

FOR LEASE: 6,900 SF + Mezzanine
High Traffic Space on Broadway Ave in East Lakeview
3215 N Broadway, Chicago IL 60657



PROPERTY OVERVIEW:

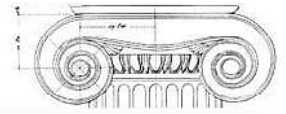
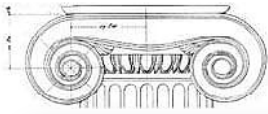
6,900 SF storefront plus mezzanine available for lease at 3215 North Broadway Avenue. This space is situated on the east side of Broadway Ave and is steps from the intersection of Broadway and Belmont in Chicago's Lakeview East Neighborhood. The space features high visibility, column free space, and existing gym infrastructure. Just a quarter-mile northeast of The Advocate Illinois Masonic Center, and a half-mile southeast of Wrigley Field, this space is perfect for an array of tenants including fitness, restaurants, retailers, and service oriented users.

LOCATION:

Situated at the cross streets of Broadway & Belmont, this millennia driven thoroughfare runs directly through the Lakeview East neighborhood, and features high traffic tenants such as Walgreens, Stan's Donuts, Mariano's, and Starbucks. This property is situated between Wrigley Field home of the Chicago Cubs, and a short walk to Lake Michigan/Belmont Harbor. Wrigley Field has long been a destination for Chicagoans and tourists and in the past several years a plethora of new apartments, retail, hotel and entertainment concepts have developed in the area. 3215 Broadway is located just steps from the Belmont CTA "L" station that services the Red, Brown and Purple lines and sees over 4 million riders annually. This space is a few blocks west of the Belmont Lake Shore Drive feeder ramp with 7+ million cars per year.

NEARBY TENANTS:

Co-tenants include Athletico, Sushi + Rotary Bar, Eggsperience Café, and Walgreens. This site presents the opportunity to join a prominent retail corridor with neighboring tenants including GAP, Big City Optic, Lakeview Athletic Club, GNC, Brazilian Bowl Grill, MOMO Factory, Chicken Hut, Zeglio Custom Clothiers, Unabridged Bookstore, Joy's Noodles and Rice, Stans Donut's, Ingmar James Salon, Windy City Sweets, Solid Core, Ping Pong, The Coffee & Tea Exchange, Wakamono, The Closet, Cram Fashion, Laugh Factory, XSport, and Marianos.



DEMOGRAPHICS	<u>0.25 MILE</u>	<u>0.5 MILE</u>	<u>1 MILE</u>
Population	7,364	24,388	80,114
Median Age	33.2	31.999	31.6
# of Persons Per HH	1.5	1.5	1.6
Households	4,952	15,966	49,145
Average Household Income	\$77,750	\$81,124	\$92,475
Average House Value	\$390,577	\$410,477	\$357,799

PROPERTY DETAILS

AVAILABLE SPACE: Approximately 6,900 SF

ZONING/WARD: B3-2, Alderman Bennett Lawson 44th Ward

AVAILABILITY: Immediately

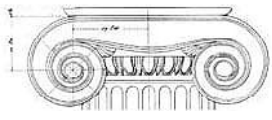
LEASE RATE: \$25.00/SF NNN

TAXES: \$6.14/SF

CAM: \$0.46/SF

PROPERTY HIGHLIGHTS:

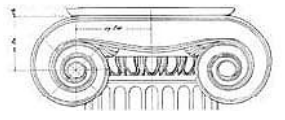
- 6,900 SF, column free barrel vault space
- 2 full men’s and women’s locker rooms with showers and ADA bathrooms
- Mezzanine rooms for office, fitness classes, storage
- 3 HVAC units, 600 AMP electric
- Black iron venting possible
- On the cross streets of Belmont & Broadway in the affluent Lakeview East neighborhood with 7,300 VPD on Broadway, 15,000 VPD on Belmont
- Walk Score: 95 walker’s paradise > daily errands do not require a car
- Transit Score: 83 excellent transit > transit is convenient for most trips
- Bike Score: 89 very bikeable > biking is convenient for most trips

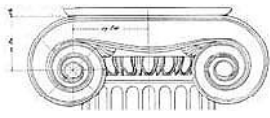


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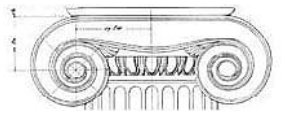
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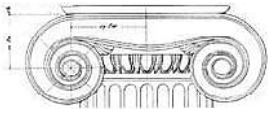
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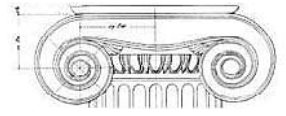


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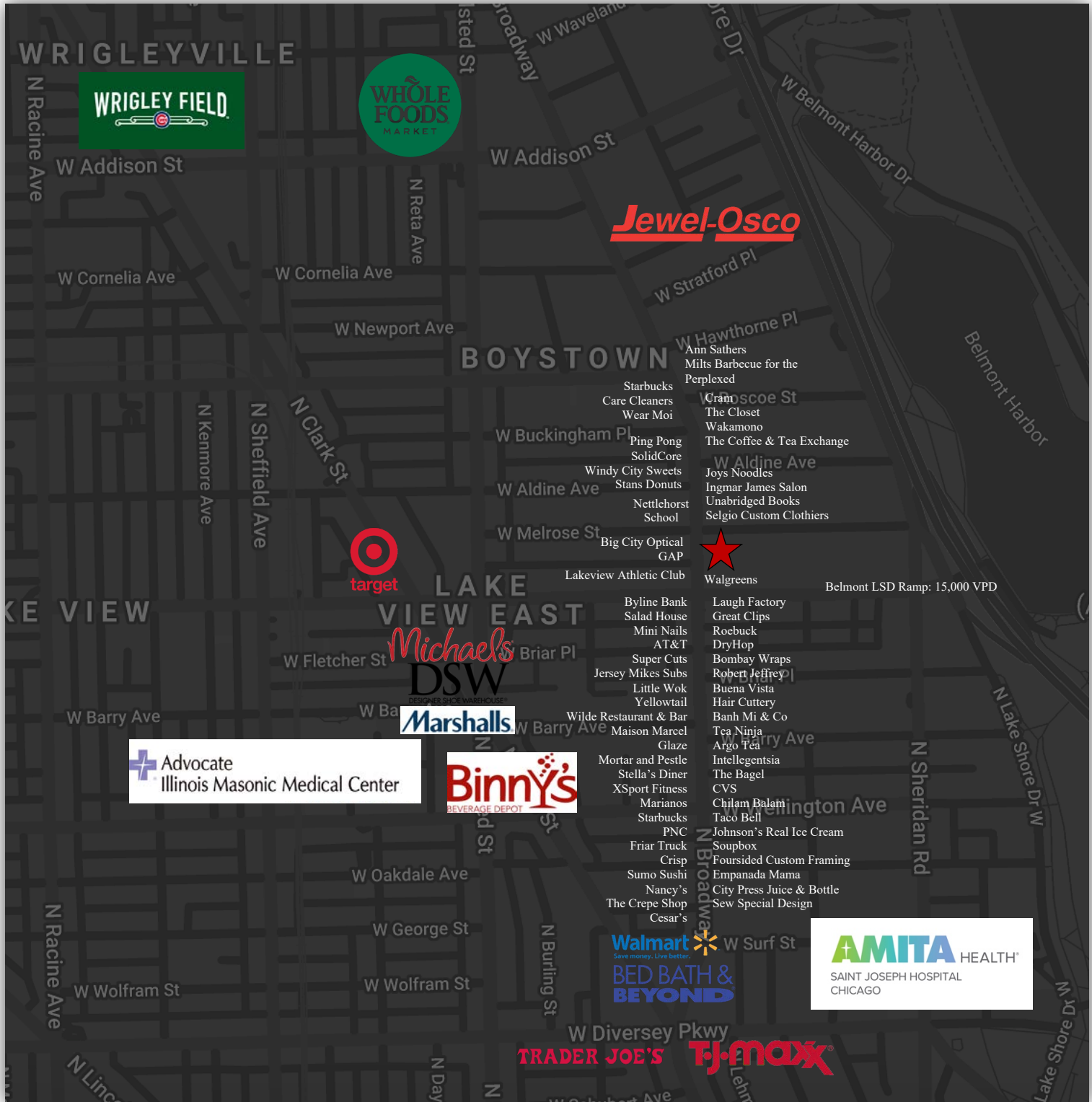


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Neighboring Retailer Map



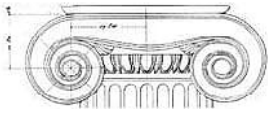
For additional information, contact:



Keith Lord
 312-287-6066
keith@lordcompanies.com

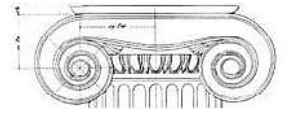
Gina Caruso
 312-802-9290
gina@lordcompanies.com



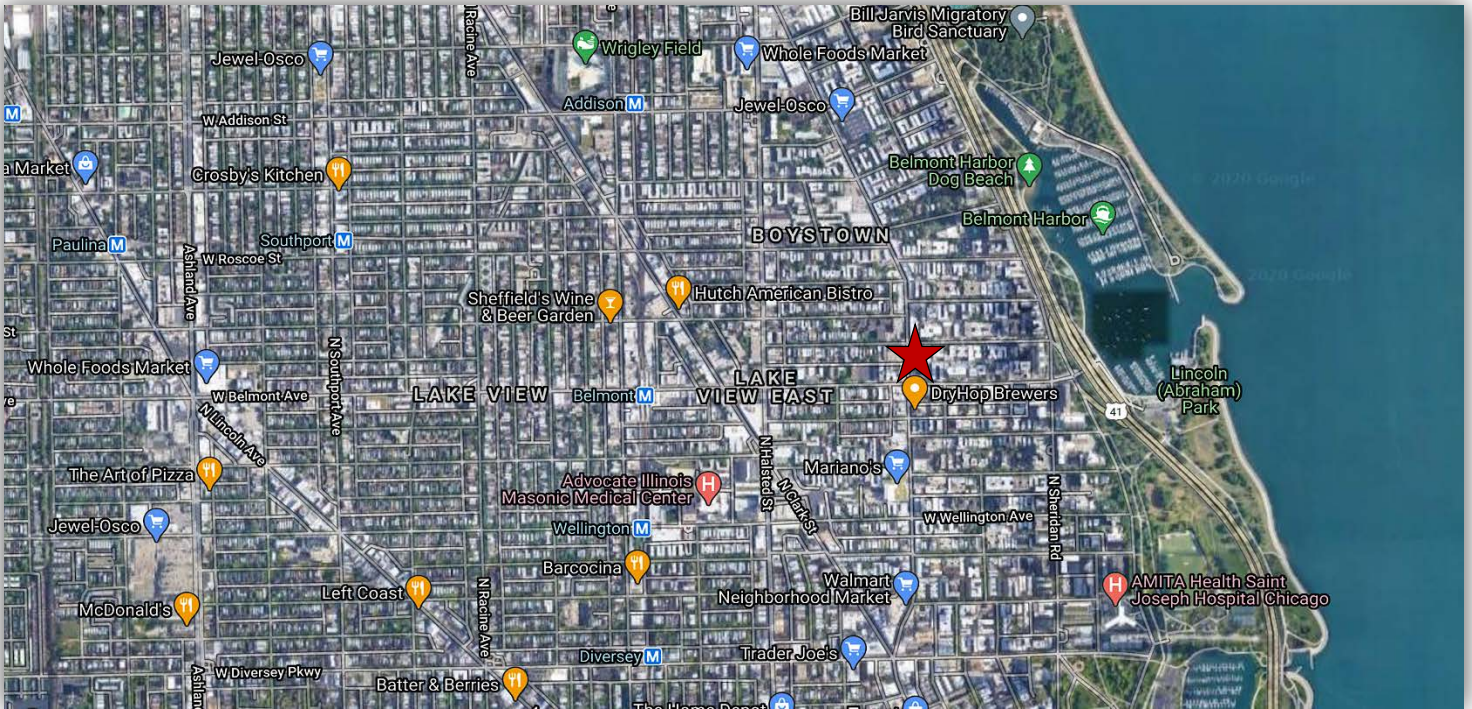


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LOCATION MAP



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Keith Lord
312-287-6066
keith@lordcompanies.com

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