



**FOR LEASE**

# 3409 N. Broadway

**3401-09 N BROADWAY**

Chicago, IL 60657

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**PRESENTED BY:**

**ADAM NAPP, CCIM**

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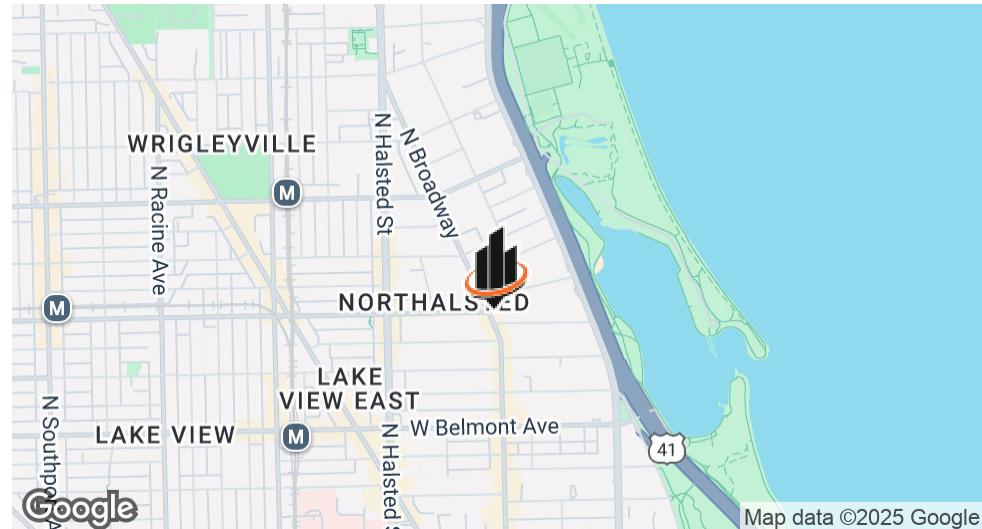
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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## PROPERTY SUMMARY



Map data ©2025 Google

## OFFERING SUMMARY

LEASE RATE:	Please Inquire
AVAILABLE SF:	881 SF
ZONING:	B3-2
NEIGHBORHOOD:	East Lakeview 44th (Lawson)

## PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to offer 3409 N. Broadway FOR LEASE. Located at the hard corner of Broadway & Roscoe, the subject is an 881 SF Retail space just blocks from Lake Michigan in one of Chicago's most vibrant neighborhoods, East Lakeview. It offers a vibrant retail scene, a variety of businesses/restaurants, and strong demographics. There are 85,940 residents in a 1-mile radius that have a Median Household Income of \$100,669. The space has large storefront windows, high ceilings (12'), tremendous exposure, and basement space for storage. The space currently has a 10' Type I ventilation hood. Parking is available for an additional monthly fee. Zoned B3-2 and ideal for Restaurant, Cafe, Retail, or other uses. Call agent for further details.

## LOCATION DESCRIPTION

East Lakeview, Chicago, IL

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# COMPLETE HIGHLIGHT

## LOCATION INFORMATION

STREET ADDRESS	3401-09 N Broadway
CITY, STATE, ZIP	Chicago, IL 60657
SUB-MARKET	Lakeview East
CROSS-STREETS	Broadway / Roscoe
SIDE OF THE STREET	Northeast
SIGNAL INTERSECTION	Yes

## PROPERTY HIGHLIGHTS

- High Ceilings (12'), Large Storefront Windows, Basement Storage
- 10' Type I Hood
- Ideal for Restaurant / Cafe / Retail
- East Lakeview Neighborhood, Dense Urban Location
- Hard Corner of Broadway / Roscoe, Strong Pedestrian Traffic
- Parking Available for Additional Cost
- Zoned B3-2, 44th Ward (Lawson)
- Strong 1-Mile Demographics - Population 85,940; Median Household Income \$100,669

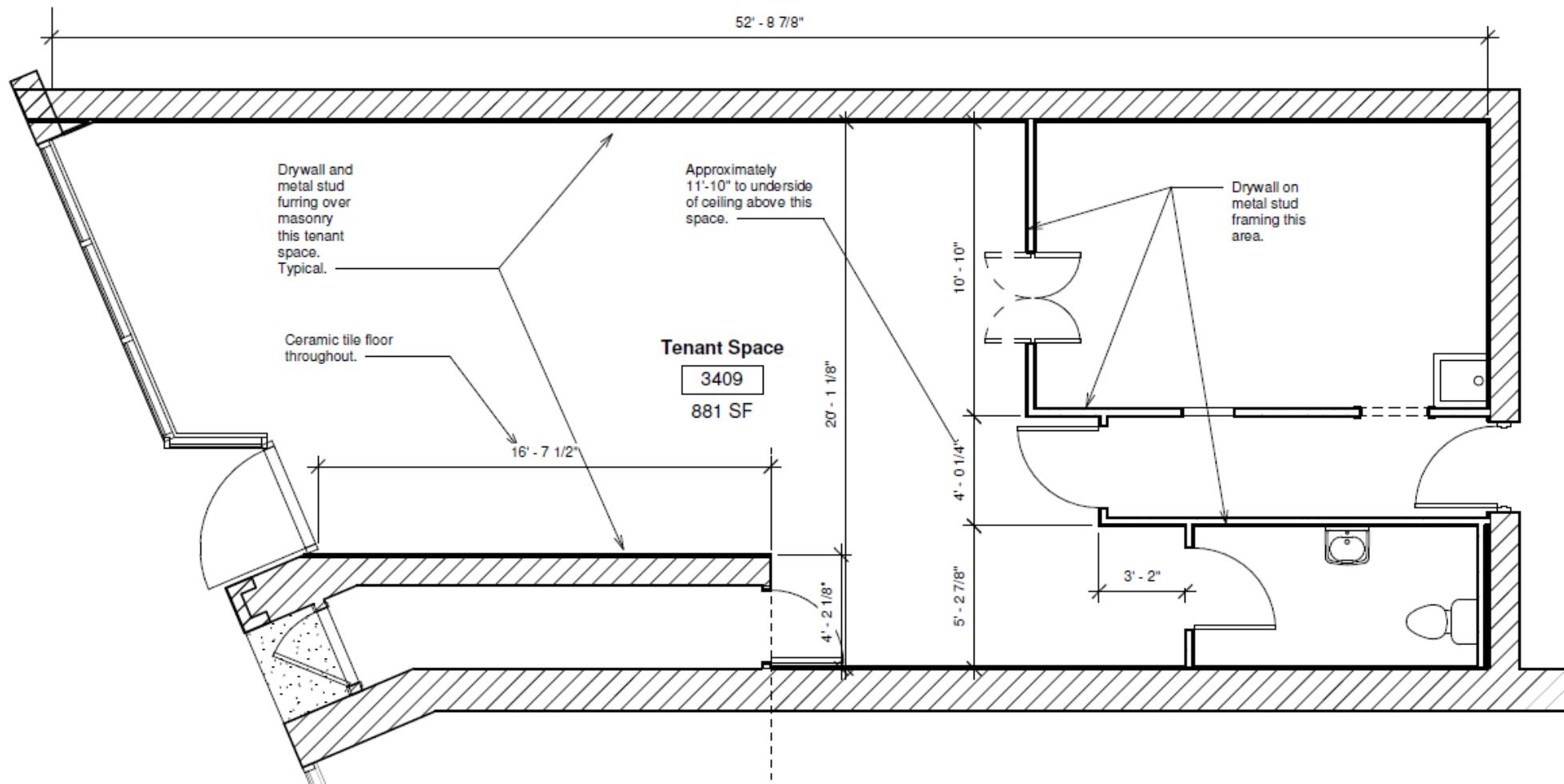


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# FLOOR PLAN

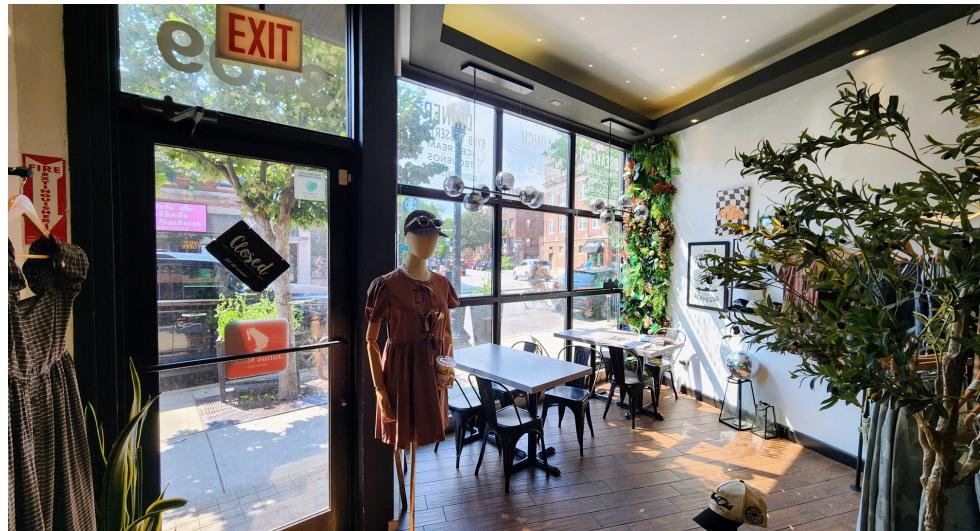


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## INTERIOR PHOTOS



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# RETAIL AERIAL MAP

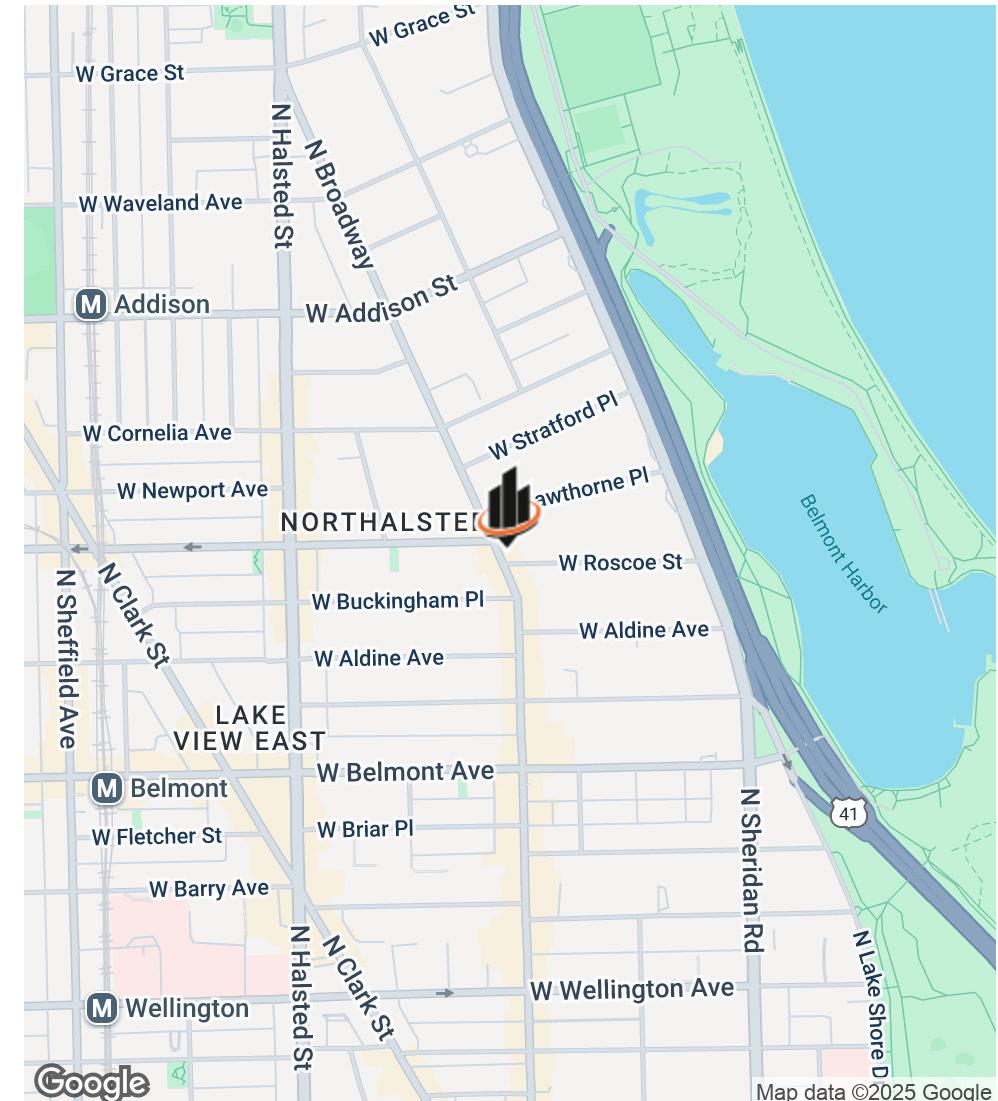
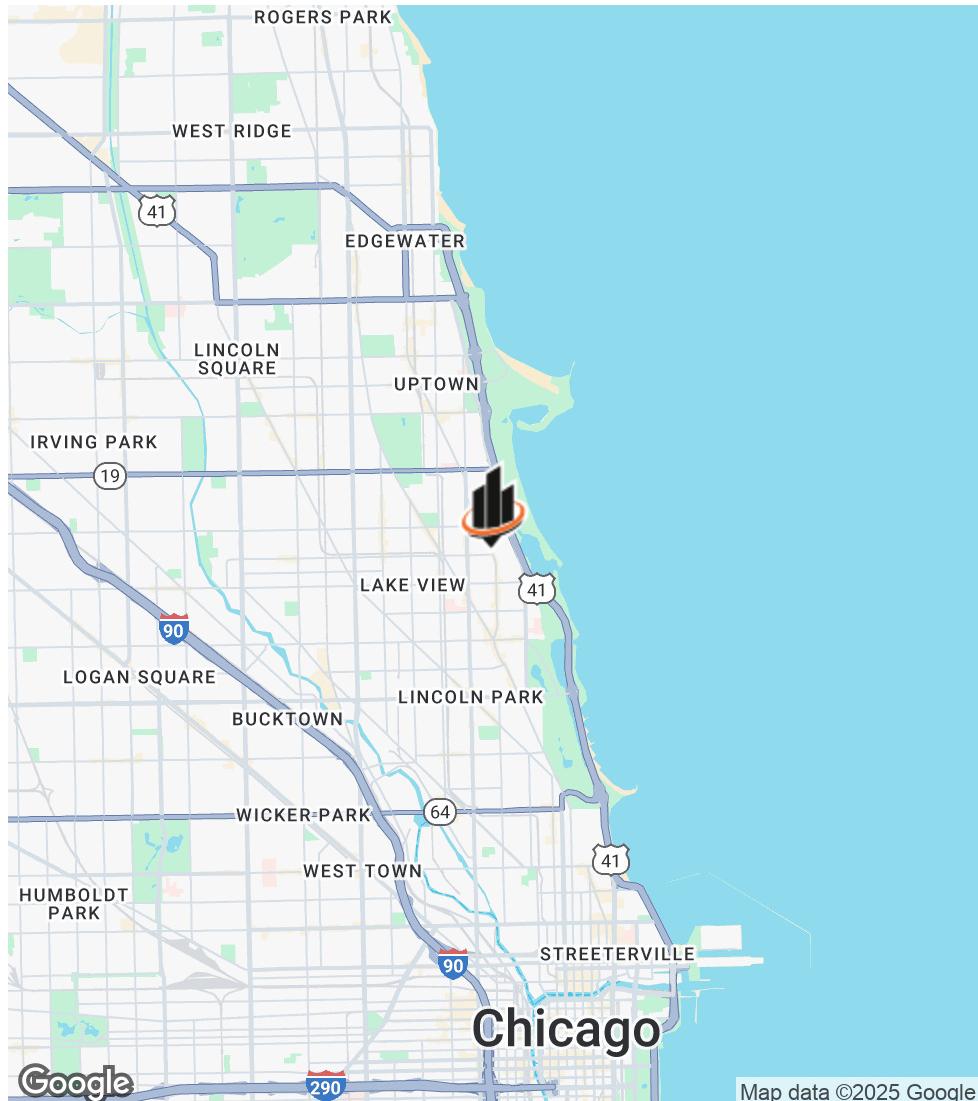


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## LOCATION MAPS



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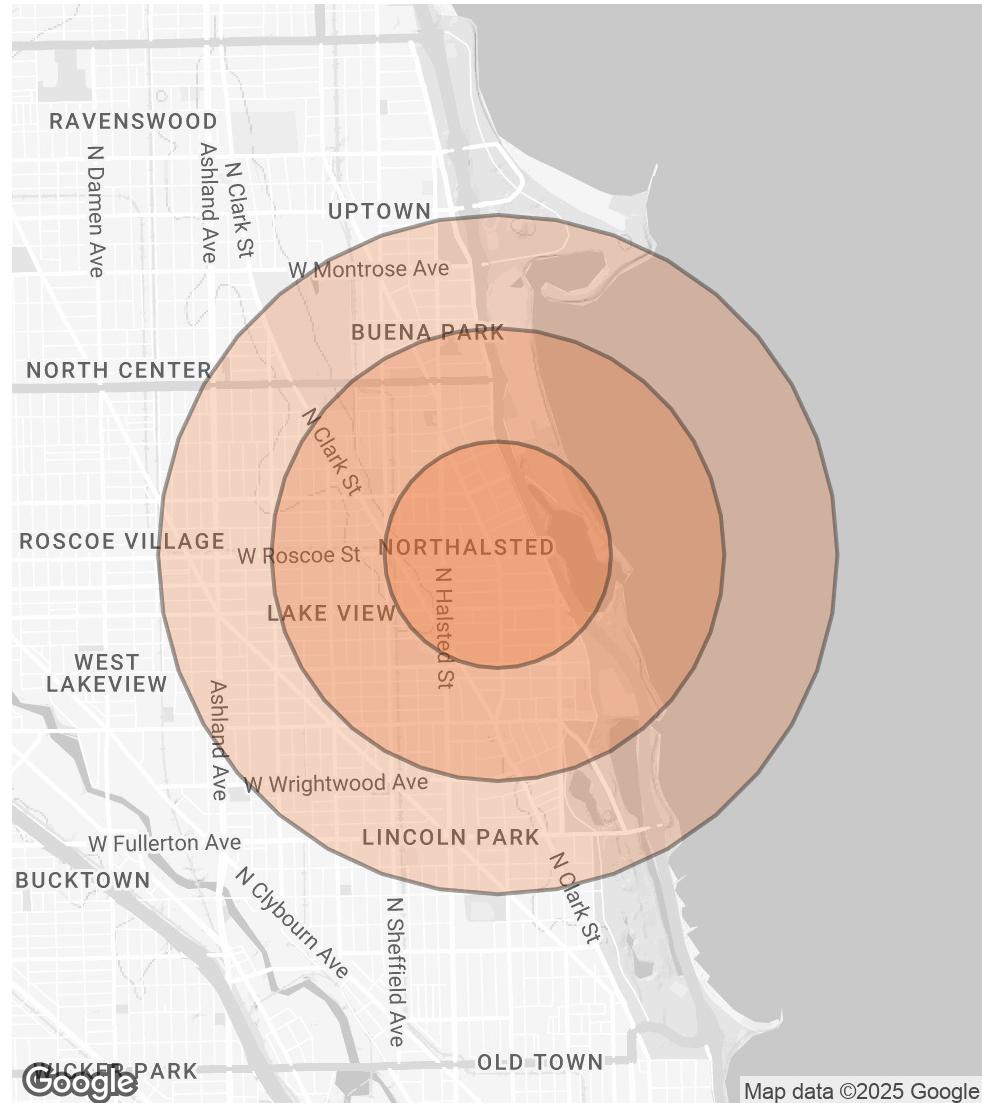
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
<b>TOTAL POPULATION</b>	30,329	83,534	141,014
<b>AVERAGE AGE</b>	32.6	31.6	31.5
<b>AVERAGE AGE (MALE)</b>	34.2	33.0	32.4
<b>AVERAGE AGE (FEMALE)</b>	30.8	30.4	30.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
<b>TOTAL HOUSEHOLDS</b>	19,606	50,849	80,278
<b># OF PERSONS PER HH</b>	1.53	1.63	1.72
<b>AVERAGE HH INCOME</b>	\$109,125	\$120,452	\$128,260
<b>AVERAGE HOUSE VALUE</b>	\$417,796	\$485,474	\$561,902

2020 American Community Survey (ACS)



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