



3951 N BROADWAY, CHICAGO, IL 60613

FOR LEASE

Highly Visible Retail Space in Lake View

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Property Data

Rental Rate:	\$38 PSF
Rental Type:	NNN
Pass-Through:	\$16.32 PSF
Size:	1,206 SF
Basement:	Full
Zoning:	C1-2

PROPERTY DESCRIPTION

Highly visible retail space (former Gamestop) on Broadway with excellent signage and strong street presence. This move-in ready space includes exclusive access to a full basement. Situated in a busy neighborhood strip center anchored by established co-tenants H&R Block, Taco Maya, and Dunkin'. Conveniently located just a quarter mile from Lake Shore Drive, the property benefits from exceptional accessibility, a dense Lake View population, and strong household incomes. Offered on an NNN lease.

Co-Tenants



Disclaimer. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Strauss Realty, Ltd.

CONTACT

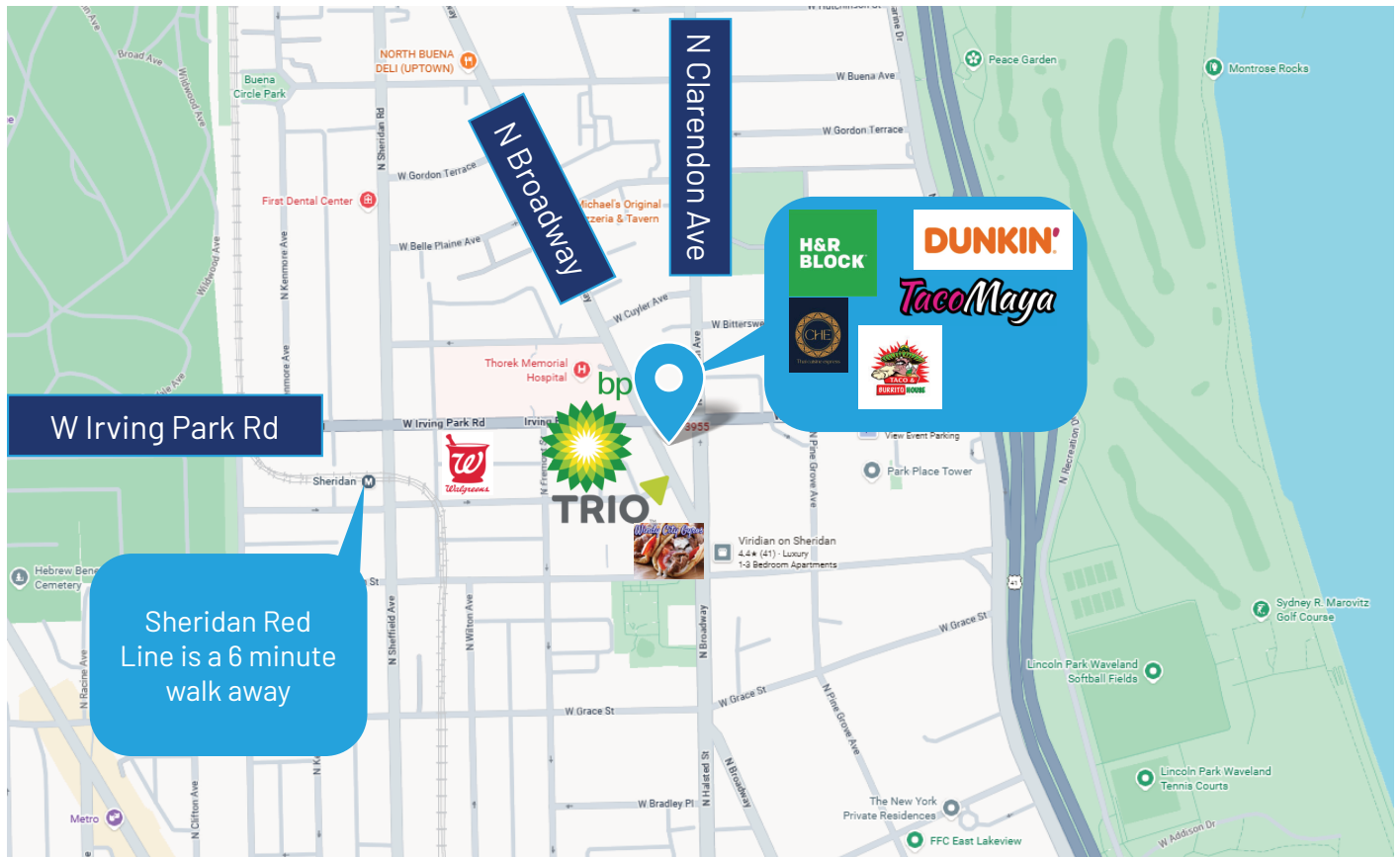
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LOCATION

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LOCATION HIGHLIGHTS

- Densely populated area with strong incomes
- High visibility corner at Irving Park Road and Broadway
- Quarter mile from Lake Shore Drive
- Walk Score 94—Walker's Paradise (walkscore.com)
- Sheridan Medical Center and Thorek Memorial Hospital nearby
- Nearby businesses include wellness, massage, beauty, hair and nail salons, and restaurants

DEMOGRAPHICS



POPULATION

0.5 Mile:	28,597
1 Mile:	77,372
2 Miles:	232,478



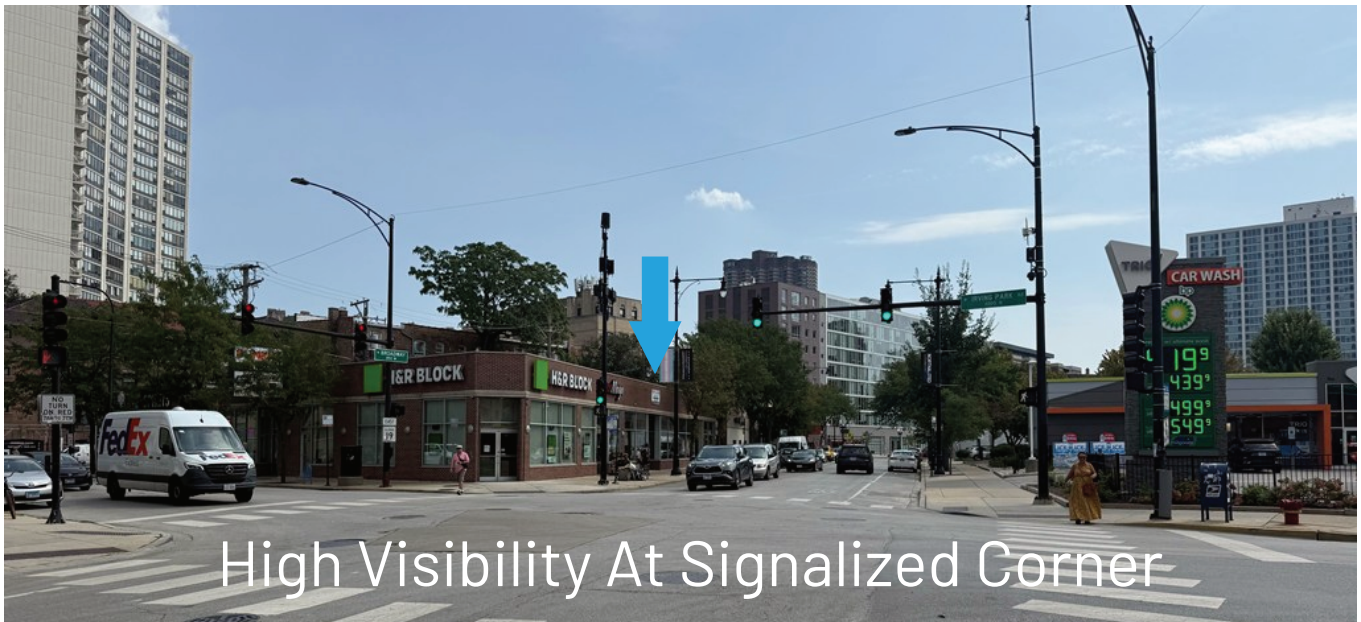
HOUSEHOLDS

0.5 Mile:	18,242
1 Mile:	44,913
2 Miles:	129,608



AVG HH INCOME

0.5 Mile:	\$105,803
1 Mile:	\$124,495
2 Miles:	\$151,972



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