

**FOR LEASE**



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

**\$3,500 MG**

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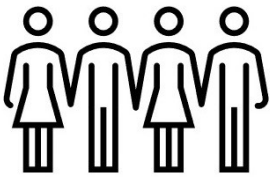
## Location / Market

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**



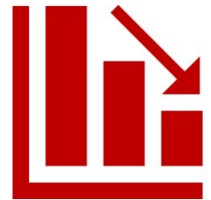
Avg HH Income

**\$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

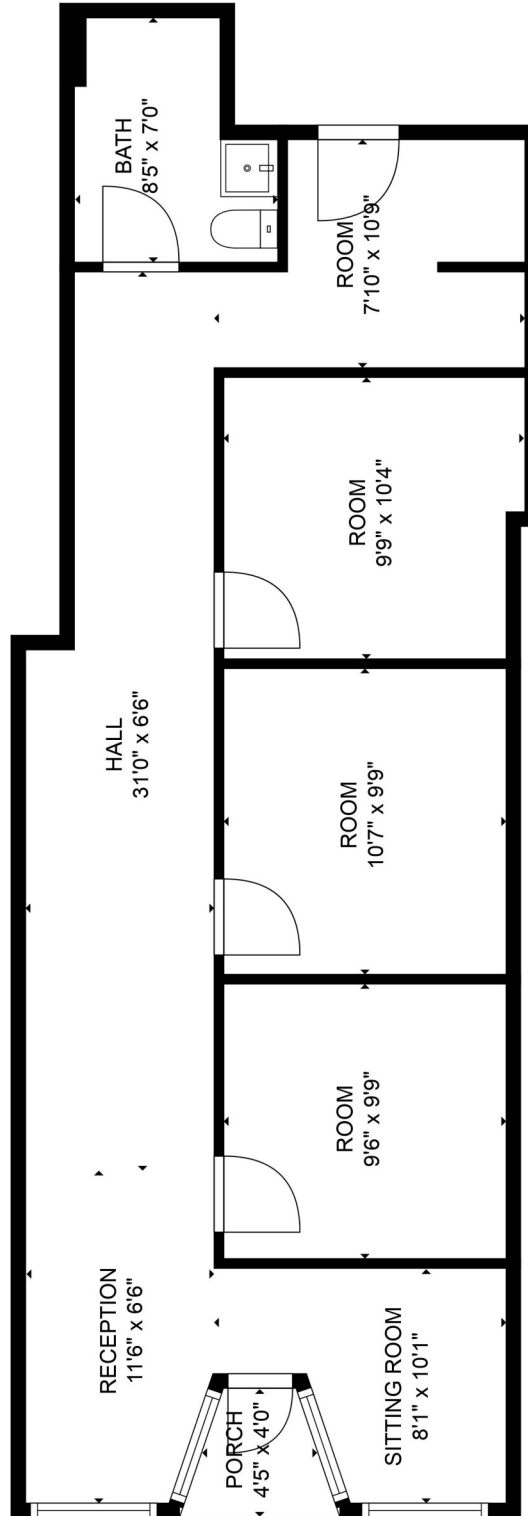
**7.0%**



## Photos



## Floor Plans



MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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