

# 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 within 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 storefront available 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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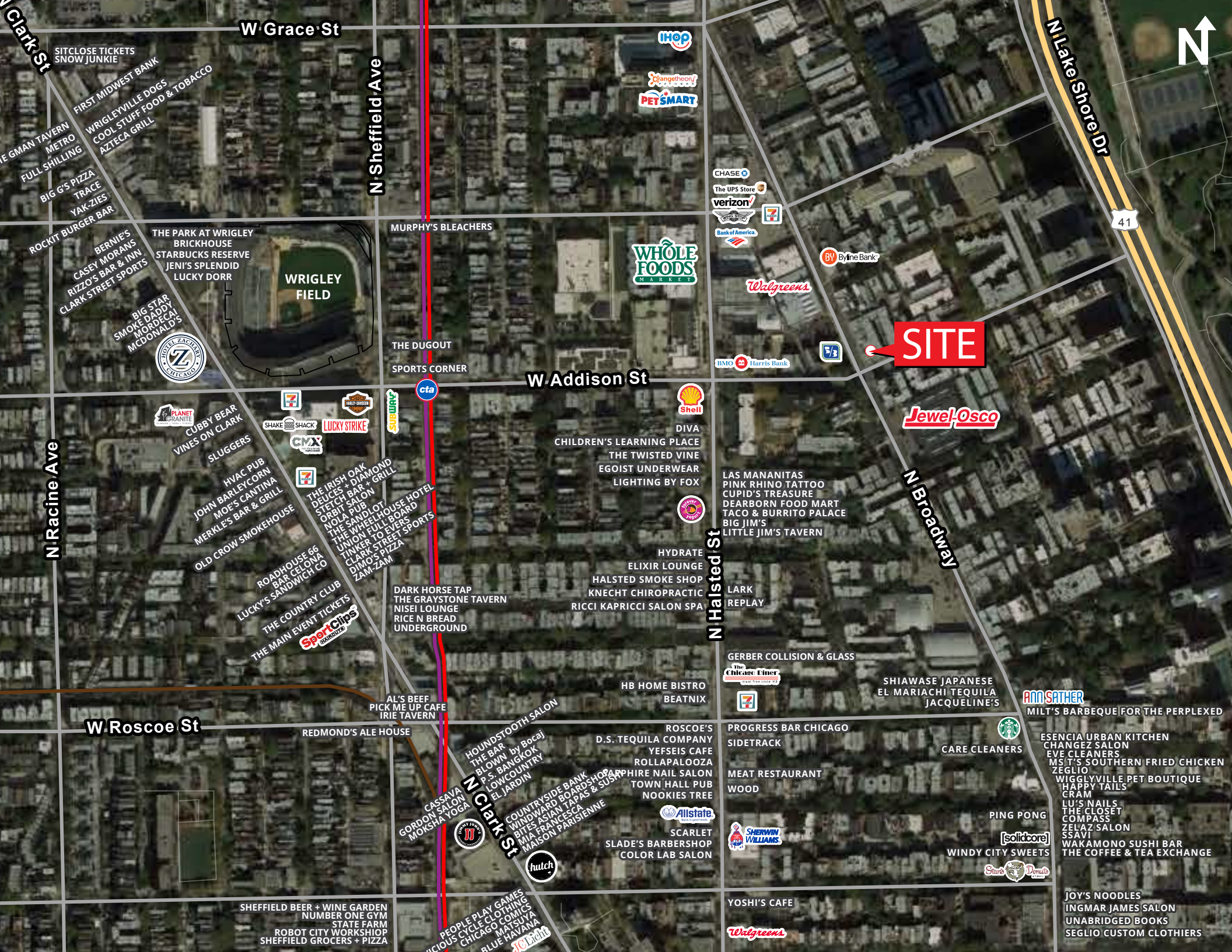
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**SITE**

**Jewel-Osco**

CHASE  
The UPS Store  
verizon  
Bank of America  
7

BY Byline Bank

Walgreens

BMO Harris Bank

WHOLE  
FOODS  
MARKET

ihop  
Orange Theory Fitness  
PET SMART

W Addison St

MURPHY'S BLEACHERS

THE DUGOUT  
SPORTS CORNER

Shell

DIVA  
CHILDREN'S LEARNING PLACE  
THE TWISTED VINE  
EGOIST UNDERWEAR  
LIGHTING BY FOX

HYDRATE  
ELIXIR LOUNGE  
HALSTED SMOKE SHOP  
KNECHT CHIROPRACTIC  
RICCI KAPRICCI SALON SPA

N Halsted St

GERBER COLLISION & GLASS  
The Chicago Times  
7

SHIAWASE JAPANESE  
EL MARIACHI TEQUILA  
JACQUELINE'S

ANN SATHER  
MILT'S BARBEQUE FOR THE PERPLEXED

ESENCIA URBAN KITCHEN  
CHANGEZ SALON  
EVE CLEANERS  
MS.T'S SOUTHERN FRIED CHICKEN  
ZEGLIO  
WIGGLYVILLE PET BOUTIQUE  
HAPPY TAILS  
LUS NAILS  
THE CLOSET  
COMPASS  
ZELAZ SALON  
SSAVI  
WAKAMONO SUSHI BAR  
THE COFFEE & TEA EXCHANGE

CARE CLEANERS

PING PONG

[solidcore]

WINDY CITY SWEETS

Starbucks  
Domino's

YOSHI'S CAFE

Walgreens

HB HOME BISTRO  
BEATNIX

ROSCOE'S  
D.S. TEQUILA COMPANY  
YEFSEIS CAFE  
ROLLAPALOOZA  
PHIRE NAIL SALON  
TOWN HALL PUB  
NOOKIES TREE

Allstate

SCARLET  
SLADE'S BARBERSHOP  
COLOR LAB SALON

HOUSTOOTH SALON  
THE BAR  
BLOWN by Boca  
P.S. BANGKOK  
LOWCOUNTRY  
EL JARDIN

CASSAVA  
GORDON SALON  
MOKSHA YOGA  
COUNTRYSIDE BANK  
WINDWARD BOARD SHOP  
BITES ASIAN TAPAS & SUSHI  
MIA FRANCESCA  
MAISON PARISIENNE

hutch

PEOPLE PLAY GAMES  
VICIOUS CYCLE CLOTHING  
CHICAGO COMICS  
MATSUYA  
HAVANA  
BLUE  
HOL Light

WRIGLEY  
FIELD

THE PARK AT WRIGLEY  
BRICKHOUSE  
STARBUCKS RESERVE  
JENI'S SPLENDID  
LUCKY DORR

BIG STAR  
SMOKE DADDY  
MORDECAI  
MCDONALD'S

PLANET  
GRANITE  
CUBBY BEAR  
VINES ON CLARK  
SLUGGERS

HVAC PUB  
JOHN BARLEYCORN  
MOE'S CANTINA  
MERKLE'S BAR & GRILL  
OLD CROW SMOKEHOUSE

ROADHOUSE 66  
BAR CELONA  
LUCKY'S SANDWICH CO  
THE COUNTRY CLUB  
THE MAIN EVENT TICKETS  
Sport Clips

REDMOND'S ALE HOUSE

AL'S BEEF  
PICK ME UP CAFE  
IRIE TAVERN

W Roscoe St

SHEFFIELD BEER + WINE GARDEN  
NUMBER ONE GYM  
STATE FARM  
ROBOT CITY WORKSHOP  
SHEFFIELD GROCERS + PIZZA

W Grace St

N Sheffield Ave

SITCLOSE TICKETS  
SNOW JUNKIE  
FIRST MIDWEST BANK  
WRIGLEYVILLE DOGS  
COOL STUFF FOOD & TOBACCO  
AZTECA GRILL  
E GMAN TAVERN  
METRO  
FULL SHILLING  
BIG G'S PIZZA  
TRACE  
YAK-ZIES  
ROCKIT BURGER BAR  
BERNIE'S  
CASEY MORANS  
RIZZO'S BAR & INN  
CLARK STREET SPORTS

N Racine Ave

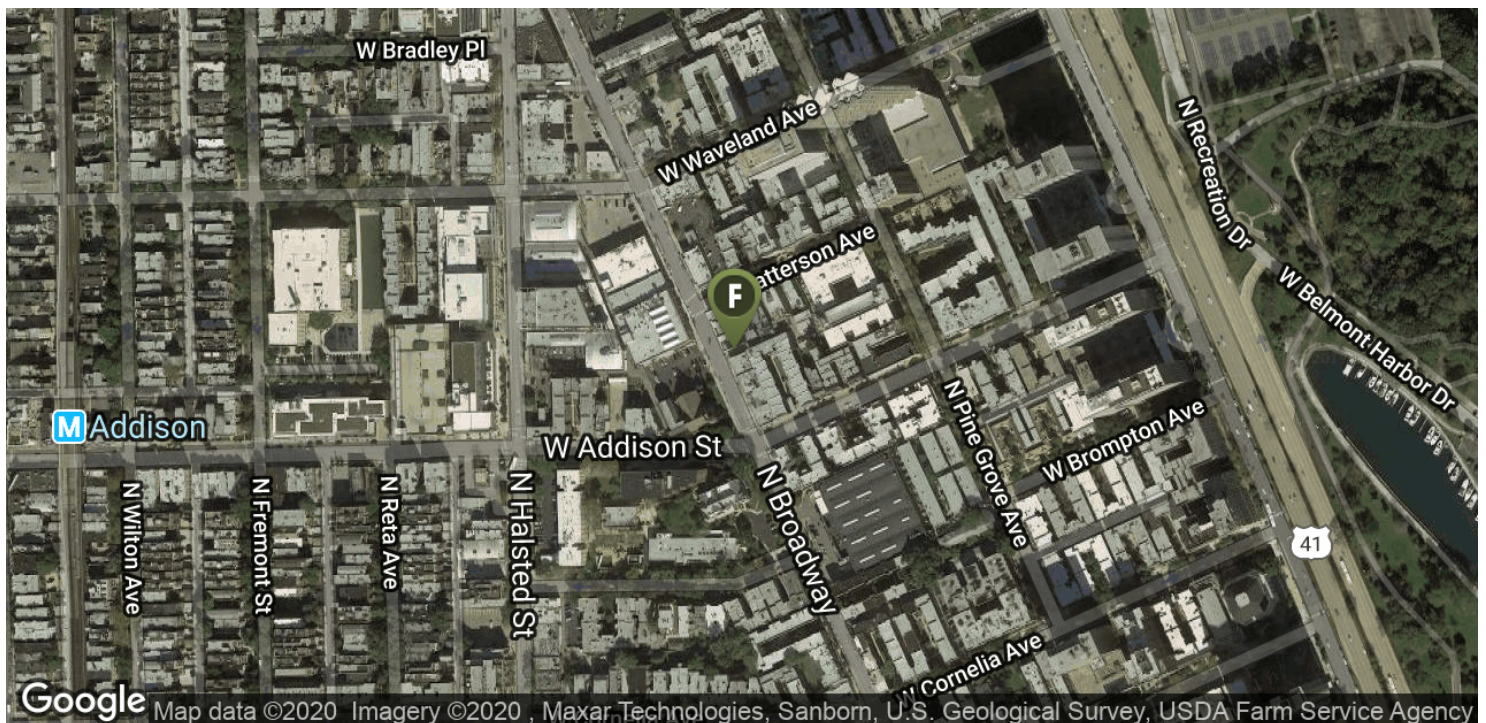
N Lake Shore Dr

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## LOCATION MAPS



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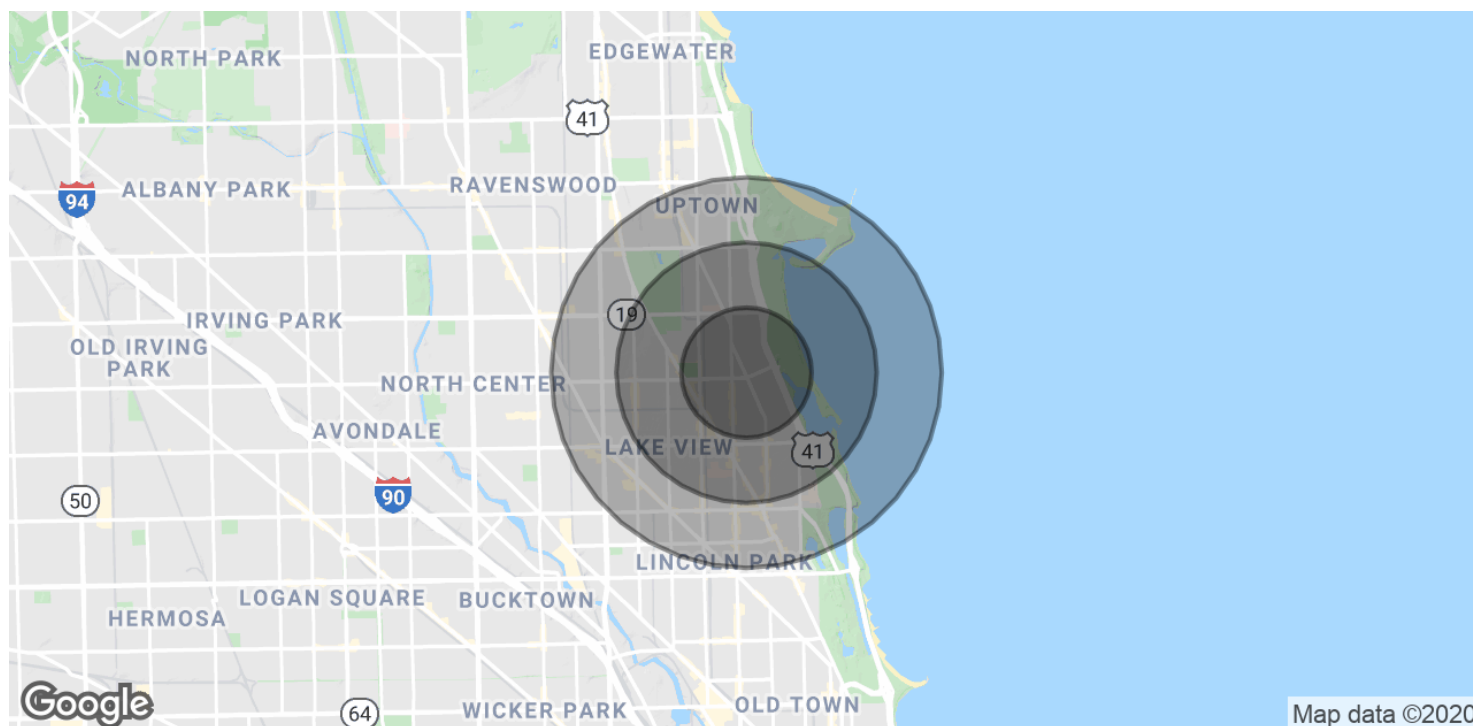


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DEMOGRAPHICS MAP &  
REPORT



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*

FrontlineRealEstatePartners

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ADDITIONAL PHOTOS

