

# Sun Plaza

4849-4883 North Broadway Chicago, IL 60640

# FOR LEASE

## +/- 60,734 SF Retail Center



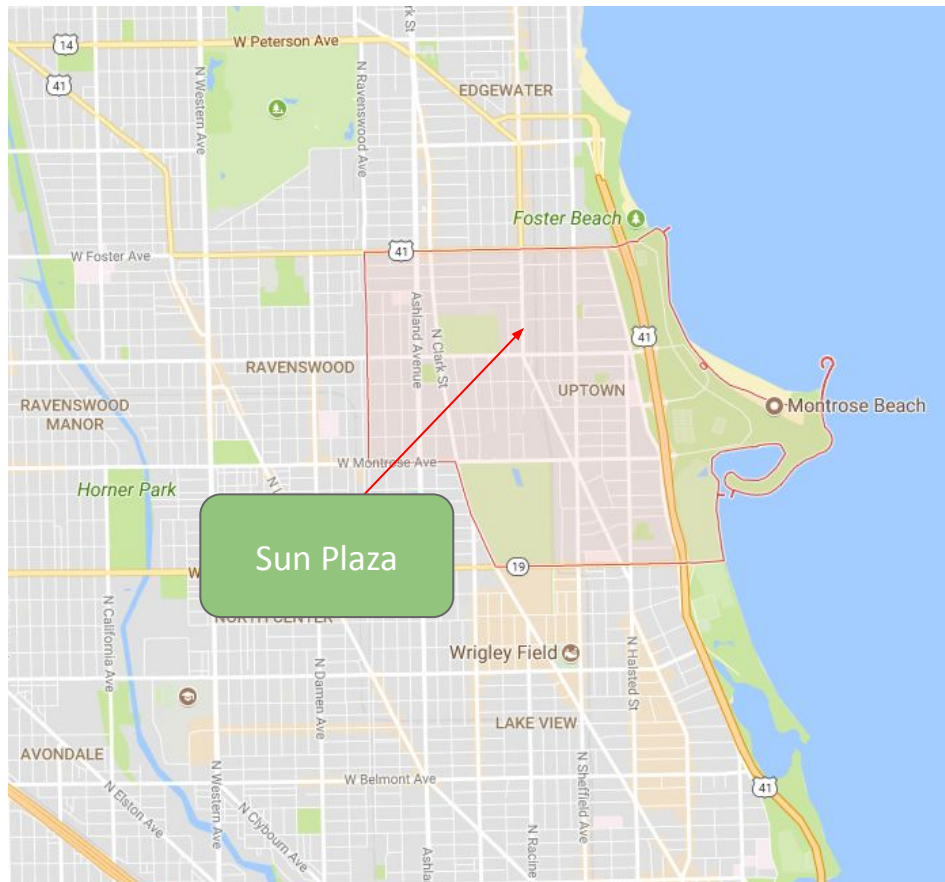
(312) 262-1400  
deals@psgre.com

Roxanne Gardner  
Designated Managing Broker

# Location Summary

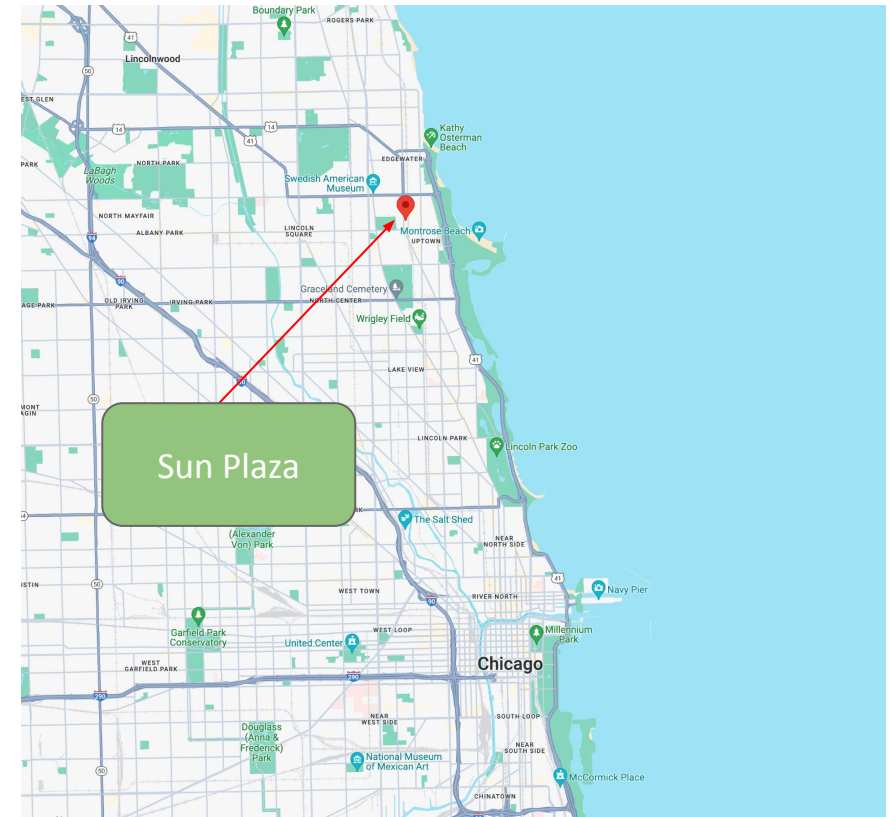
“Situated between the Lakeview and Edgewater neighborhoods, ethnically diverse Uptown is known for great live music and nightlife at the Green Mill jazz club, and several popular concert and entertainment venues, including the Aragon Ballroom, Riviera Theatre and Uptown Theater at Lawrence Avenue and Broadway. A bit further north, along Argyle Street, is a heavy concentration of Southeast Asian restaurants and shops, including some of the best Vietnamese eateries in the city.”

Source: explorechicago.org



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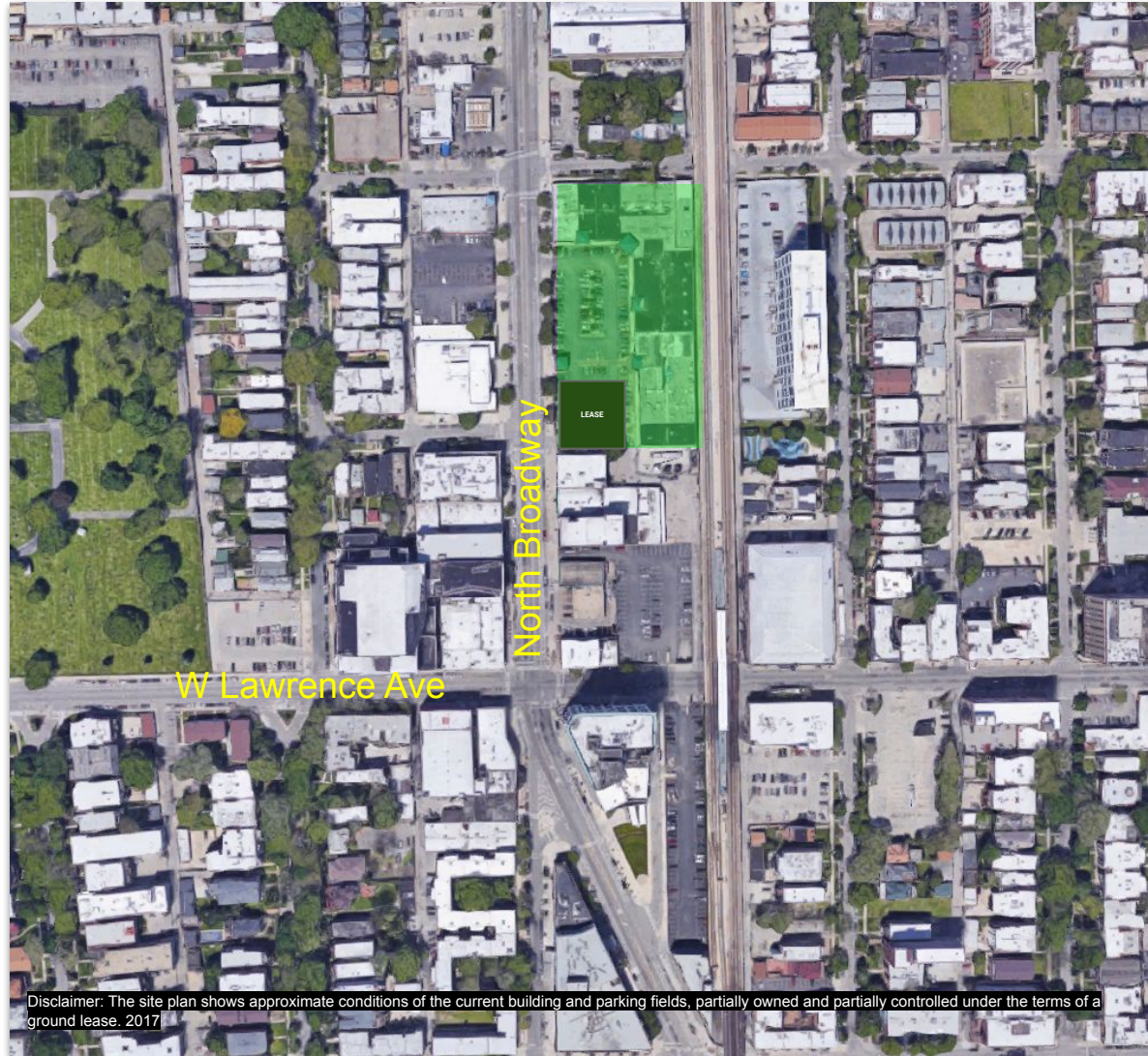


Chicago, the third-largest city in the United States, holds a prominent position in terms of population within both the country and the Midwest region. With a population of over 2.7 million residents, according to the 2020 census, Chicago ranks as the third most populous city in the United States, following New York City and Los Angeles. Its metropolitan area, known as Chicagoland, encompasses several counties and extends into parts of neighboring states, further bolstering its population to over 9.4 million people. Within the Midwest, Chicago stands as the largest city and serves as a significant economic, cultural, and transportation hub for the region. Its population size and influence contribute to its reputation as a major player in the Midwest and solidify its status as an iconic American city.

Property Solutions Group LLC is a licensed Illinois Real Estate Company with Roxanne Gardner as the Managing Broker. Property Solutions Group LLC fully supports the principles of the Fair Housing Act (Title VIII of the Civil Rights Act of 1968) and Article 3 of the Illinois Human Rights Act, as amended, which generally prohibits discrimination against protected classes of people in the sale, rental, and financing of real estate. To the best of our knowledge, the information contained in this Marketing Brochure is accurate; however, we make no guarantee, warranty or representation regarding the accuracy of its contents. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Not to scale.

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## 2023 Estimated Demographics

1 Mile Radius from Property  
"Demographic Summary Report" CoStar Market Analytics. Retrieved  
October, 2023, from  
<https://product.costar.com/detail/lookup/1174980/summary>



79,036

Population



\$87,738

Average Income



\$1MM

Annual Spending

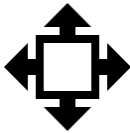
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Chicago IL 60640



+/- 60,734 SF Retail Center  
+/- 2.24 Acres of Land  
14-08-414-001, 14-08-414-002  
14-08-414-003, 14-08-414-004  
14-08-414-035



+/- 60,734 sq. ft. shopping center serving the Uptown community with >79,000 people in one mile and an average income of \$87,738.

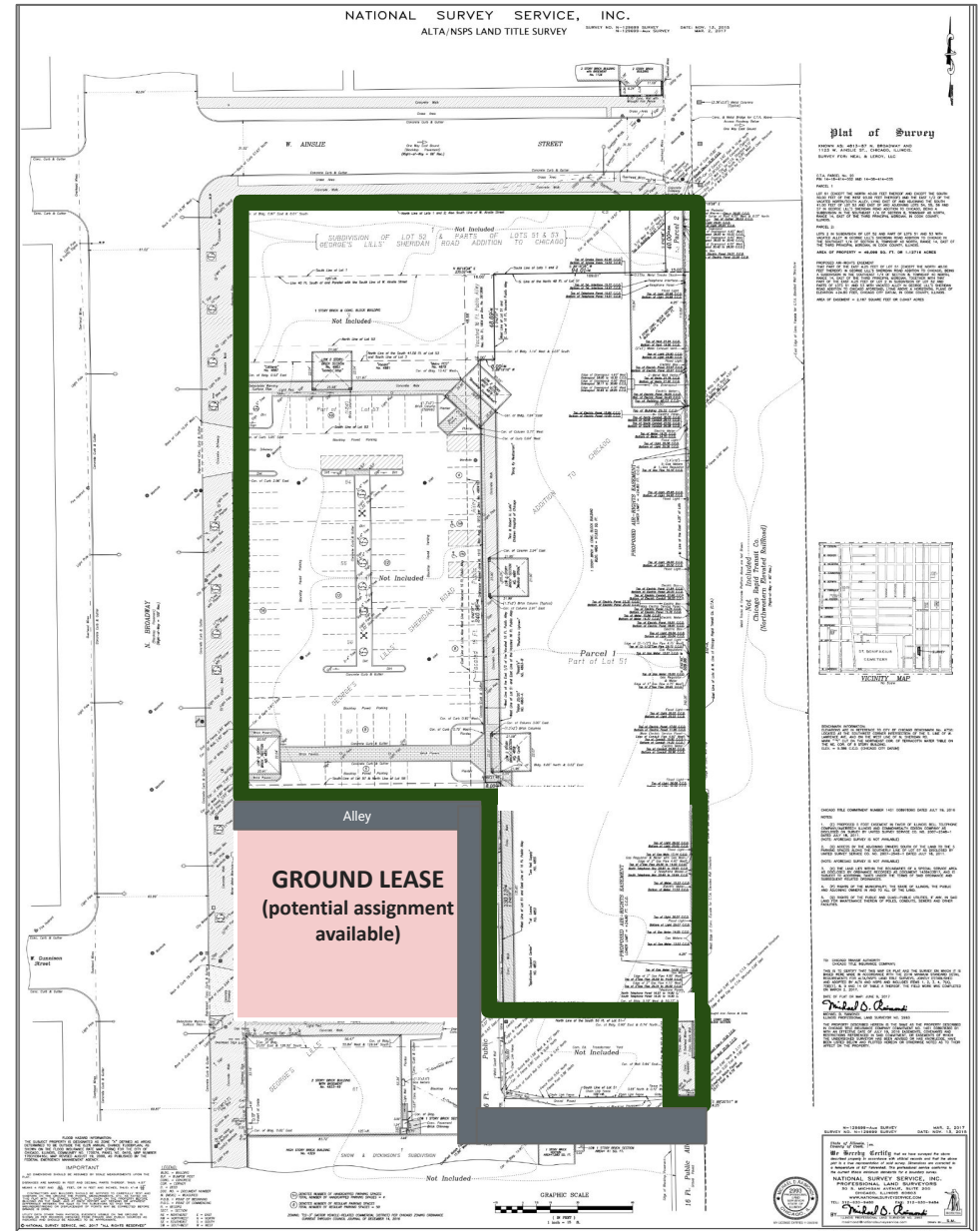
Close proximity to the Red Line Lawrence Stop with +/- 1,148,150 2016 ridership.

Along the busy street of North Broadway with +/- 18,251 Average Daily Volume.



C2-3 General Commercial District  
+/- 119 Parking Spaces as of 2018

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	Tenant	GLA
4851	Coffee Shop	400
4853A	Stabilized Mo-Mo License	3,000
4853	The Lash Supply	1,709
4855	Lee Nails Supply Store	10,165
4863A	Dens Dental Studio	2,028
4863B	Rosati's Pizzeria	2,080
4867	Robert H. Lurie Children's Hospital	10,452
4879	Park Shop Supermarket	18,900
4877	Dong Ky Restaurant	1,181
4875B	(Interior) Jewelry Store	514
4875C	(Interior) Vacant	848
4875D	(Interior) Accounting	5,14
4875E	(Interior) Vacant	1,161
Commo n	Common Area	782
4883	Chicago Pet Club	2,500
4887	Citibank	4,500
<b>TOTAL</b>		<b>60,734</b>



NOT TO SCALE SUBJECT TO  
REMEASUREMENT

\*\*\* Square Footage Area is only an approximate and is subject for re-measurement. Not to scale

Disclaimer: The site plan shows approximate conditions of the current building and parking fields. The parking field is partially owned. The Ground Leased Parking is leased under the terms of a ground lease and there is no representation that the ground lease will stay in effect during an entire lease term or option period.

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