

- Off the Wells Avenue Corridor
- Midtown Location
- Parking Ratio - 1.40 / 720 SF

AVAILABLE: Suite 320-A: 440 SF  
Suite 320-B: 550 SF



### DEMOGRAPHICS 2024

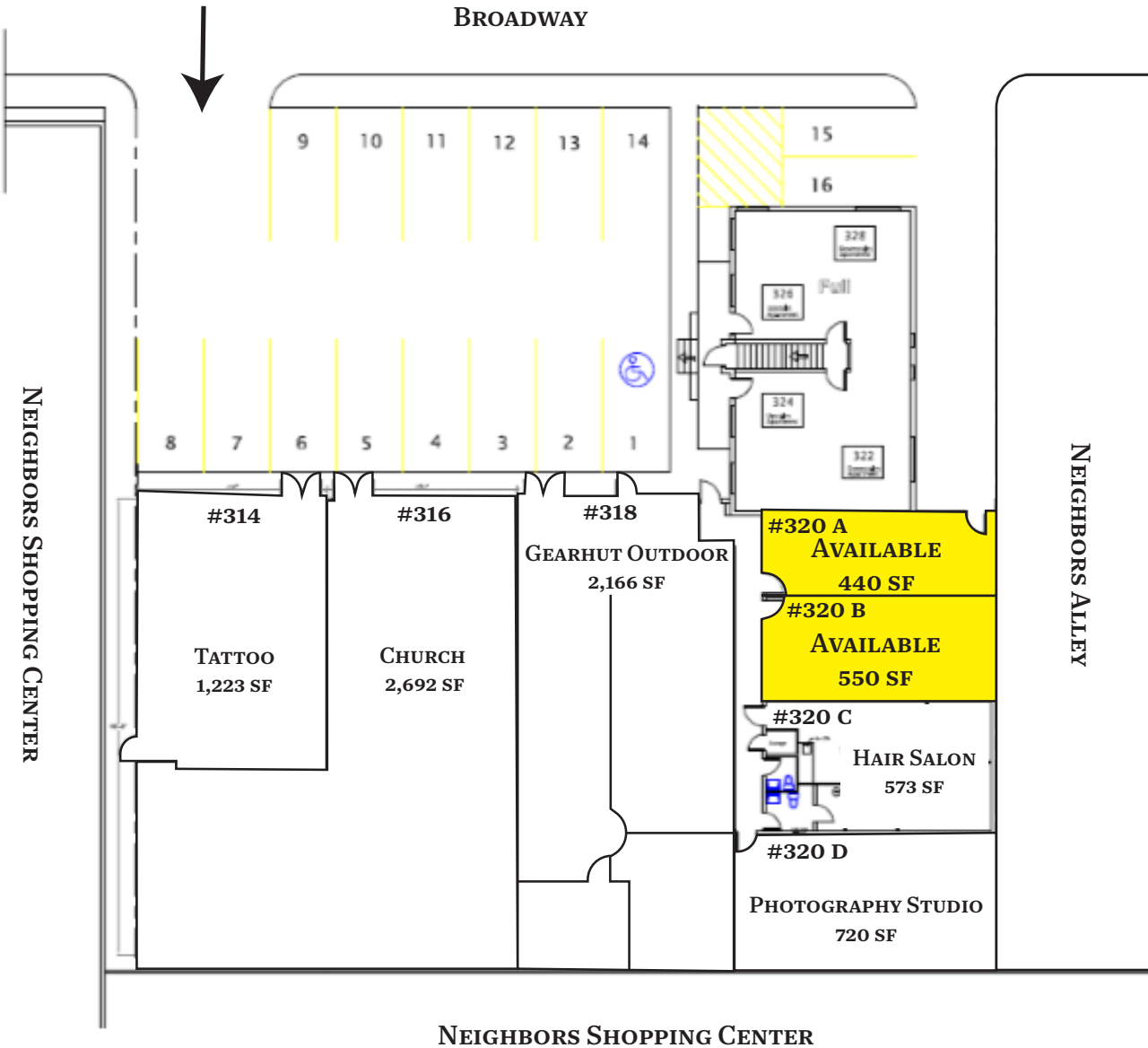
	1 Mile	3 Mile	5 Mile
Total Population	22,559	127,974	244,263
Avg. HH Income	\$68,095	\$73,889	\$82,182

### TRAFIC COUNTS:

S. Wells Ave. (2022)	12,887 ADT
S. Virginia St. (2022)	20,305 ADT

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\*NOT DRAWN TO SCALE



### Broadway Retail

Suite	Tenant	SF
314	Tatto	1,223
316	Chuch	2,692
318	Gearhut Outdoor	2,166
320-A	Available	440
320-B	Available	550
320-C	Hair Salon	573
320-D	Photography Studio	720
<b>Total</b>		<b>8,352</b>

### Broadway Apartments

Suite	SF
322	630
324	630
326	630
328	630
<b>Total</b>	<b>2,520</b>

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