

# FOR LEASE

## Prime Storefront For Lease Along Broadway Street Just North of Addison Street in Lakeview

3619 North Broadway Street | Chicago, IL 60613

### EXECUTIVE SUMMARY



#### OFFERING SUMMARY

Lease Rate:	Negotiable
NNN's	\$14.08 PSF
Available SF:	2,500 SF
Lot Size:	0.25 Acres
Year Built:	1923
Zoning:	B3-2
Market:	Chicago
Submarket:	Northwest City
VPD	6,000 VPD

#### PROPERTY OVERVIEW

2,500 SF storefront available for lease at 3619 North Broadway Avenue, just north of the signalized intersection at Addison Street, in Chicago's Lakeview neighborhood. The space benefits from exposure to the signalized intersection featuring over 15,000 VPD and falls withinin a densely populated area with 381,000 residents within a three (3) mile radius. The space presents an opportunity to join a number of national retailers on the immediate stretch of Broadway including Jewel-Osco, Fifth/Third Bank, TCF Bank, Starbucks, Walgreen's, and a brand new Planet Fitness directly across the street. The storefront is well located just two (2) blocks west of Lake Shore Drive, five (5) blocks east of the Addison Red Line "L" Station, and six (6) blocks east of Wrigley Field. From a regional perspective, the storefront is approximately three (3) miles east of Interstate-90 and directly west of Lake Shore Drive, providing convenient access to downtown Chicago, the neighboring communities, and the entire interstate system. Other neighboring retailers include Whole Foods, Target, Wal-Mart, Mariano's, 7-Eleven, IHOP, Forever Yogurt, Binny's Beverage Depot, Crisp, PetSmart, and OrangeTheory, among others.

#### PROPERTY HIGHLIGHTS

- 2,500 SF storefrontavailable on Broadway, directly across the street from a brand new Planet Fitness
- Neighboring retailers include Jewel-Osco, Whole Foods, Target, Wal-Mart, Mariano's, Planet Fitness, 7-Eleven, IHOP, Starbucks, Forever Yogurt, Binny's Beverage Depot, PetSmart, OrangeTheory, and TCF Bank.
- Located within walking distance to the Addison Red Line "L" Station

**Frontline Real Estate Partners**

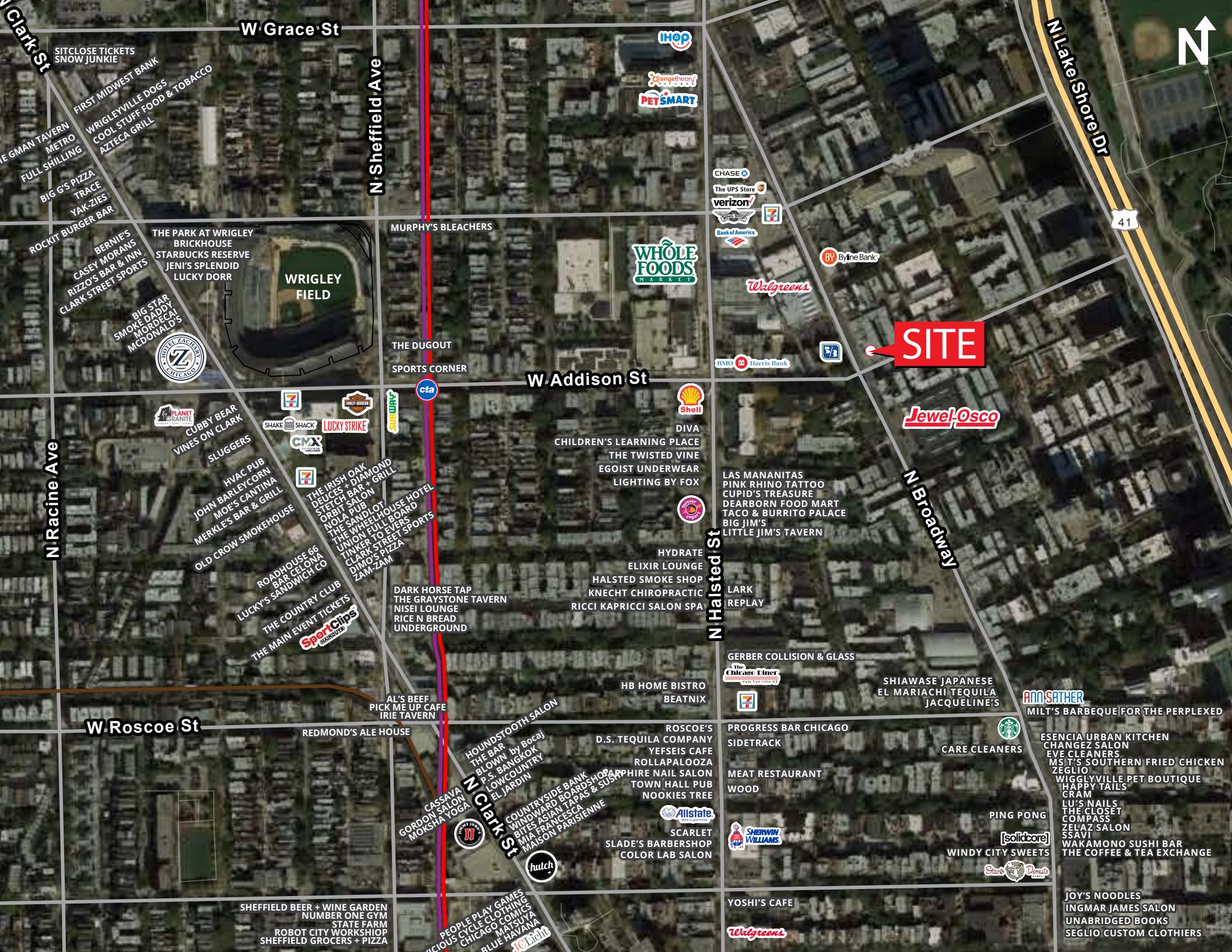
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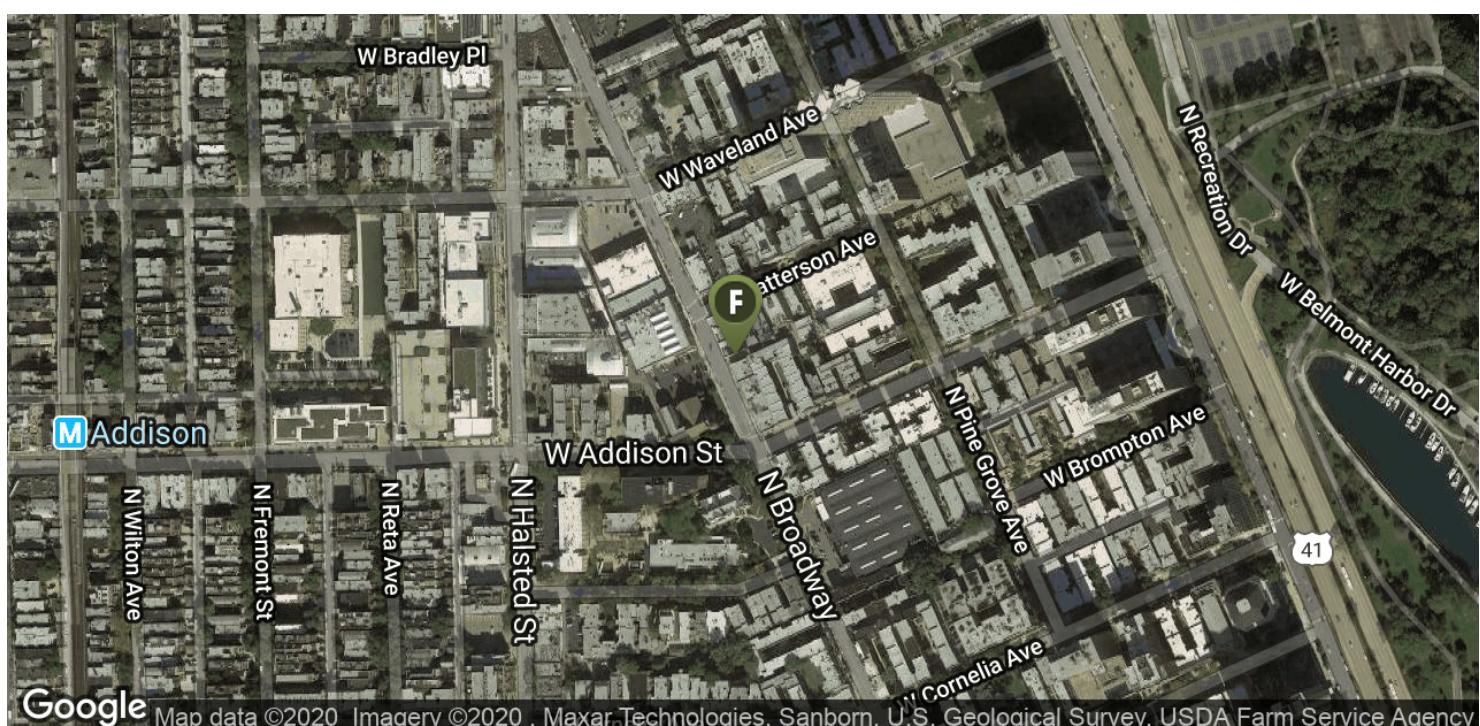
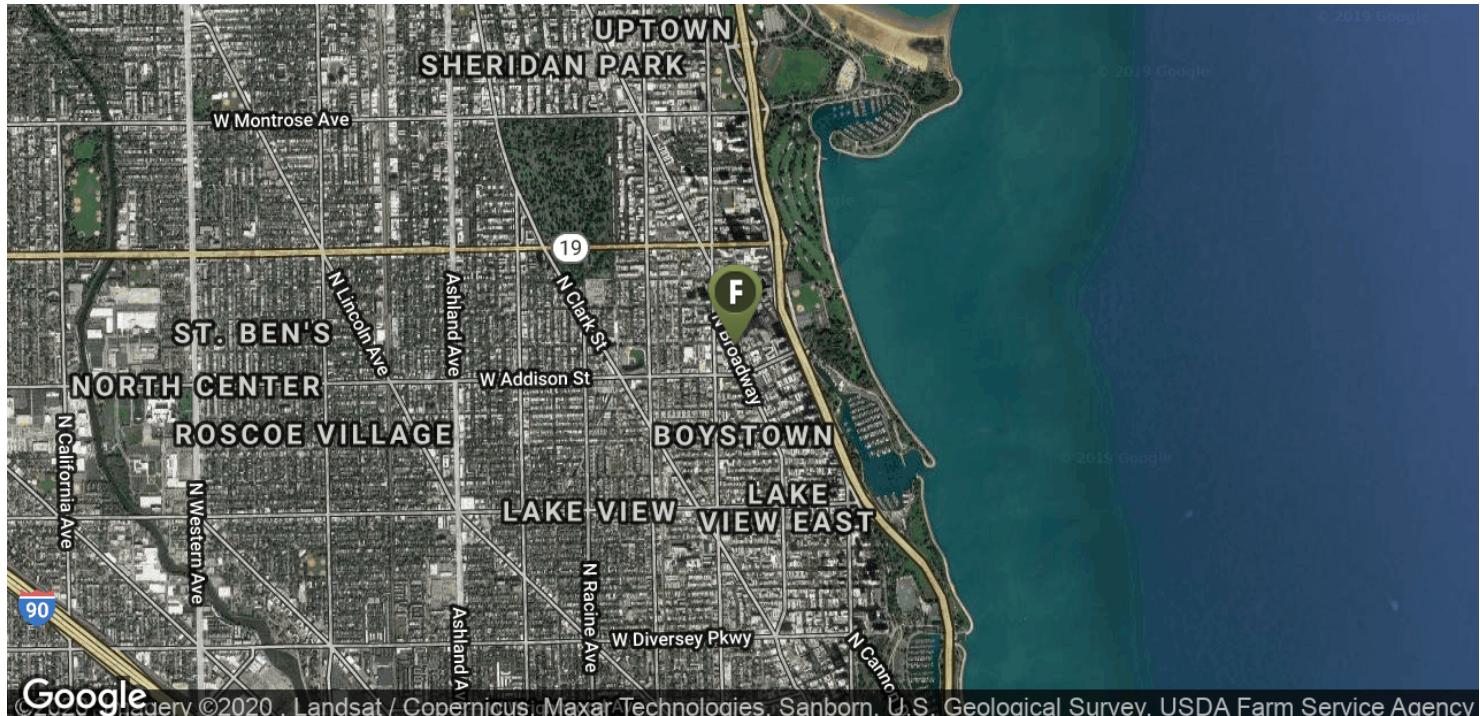


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LOCATION MAPS



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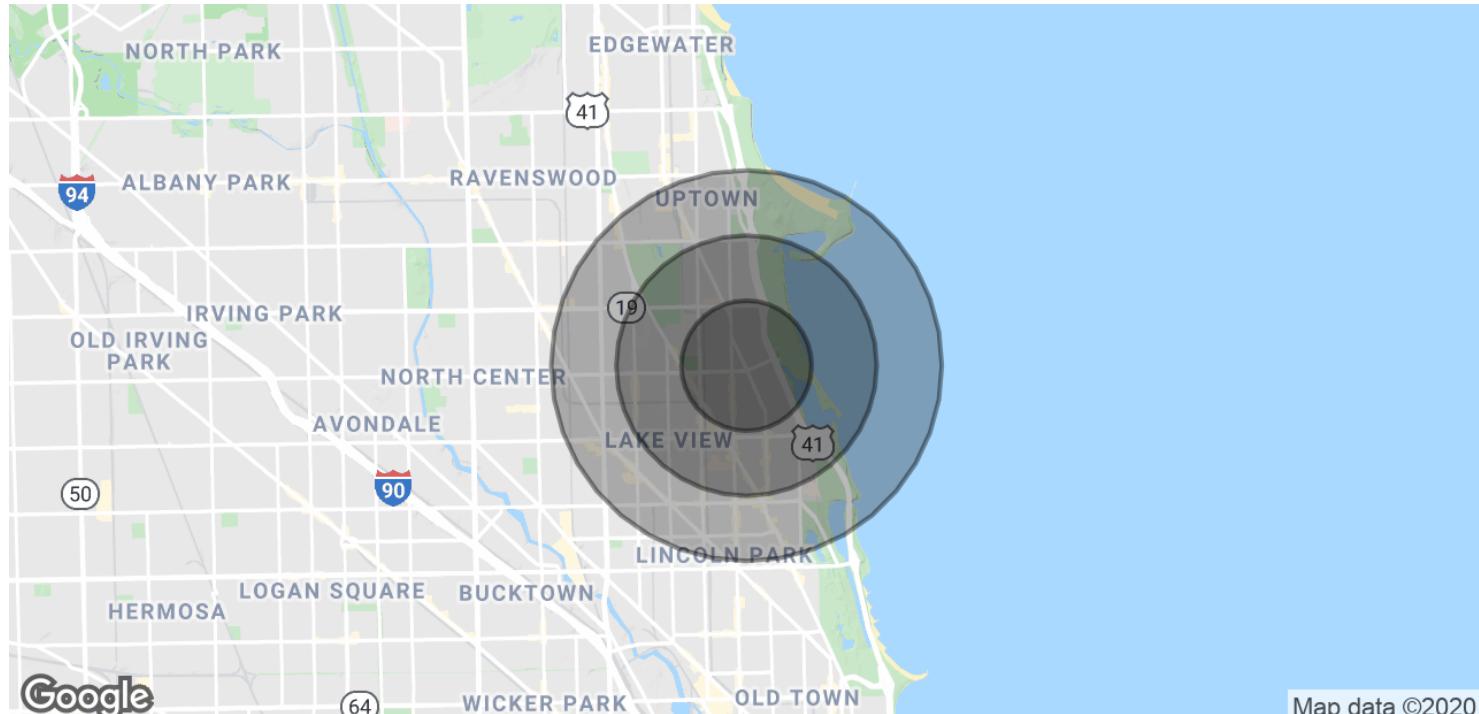
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DEMOGRAPHICS MAP &  
REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	23,776	75,772	148,294
Median age	32.4	31.6	31.9
Median age (Male)	33.5	32.7	32.6
Median age (Female)	30.9	30.3	31.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	14,957	45,185	82,592
# of persons per HH	1.6	1.7	1.8
Average HH income	\$85,428	\$88,202	\$93,436
Average house value	\$312,574	\$370,151	\$461,450

\* Demographic data derived from 2010 US Census

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ADDITIONAL PHOTOS

