

UPTOWN MIXED-USE OFFERING MEMORANDUM

4520-70 N BROADWAY AVE

UPTOWN MIXED USE



FOR MORE INFORMATION PLEASE CONTACT:

Isaac Jolcover

Real Estate Broker

Direct : +1 847 840 0308

E-mail: Isaacjolcover@landstarrealty.com

LANDSTAR
Realty Group, Inc.



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4520-70 N BROADWAY AVE

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Additional information and an opportunity to inspect the Property will be made available upon request by interested and qualified prospective investors. Please consult with the Lead Advisor(s) to schedule a tour and with any additional questions.

PROPERTY

HIGHLIGHT

4520-70 N BROADWAY AVE

HEART OF UPTOWN ideally located along the heavily trafficked N. Broadway. The McJunkin Building features an attractive tenant mix through ground floor retail and office suites that cater the regional demographics. 4520-4570 N Broadway is 90% leased, located directly next door to a recent development featuring two residential towers, Target, Aldi, and a public parking structure. Vibrant corridor with restaurants shops, access to transportation just steps away from the Wilson & Broadway Red Line, bus stop and U.S Route 41, providing quick and easy access to downtown Chicago.

VALUE-ADD A new investor may look to fully reposition the Asset in the near-term with its sprawling 60,000 SF of Gross Leasable Area. Current zoning C1-3 calls for retail storefronts, warehouses, and apartments above the ground floor. Redevelopment opportunity includes converting to apartments similar to Stewart School Lofts, Bridgeview Bank and others in the immediate neighborhood. Additional long-term upside and value-add is available through securing long term tenants given the recent growth and expansion throughout the Uptown Neighborhood.



PROPERTY SUMMARY

4520-70 N BROADWAY AVE

PROPERTY HIGHLIGHT

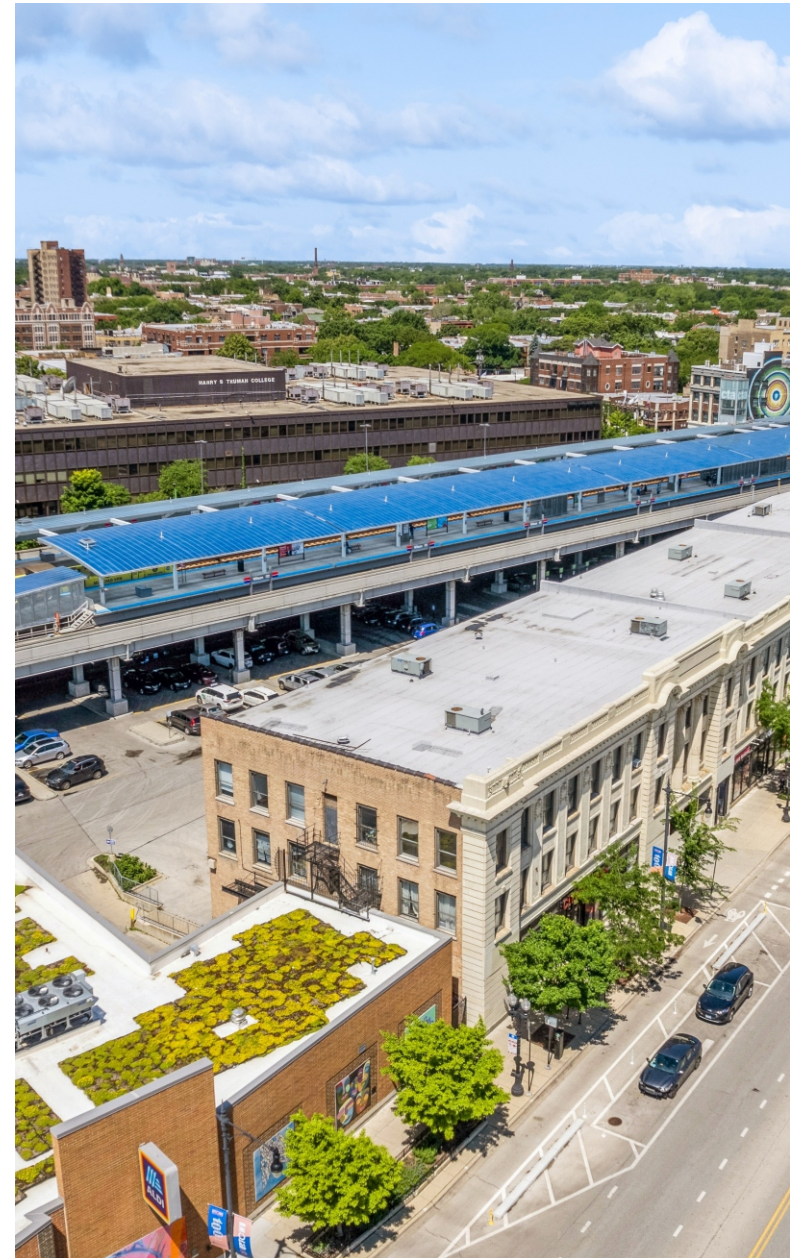
- Located in Chicago's bustling Uptown neighborhood!
- Easy access to public transportation and major highways.
- Surrounded by vibrant restaurants, shops, and other businesses, ensuring plenty of foot traffic and exposure for your brand.
- Historic Landmark Building

PROPERTY FACTS

Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	60,000 SF
Year Built:	1926
Zoning:	C1-3

ABOUT THE PROPERTY

Located in the heart of Uptown, this prime location is surrounded by vibrant restaurants, shops, and other businesses, ensuring plenty of foot traffic and exposure for your brand. Plus, with easy access to public transportation and major highways, commuting to and from the space is a breeze.



PROPERTY

AERIAL MAP

4520-70 N BROADWAY AVE



PROPERTY

FINANCIALS OVERVIEW

4520-70 N BROADWAY AVE

Income & Expenses 2023

Rental Income \$1,052,723

Expense Summary **Current**

Real Estate Taxes \$328,961

Insurance \$61,032

Utilities \$53,144

Repairs \$19,052

Management Fee \$52,583

Net Operating Income \$537,951

2023 Capital Improvements \$283,455



PROPERTY

TENANTS OVERVIEW

4520-70 N BROADWAY AVE

GROUND FLOOR RETAIL (15 total stores)

CITY SPORTS – 4,375 SF

Unit 4520

Shop our wide selection of Men, Women and Kids iconic sportswear brands. Chicago City Sports carries all of your latest trends in footwear and apparel.

LUCY'S RESTAURANT – 2,100 SF

Unit 4570

Restaurant dishing up burgers, fried chicken & milkshakes.

SMOKE DREAMS – 1,325 SF

Unit 4560

Smoke Dreams is your premier smoke shop in Chicago, IL, featuring a wide variety of products at great prices.

Kaneshine Supermarket – 1,309 SF

Unit 4552

Has an assortment of grocery items, from frozen goods to fresh produce to freshly baked breads

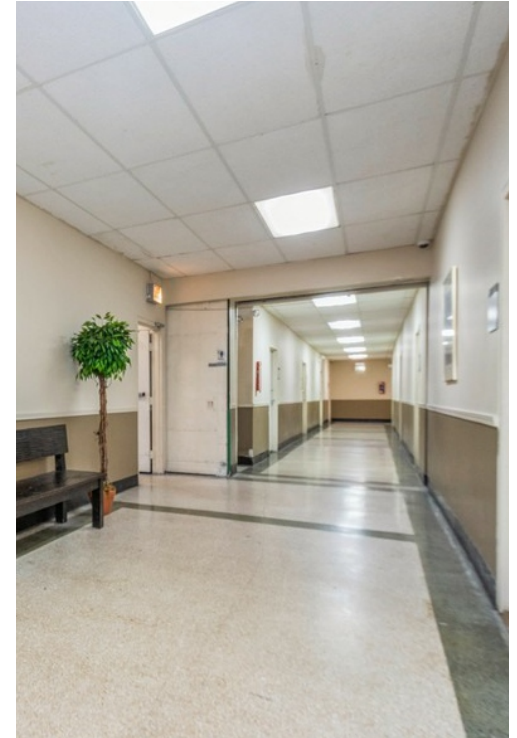
Nearly 70 Office Suites on 2nd and 3rd floor



PROPERTY

INTERIOR PICTURES

4520-70 N BROADWAY AVE



PROPERTY

EXTERIOR PICTURES

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NON-DISCLOSURE AND CONFIDENTIALITY AGREEMENT

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STATE OF ILLINOIS DUAL AGENCY DISCLOSURE

The State of Illinois has enacted regulations relative to disclosure of representation. In all transactions relative to the Property, Landstar Realty Group, Inc. is representing the Owner. However, in any situation where there is not a cooperating broker representing the purchaser, Landstar Realty Group, Inc. is deemed to also be representing the purchaser. Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon the Licensee's/Agent's advice and the client's respective interest may be adverse to each other. Licensee/Agent will undertake this representation only with the written consent of ALL clients in the transaction. Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interest and on their own behalf. Seller hereby acknowledges that Licensee/Agent has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.