



3506 N Clark

Owner-direct leasing

A flagship Wrigleyville venue for a bar or restaurant operator.



3506 N Clark Street · Wrigleyville

Two levels, a working kitchen, multiple bars, and a rooftop patio on more than 100 feet of Clark Street frontage. Owner-direct lease. The property has generated over \$11 million in annual proven revenue.

Old Crow Smokehouse is the current tenant and is moving out next year.

POSSESSION

Available May 2027

RENT

Upon request

TIMING

2027 MLB All-Star Game

LEASING

No broker commissions

PROPERTY

ADDRESS

3506 N Clark Street, Wrigleyville, Chicago

BUILDING

~15,475 sq ft

CAPACITY

900+

SERVICE

Kitchen; multiple bars on two levels

FRONTAGE

100+ ft on Clark Street

SITE

Four lots · 6,250 sq ft lot

OUTDOOR

Rooftop patio

TARGET OPERATOR

Bar / restaurant

ZONING

B3-2. Bar/restaurant permitted.

Main-level floor plan on 3506nclark.com

LICENSES

The 2 a.m. tavern/liquor license does not transfer with the lease. The tenant must apply. The premises have been previously approved, which makes the application easier. Live music is not confirmed and is not included with the lease.

LOCATION

3506 N Clark St, Chicago IL 60657, on Clark in Wrigleyville. Wrigley Field is 1060 W Addison, block bounded by Clark and Addison (west/south). CTA Red Line Addison; bus 22 Clark.

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