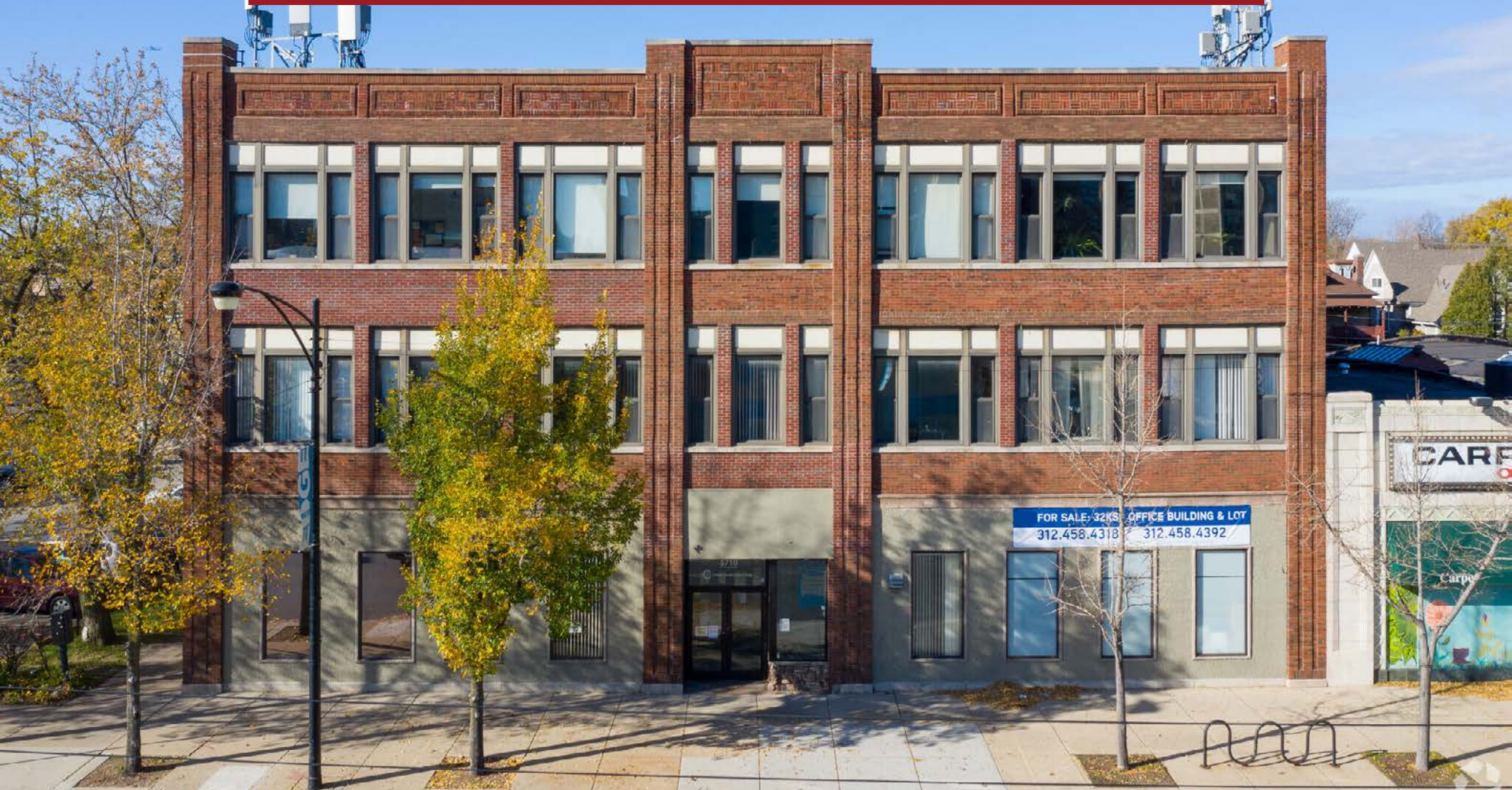


32,000 SF BUILDING FOR SALE AT THE CORNER OF

BROADWAY & HOLLYWOOD

5710 NORTH BROADWAY, CHICAGO, ILLINOIS



BROKER CONTACTS

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FAST FACTS

Building Size	+/- 32,000 SF; 3 STORIES
Parcel Size	+/- 24,029 SF
Parking	+/- 23 SPACES; EXCLUSIVE FROM 7:30AM TO 7:30PM
Parcel #	14-05-324-017-0000 14-05-328-038-0000
R.E. Taxes	TAX EXEMPT
Ward	48TH
Aldersperson	LENI MANAA- HOPPENWORTH
Zoning	B1-2

DEMOGRAPHICS

1-mile radius

71,811

POPULATION

\$103,355

HOUSEHOLD INCOME

39,366

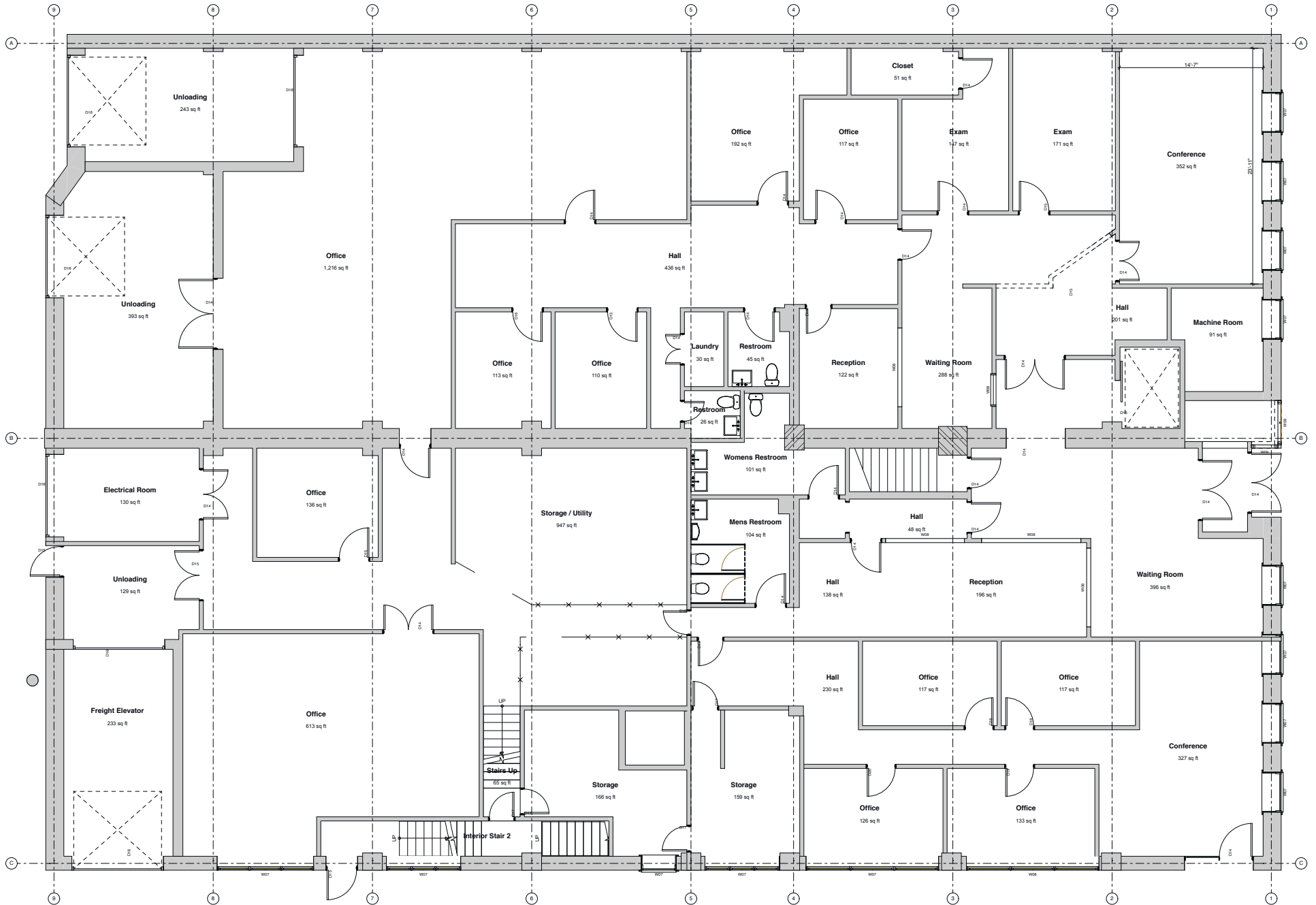
HOUSEHOLDS

HIGHLIGHTS

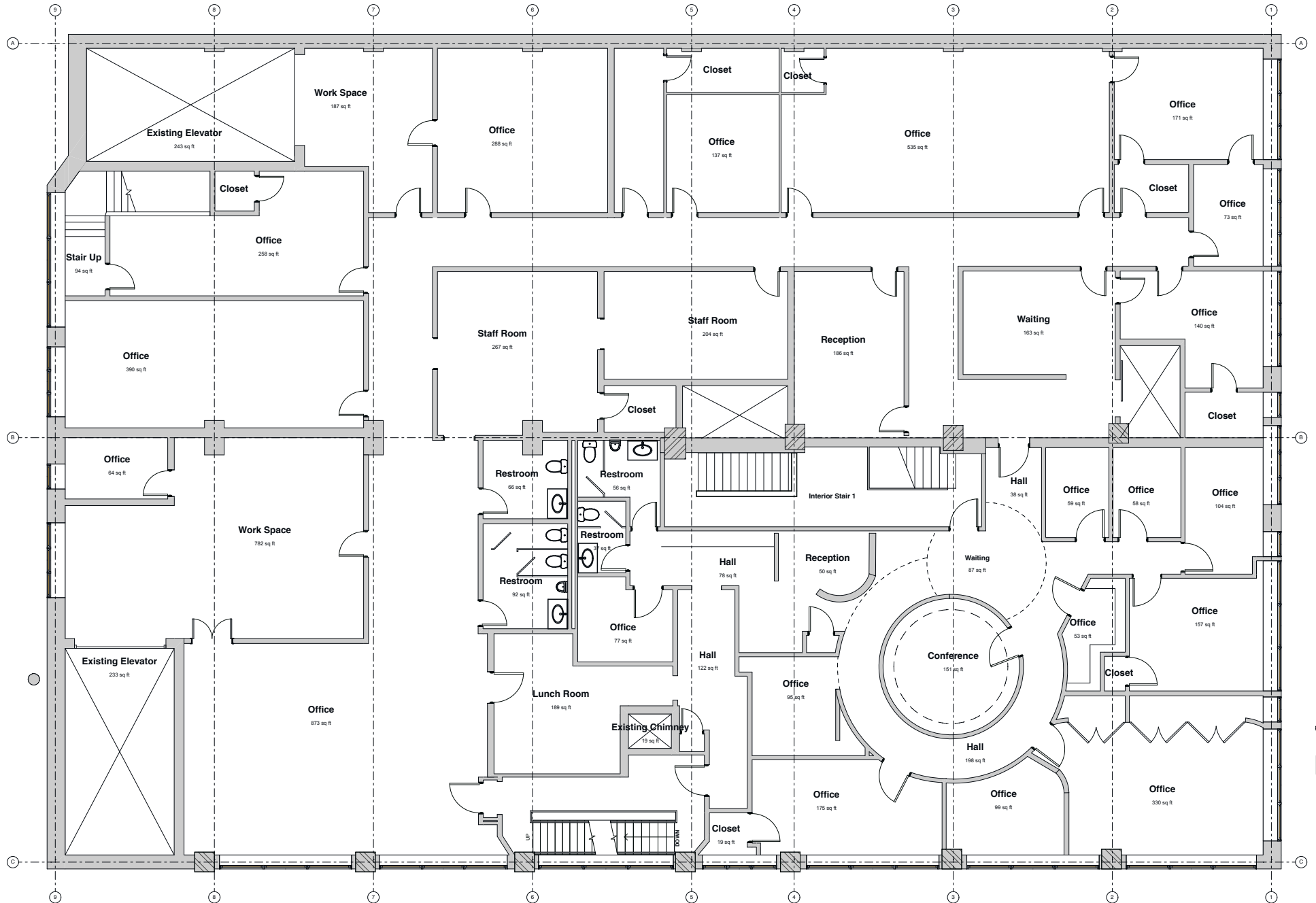
- Premier 32,000 SF office building in iconic Edgewater hard corner that would be an ideal headquarters or mixed-use redevelopment opportunity
 - Strategic position at the northern entrance and exit to DuSable Lake Shore Drive and the Lakefront Trail which optimizes commutes to downtown
 - New entrance across the street for the Bryn Mawr red line station
 - Adjacent +/- 23 stall parking lot is exclusive for building use from the hours of 8am to 6pm (open parking in the evenings)
 - Walkable to Whole Foods Market, Jewel-Osco (2 locations), Walgreens, Panera, LA Fitness, Kathy Osterman Beach, and the Lakefront Trail northern trailhead
 - Sale is subject to a one-year leaseback to be discussed further with interested parties
-



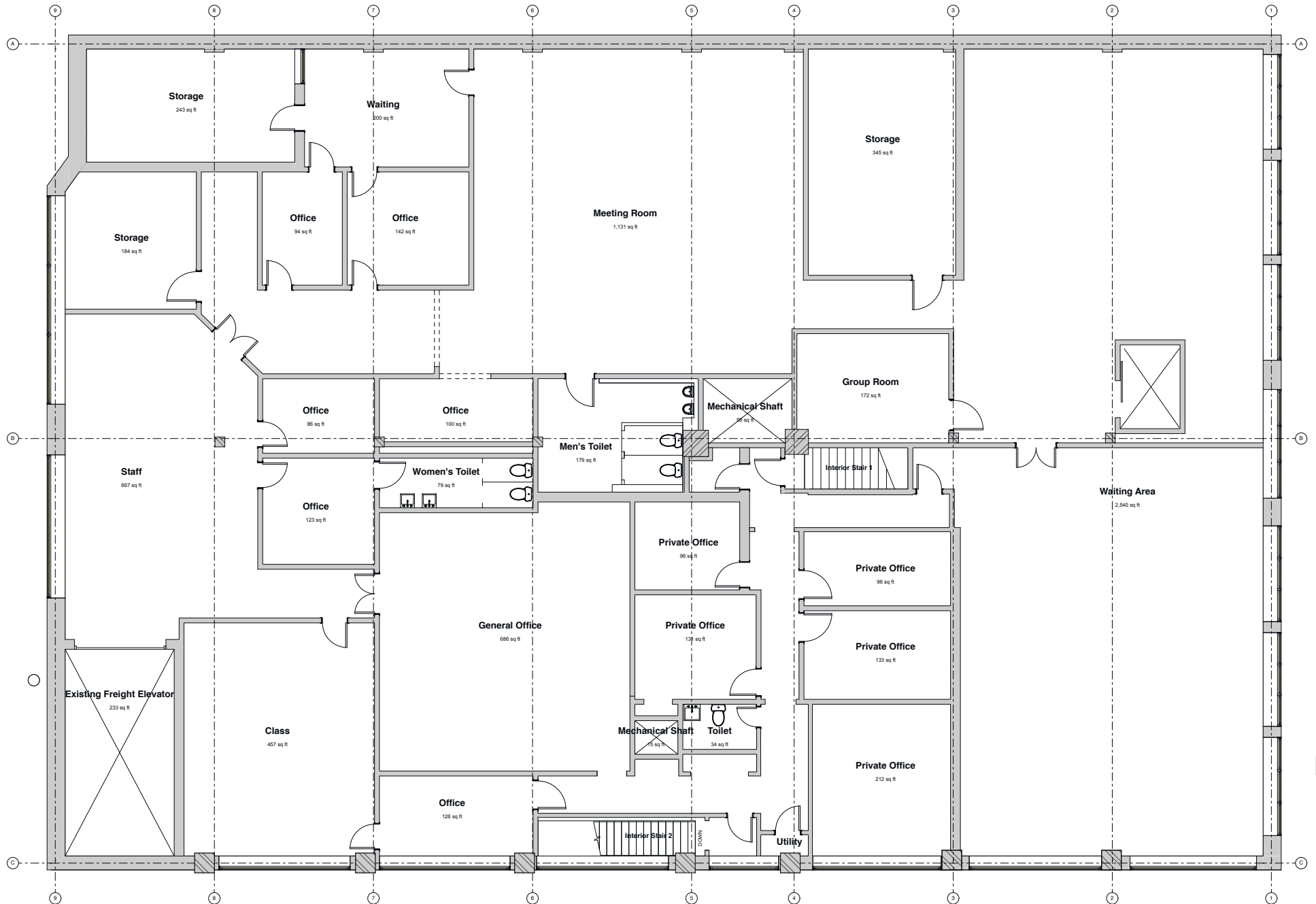
FLOOR PLAN LEVEL 1



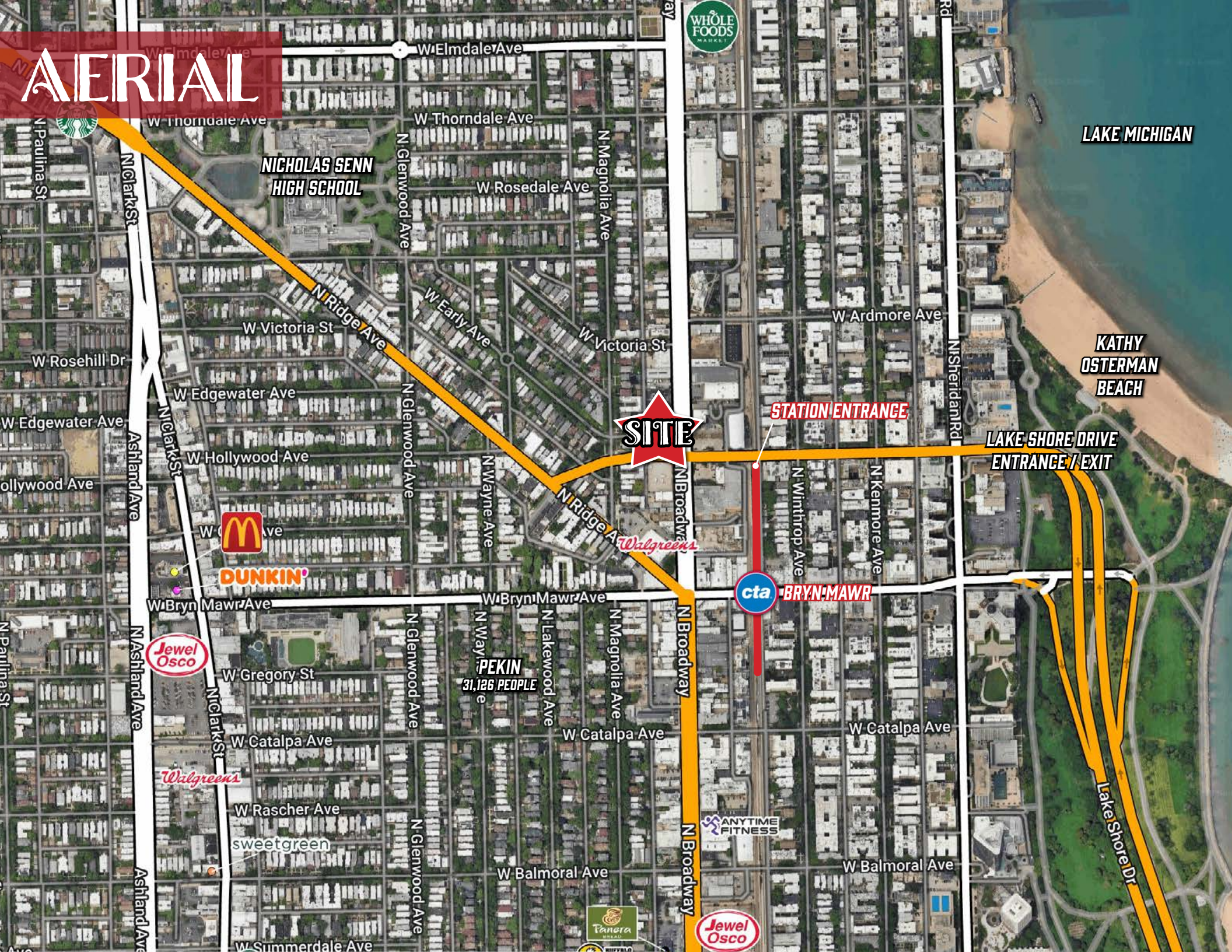
FLOOR PLAN LEVEL 2



FLOOR PLAN LEVEL 3



AERIAL



**NICHOLAS SENN
HIGH SCHOOL**

SITE

STATION ENTRANCE

**KATHY
OSTERMAN
BEACH**

**LAKE SHORE DRIVE
ENTRANCE / EXIT**

cta BRYN MAWR

**PEKIN
31,126 PEOPLE**

W Elmdale Ave
W Thorndale Ave
W Rosedale Ave
W Ardmore Ave
W Victoria St
W Edgewater Ave
W Hollywood Ave
W Bryn Mawr Ave
W Gregory St
W Catalpa Ave
W Rascher Ave
W Balmoral Ave
W Summerdale Ave

N Clark St

N Clark St

N Clark St

N Clark St

N Glenwood Ave

N Glenwood Ave

N Glenwood Ave

N Glenwood Ave

N Magnolia Ave

N Ridge Ave

N Magnolia Ave

N Magnolia Ave

N Broadway

N Broadway

N Winthrop Ave

N Kenmore Ave

N Sheridan Rd

Lake Shore Dr

LAKE MICHIGAN



AERIAL

SITE

BROADWAY ST



FAMILY DOLLAR

CHASE



HOLLYWOOD AVE

cta

**BRYN MAWR
STATION ENTRANCE**

**Public
Storage**



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