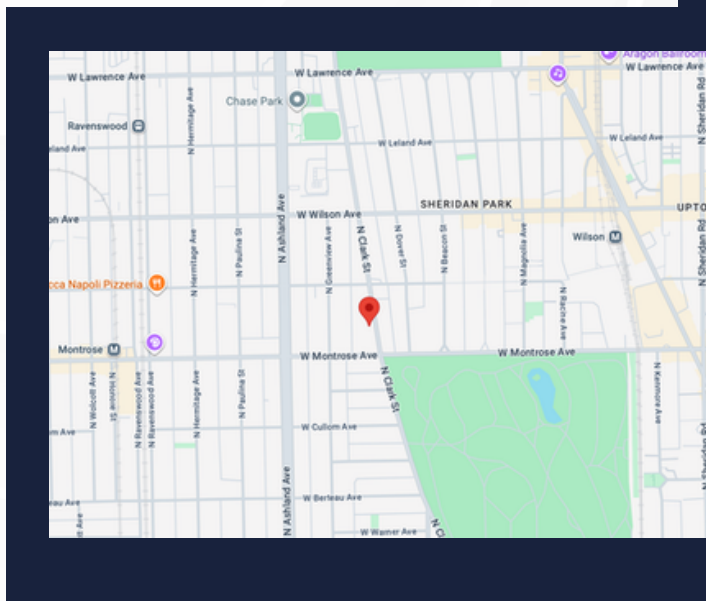
Survey



Demographic Insights

Population

Year	1 Mile	3 Miles	5 Miles
2024	127,941	618,356	1,229,197
2023	128,473	618,220	1,223,896
2022	130,199	626,463	1,233,047
2021	132,475	635,658	1,245,937
2020	132,924	629,361	1,223,505



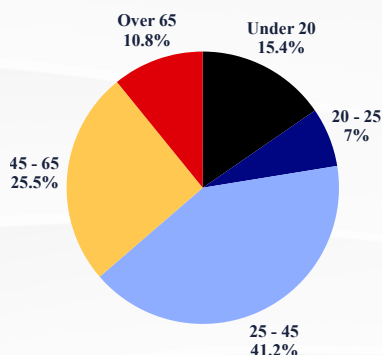
Age Demographics

38

Median Age

4%

Growth Rate
2029 Estimate



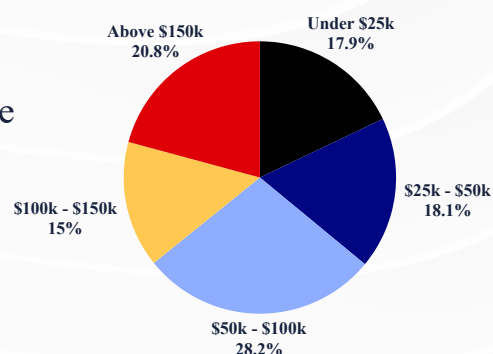
Household Income

\$72.3

Median Income

33%

Growth Rate
2029 Estimate



Renter To Homeowner Ratio

2:1

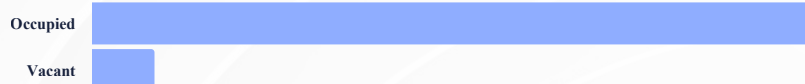
2:1 Predicted by 2029



Housing Occupancy Ratio

11:1

14:1 Predicted by 2029



Crexi Data as of 07/15/2026

Property Photos



Property Photos



Property Photos



Property Photos

