

FOR LEASE



Heart of Lakeview Retail - 1,000 sqft
2949 N BROADWAY ST CHICAGO, IL 60657

\$3,500 MG

Adam Lash
773-542-3642
alash@imperialrealtyco.com

Theron May
773-736-6461
tmay@imperialrealtyco.com

 **IMPERIAL**
REALTY COMPANY

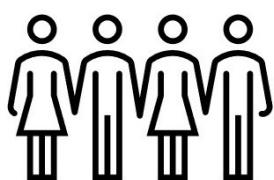
Location / Market

Prime Lakeview East retail opportunity. In-line approximately 1,000 square foot, easy-to-modify space with large windows, plumbing, stylish wood flooring, & ventilation. One of Chicago's most beloved and dynamic neighborhoods with bustling weekend foot traffic. Surrounded by restaurants, boutiques, entertainment & retail opportunities. Most recently utilized as a med-spa with 3 exam rooms and reception & waiting area.

Location boasts a walk score of 96 (walkers paradise), bike score of 91 (bikers paradise) & ample transit opportunities. Bustling foot traffic, parades, events, retail synergies & summer street festivals with outdoor dining. Strong demographics including a growing 1-mile population of 89,611, household income of \$123,237 & Consumer spending of \$1.65 Billion.



Demographics (1 Mile Radius)



Population

89,611



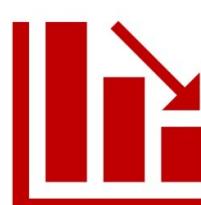
Avg HH Income

\$123,237



Consumer Spending

\$1.65 Billion



Vacancy Rate

3.2%



Walk Score

96



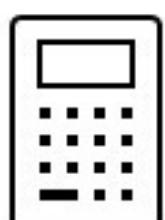
Bike Score

91



Avg Medical Rent

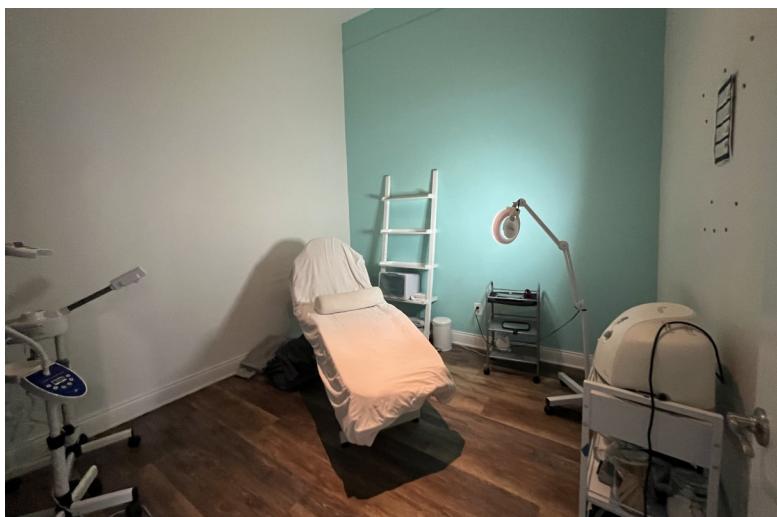
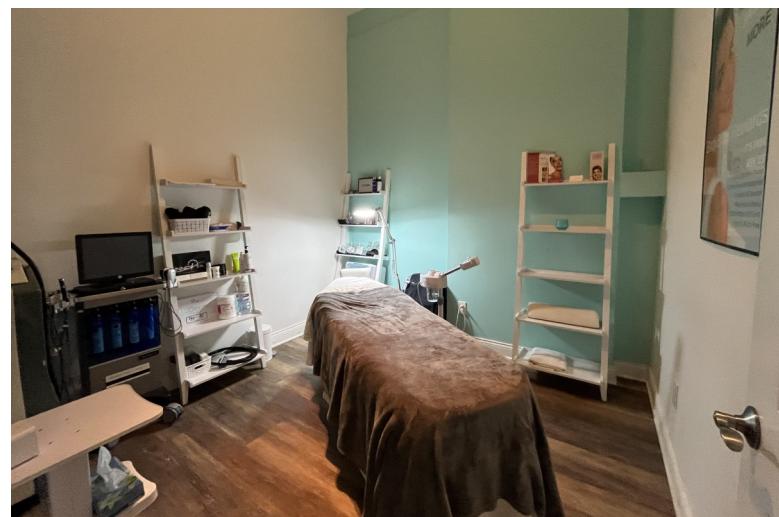
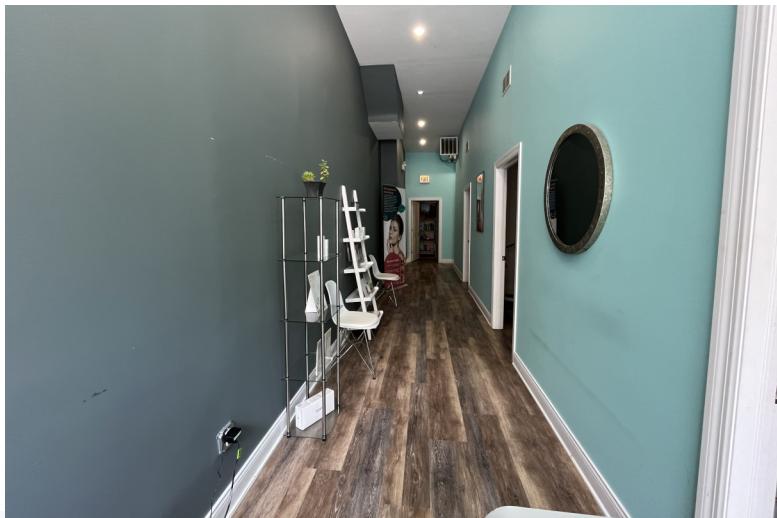
\$32.71 NNN



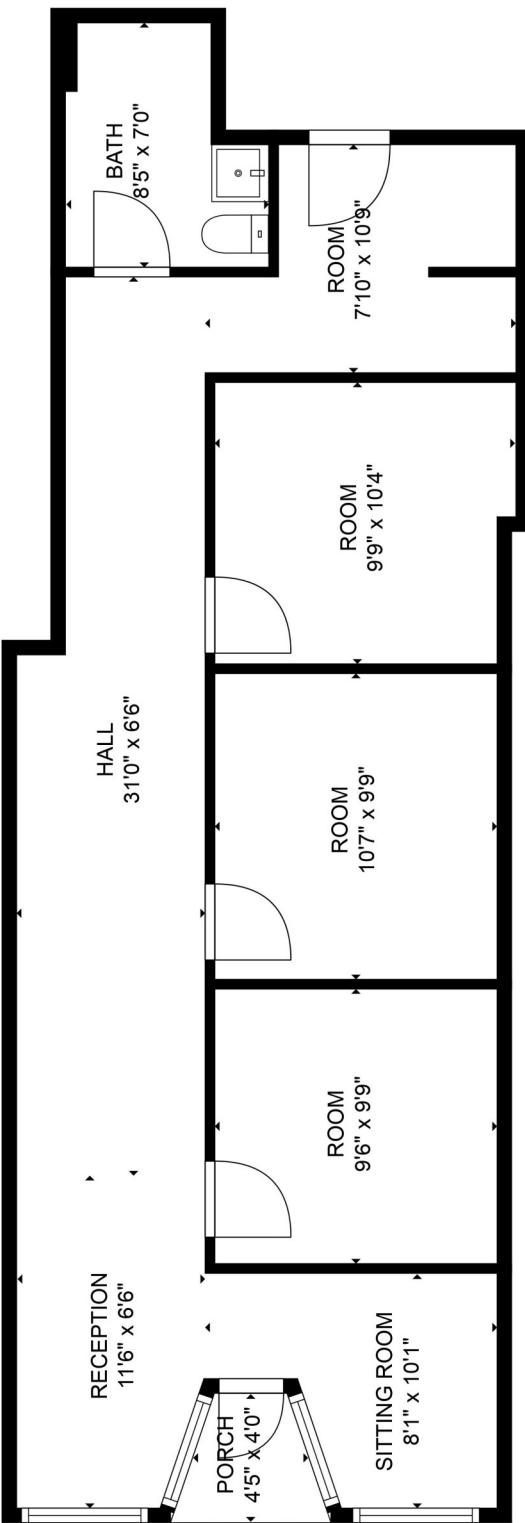
Market Cap Rate

7.0%

Photos



Floor Plans



MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Adam Lash
773-542-3642
alash@imperialrealtyco.com



Theron May
773-736-6461
tmay@imperialrealtyco.com