



## Offering Summary

|                |               |
|----------------|---------------|
| Lease Rate:    | Negotiable    |
| NNN's:         | \$11.44 PSF   |
| Available SF:  | 3,200 SF      |
| Zoning:        | B3-2          |
| Market:        | Chicago       |
| Submarket:     | Lakeview East |
| Traffic Count: | ~33,500 VPD   |

## Property Overview

3,200 SF storefront for lease at 2833 N. Broadway Avenue, in Chicago's Lakeview East neighborhood. The storefront is well located just north of the heavily trafficked Broadway, Clark, and Diversey signalized intersection (~33,500 VPD) in a bustling commercial corridor. The space features a two-story layout with a partially vanilla boxed interior, expansive window lines, and a spacious interior flexible for any Tenant build-outs. The storefront is located (4) blocks east of the Diversey "L" Station and a half-mile west of Lake Shore Drive. The property provides an opportunity to join a commercial corridor filled with an abundance of national retailers such as Trader Joe's, Walgreen's, Mariano's, Home Depot, Target, Landmark's Century Theatre, TJ Maxx, Barnes and Noble, Blue Mercury, Starbucks, among others.

## Property Highlights

- Excellent leasing opportunity in the heart of Lakeview East's primary commercial corridor
- High visibility and exposure to ~33,500 VPD with signage opportunity along Broadway
- The Property is well located four (4) blocks east of the Diversey "L" Station (brown and purple lines)
- Partially vanilla boxed unit flexible for Tenant build-outs

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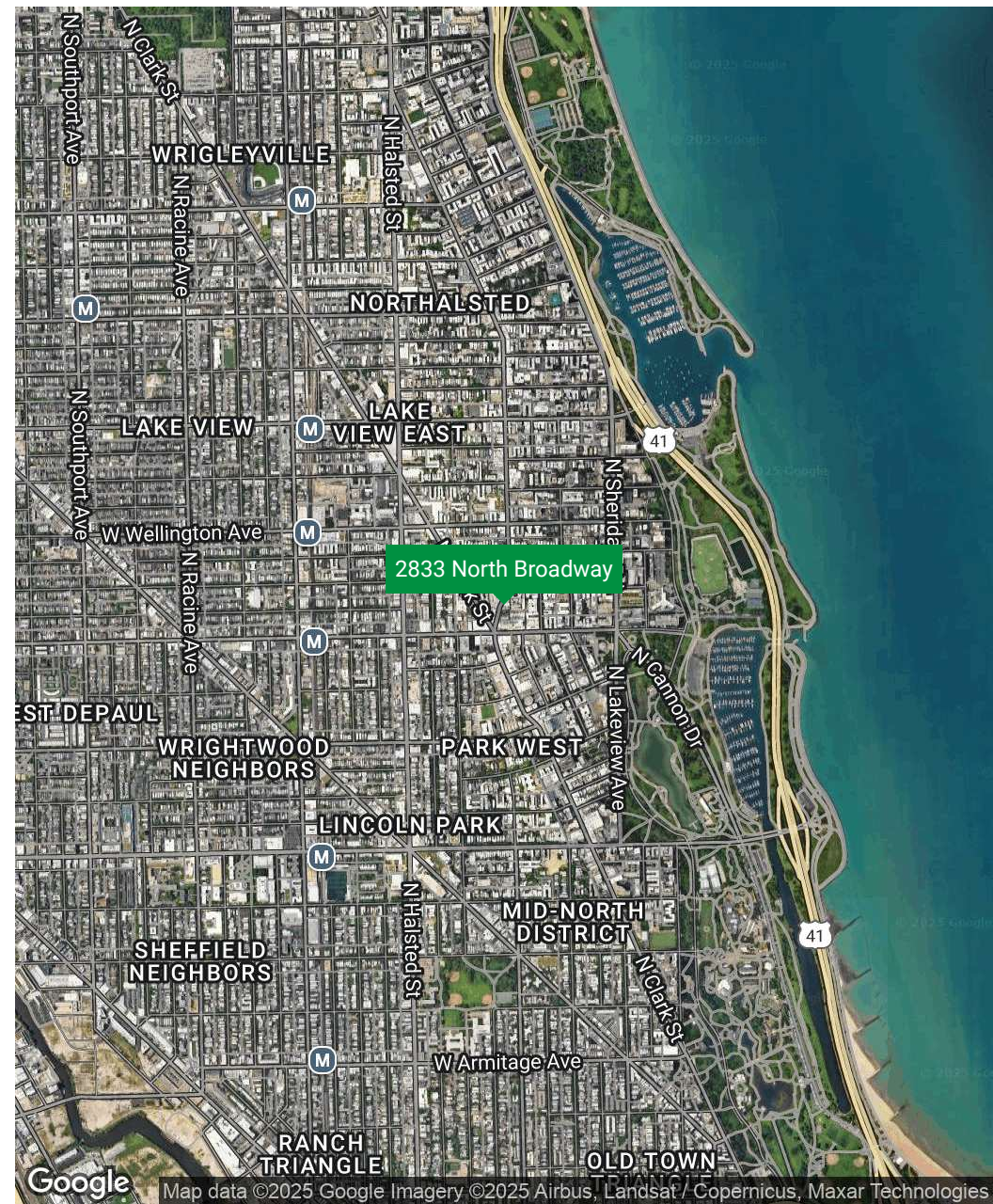
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## LOCATION MAP



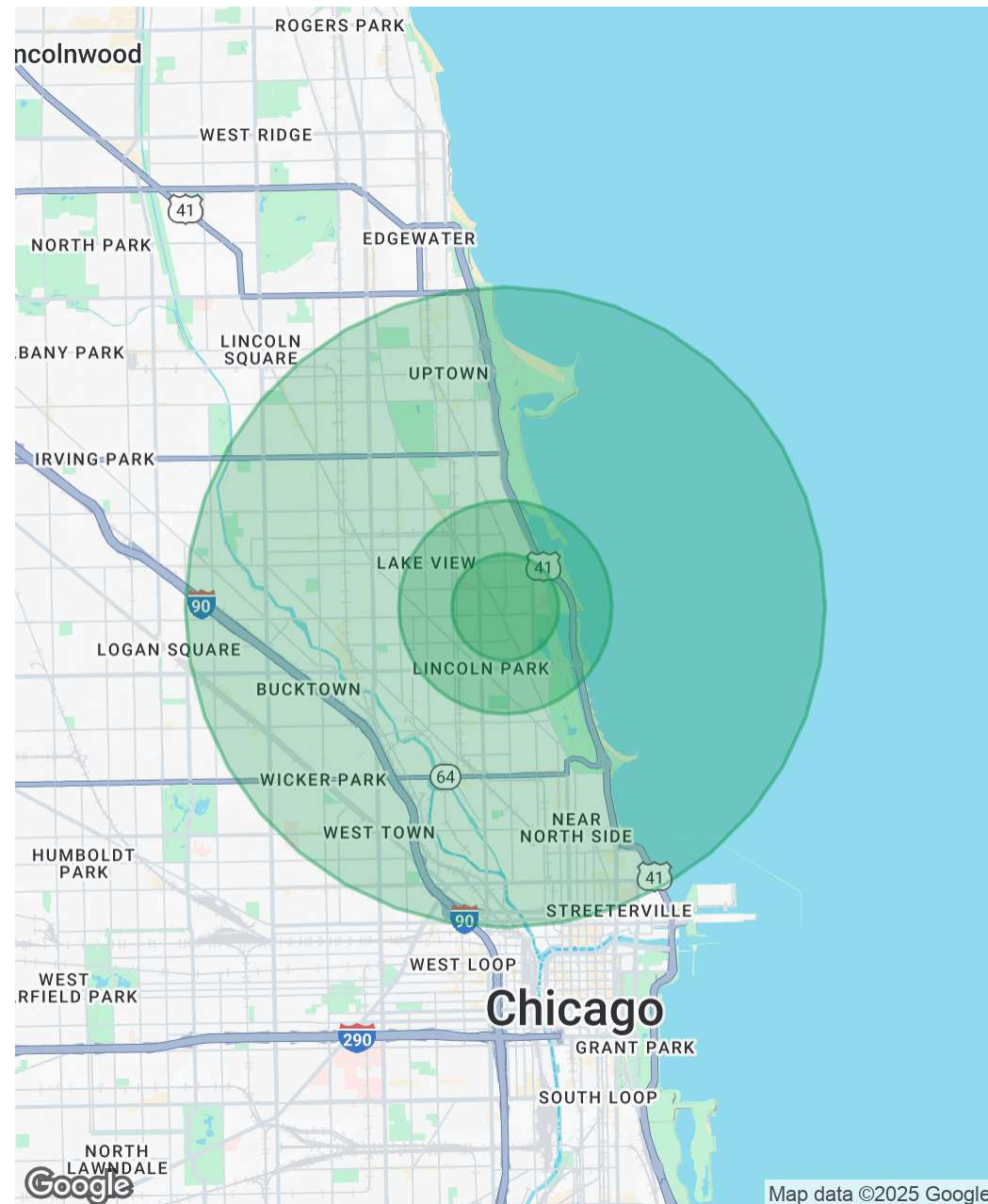


| Population           | 0.5 Miles | 1 Mile | 3 Miles |
|----------------------|-----------|--------|---------|
| Total Population     | 34,153    | 90,127 | 436,266 |
| Average Age          | 37        | 36     | 38      |
| Average Age (Male)   | 37        | 37     | 38      |
| Average Age (Female) | 37        | 36     | 38      |

| Households & Income | 0.5 Miles | 1 Mile    | 3 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 21,603    | 51,790    | 235,627   |
| # of Persons per HH | 1.6       | 1.7       | 1.9       |
| Average HH Income   | \$138,485 | \$164,002 | \$167,255 |
| Average House Value | \$739,303 | \$788,427 | \$755,474 |

| Race              | 0.5 Miles | 1 Mile | 3 Miles |
|-------------------|-----------|--------|---------|
| % White           | 75.8%     | 77.3%  | 70.4%   |
| % Black           | 3.8%      | 3.7%   | 7.2%    |
| % Asian           | 9.0%      | 8.0%   | 8.1%    |
| % Hawaiian        | 0.0%      | 0.0%   | 0.0%    |
| % American Indian | 0.2%      | 0.2%   | 0.4%    |
| % Other           | 2.5%      | 2.5%   | 4.6%    |

Demographics data derived from AlphaMap



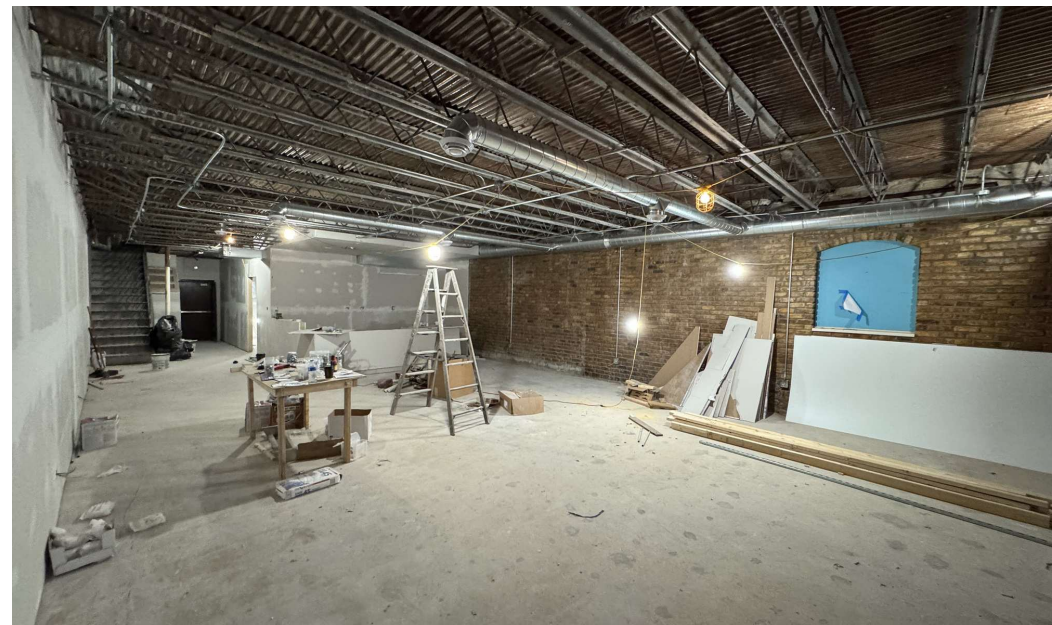
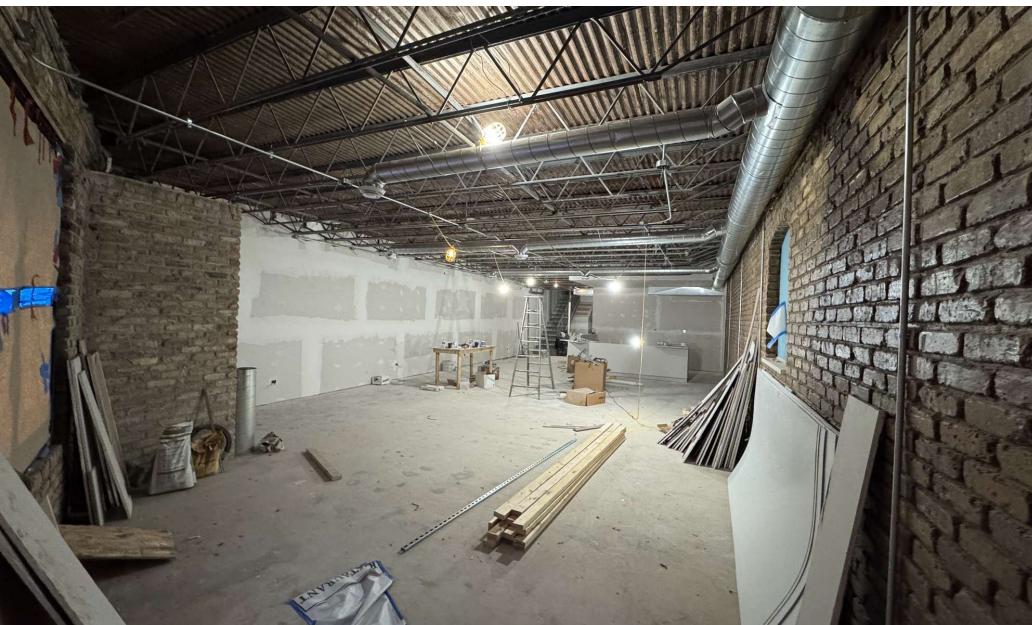
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