

RETAIL/RESTAURANT SPACE  
AVAILABLE FOR LEASE

5920 N. Ridge Ave.  
EDGEWATER - CHICAGO



CANVAS

## EDGEWATER

Located at the Northeast corner  
of Ridge and Clark

### HIGHLIGHTS

The subject building, known as the Mabel Exchange, is steeped in Chicago history. Originally the home of The Maybelline Company's headquarters, it is now a three-story, Mixed-Use building located at the hard corner of Clark and Ridge in Chicago's Edgewater neighborhood.

Location benefits from incredible traffic and visibility at the high energy intersection. The building has been completely renovated and available for immediate occupancy. The property is zoned C1-2. The available ground floor space consists of 2,224 sf, which is the hard corner of Clark and Ridge. Large storefront windows and high ceilings (12') bring in abundant natural light.

- Divisible Space | High Ceilings - 12'
- Parking Available - 34 Interior Spaces
- Building Completely Renovated, Many Improvements
- Hard Corner of Clark and Ridge
- High Traffic Counts - 43,100 VPD

## DEMOGRAPHICS



**117k+**

Total Population  
1 Mile



**\$183k+**

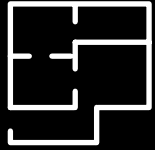
Average HH Income  
1 Mile



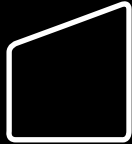
**328k+**

Daytime Population  
1 Mile

## SPACE AVAILABLE

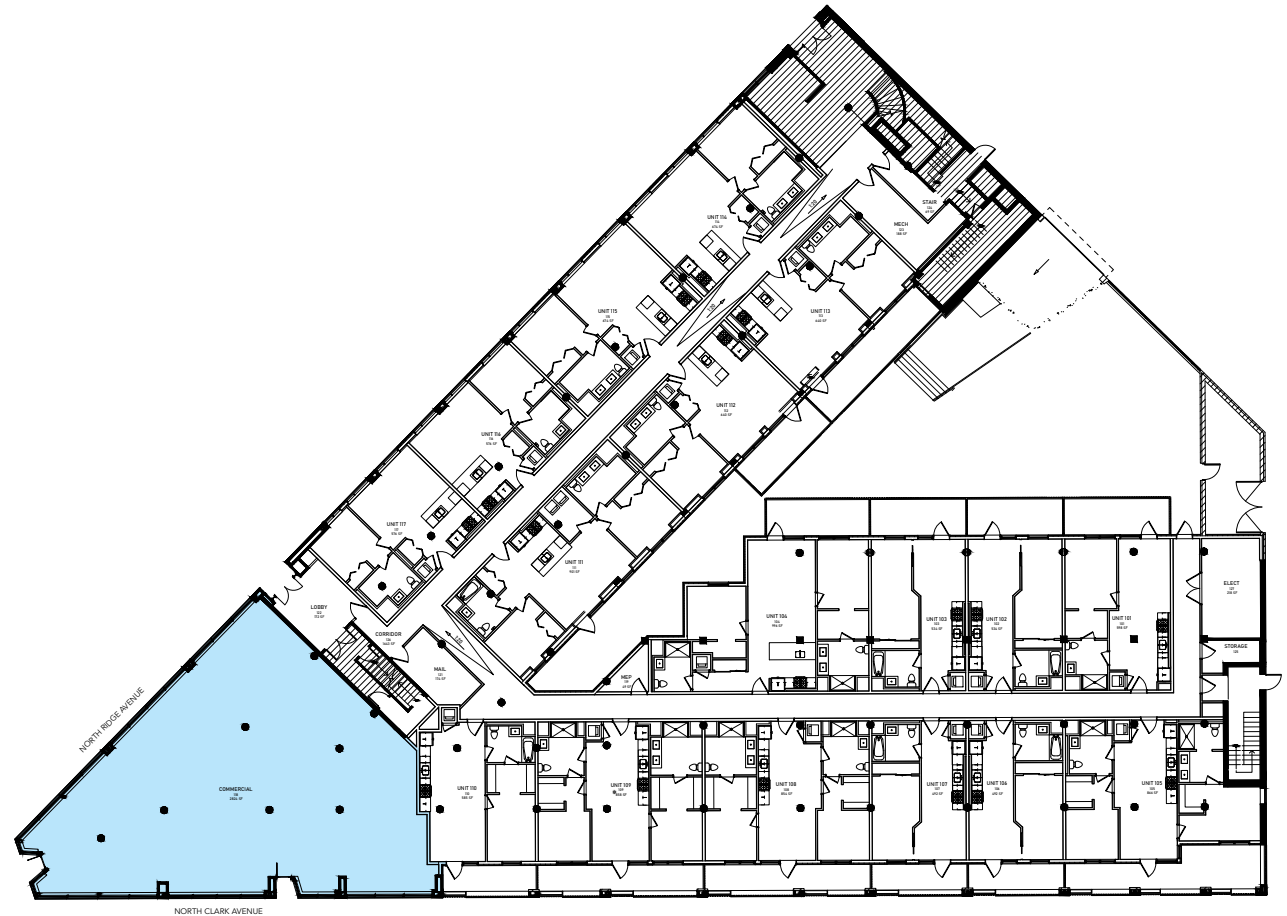


**2,224 sf**  
Total



**12'**  
Total Ceiling Height

## SITE PLAN





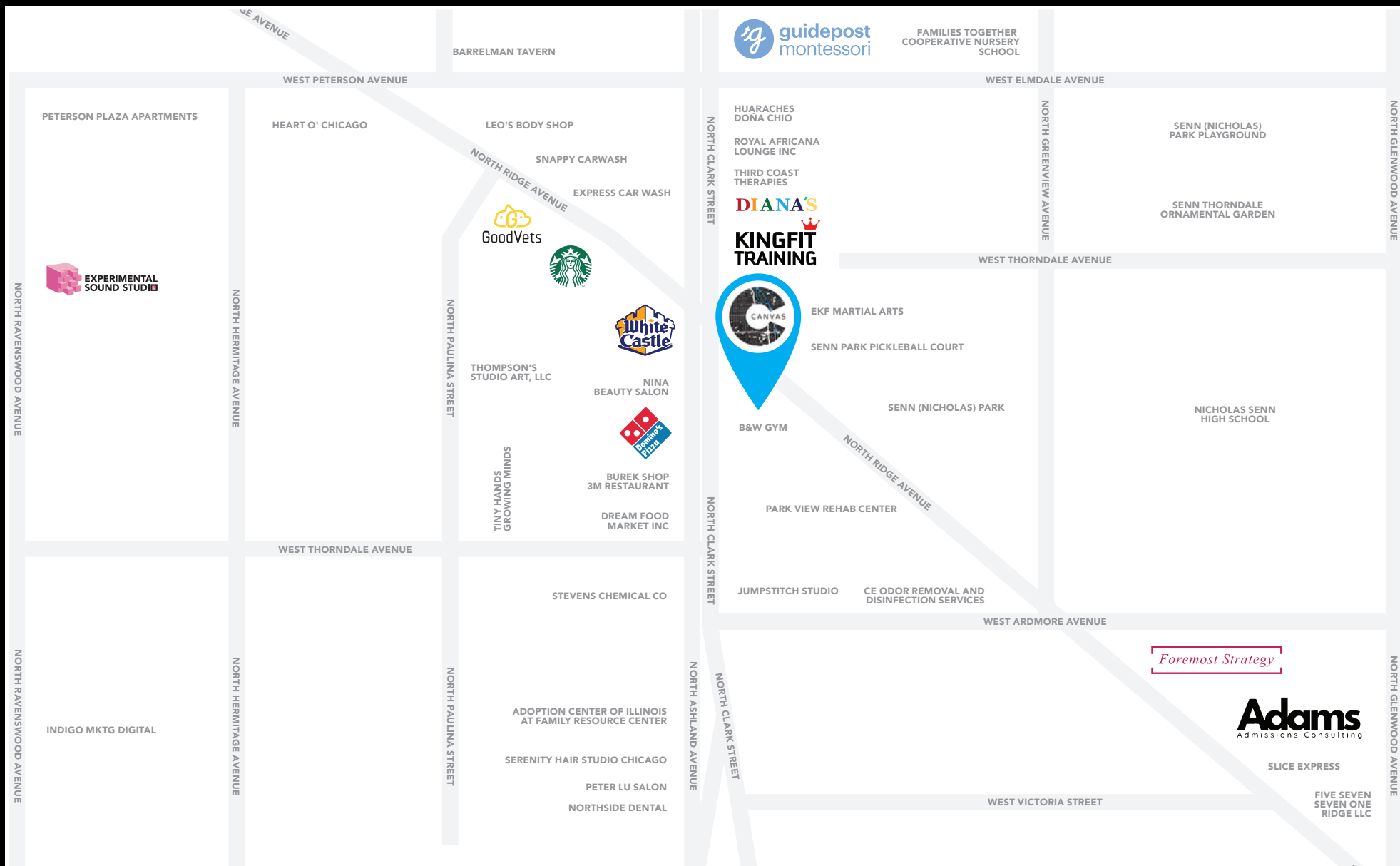


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**FOR MORE INFORMATION, PLEASE CONTACT**

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