

## NEW CONSTRUCTION STOREFRONT IN LAKEVIEW EAST IDEAL FOR RESTAURANT, CAFÉ, MEDICAL OR FITNESS!



New construction ground floor retail space for lease on Broadway in Lakeview East. Vanilla box condition with black iron and basement storage. Ideal for restaurant, café, medical or fitness use! Highly walkable and busy retail area, surrounded by shops, services, entertainment and restaurants. Nearby tenants include Jersey Mike's Subs, Archetype Crossfit, Robert Jeffrey Salon, Laugh Factory, Bottles Up Wine Store, Vitus Nail Salon, Salad House, House of Hookah, Dryhop Brewers, and more!

<b>Size:</b>	1,770 SF
<b>Lease Price:</b>	\$45 PSF, NNN
<b>Pass Throughs:</b>	\$7.25 PSF
<b>Basement:</b>	Yes, 1,225 SF for storage.
<b>Zoning:</b>	B3-3
<b>Ceiling Height:</b>	12'

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**STRAUSS REALTY, LTD.**  
4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

# STRAUSS

## REALTY, LTD.

3160 N BROADWAY  
CHICAGO, IL 60657

### DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Population	91,743	219,719	409,386
Median Age	33.3	33.9	34.9
Households	54,243	116,182	217,368
Avg. Household Size	1.7	1.8	1.8
Avg. Household Income	\$123,429	\$134,738	\$134,066
Median Household Income	\$91,150	\$99,885	\$99,625

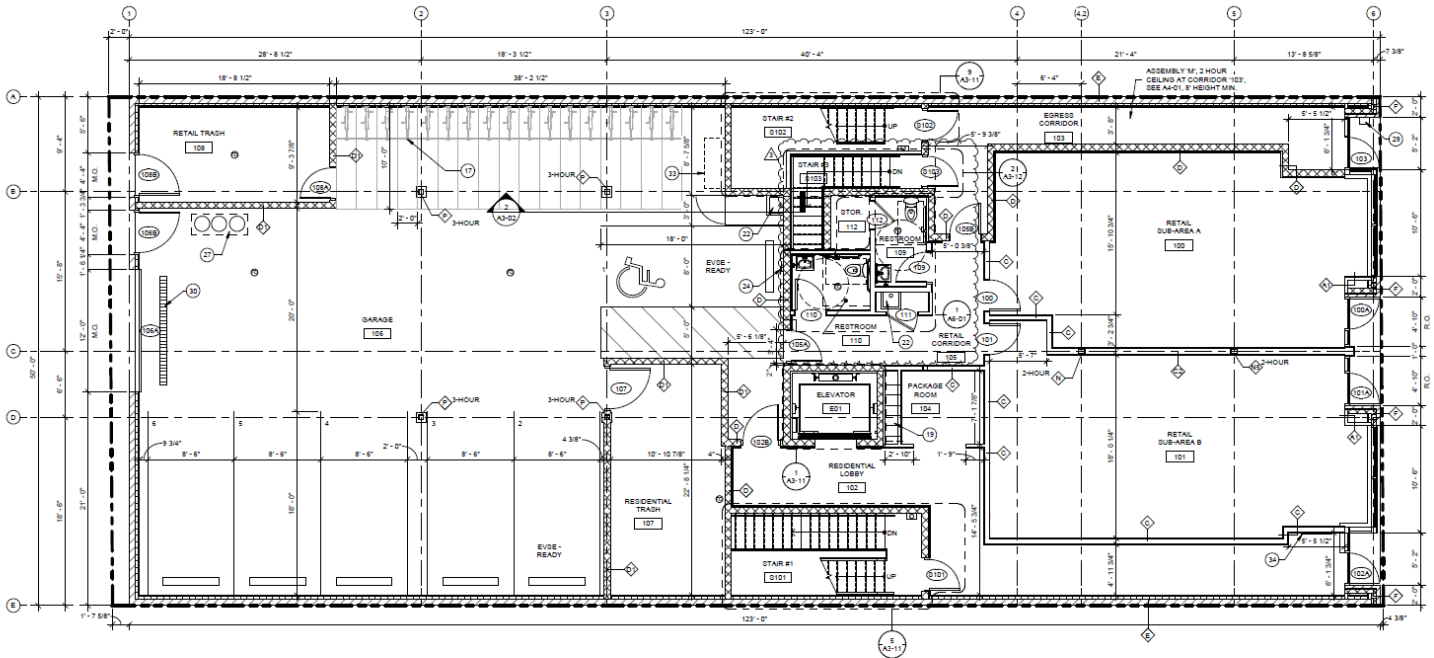
### MAP



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## FIRST FLOOR



1 FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"

## BASEMENT

