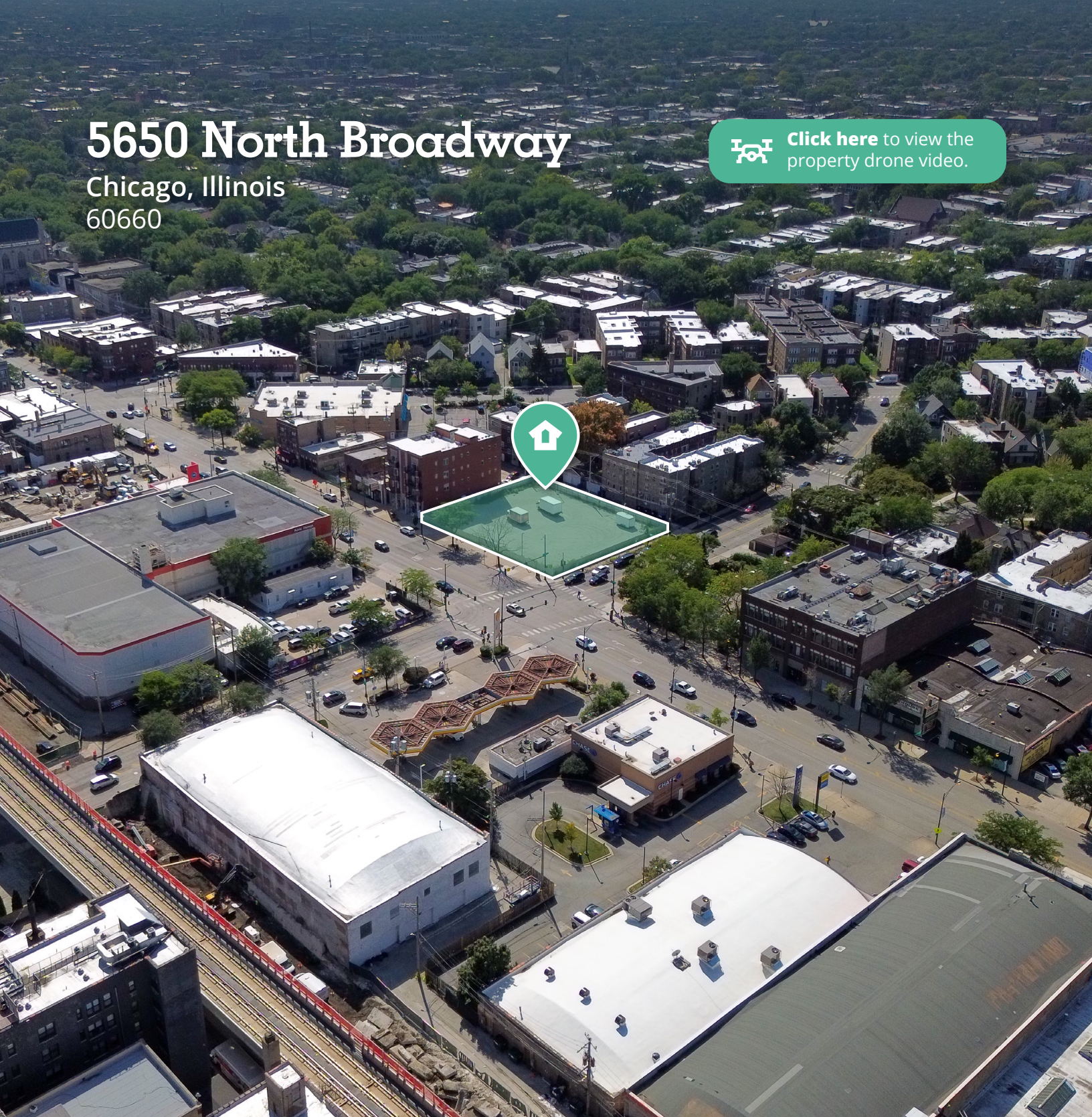


# 5650 North Broadway

Chicago, Illinois  
60660



[Click here](#) to view the property drone video.



Price is negotiable for a 0.43 acre land site now available at the core of Edgewater.

---

Land Site For Sale

**AVISON  
YOUNG**



# Heart of Edgewater

5650 N Broadway

## Property summary

We are pleased to offer for sale the site at Hollywood Ave and Broadway St, a land opportunity located in Chicago's bustling Edgewater neighborhood. The opportunity consists of a .43 acre landsite with over 190 feet of street frontage on one of Chicago's busiest corners and across from the Redline Bryn Mawr stop. A developer may capitalize on the site's potential with retail zoning, or explore other options cohesive with neighboring residential and mixed-use sites. Rarely available is such a parcel, ready to develop within the Edgewater neighborhood. The site is secured and fenced and may be accessed by appointment.



**\$289 million**

Annual food spending (*restaurants, grocery, etc.*)



**72,543**

Population



**38,557**

Households



**\$82,947**

Average household income



**\$972 million**

Annual retail spending



# CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO. 184-005262 EXPIRES 04/30/2017  
 6501 W. 85TH STREET CHICAGO, ILLINOIS 60638 (773) 271-8447  
 CHICAGOLANDSURVEY@SCGLOBAL.NET

## ALTA/NSPS LAND TITLE SURVEY

OF  
**LOTS 5, 6, 7, 8, 9 AND 10 IN BLOCK 9 IN CAIRNDUFF'S ADDITION TO EDGEWATER, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PROPERTY KNOWN AS: 5650, 5652, 5656 NORTH BROADWAY STREET, CHICAGO, ILLINOIS.**

**P.I.N. 14-05-328-011-0000 & 14-05-328-012-0000 AND 14-05-328-013-0000**

**NOTE:**

THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, SITE USE AS SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

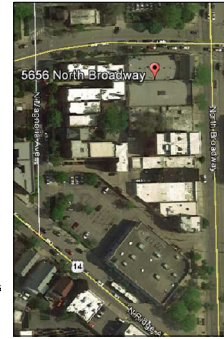
**PROPERTY AREA = 18,750 SQ. FT.**  
**BUILDING AREA = 17,265 SQ. FT.**  
**PARKING SPACES = NO LABELED SPACES**

**NOTE:**

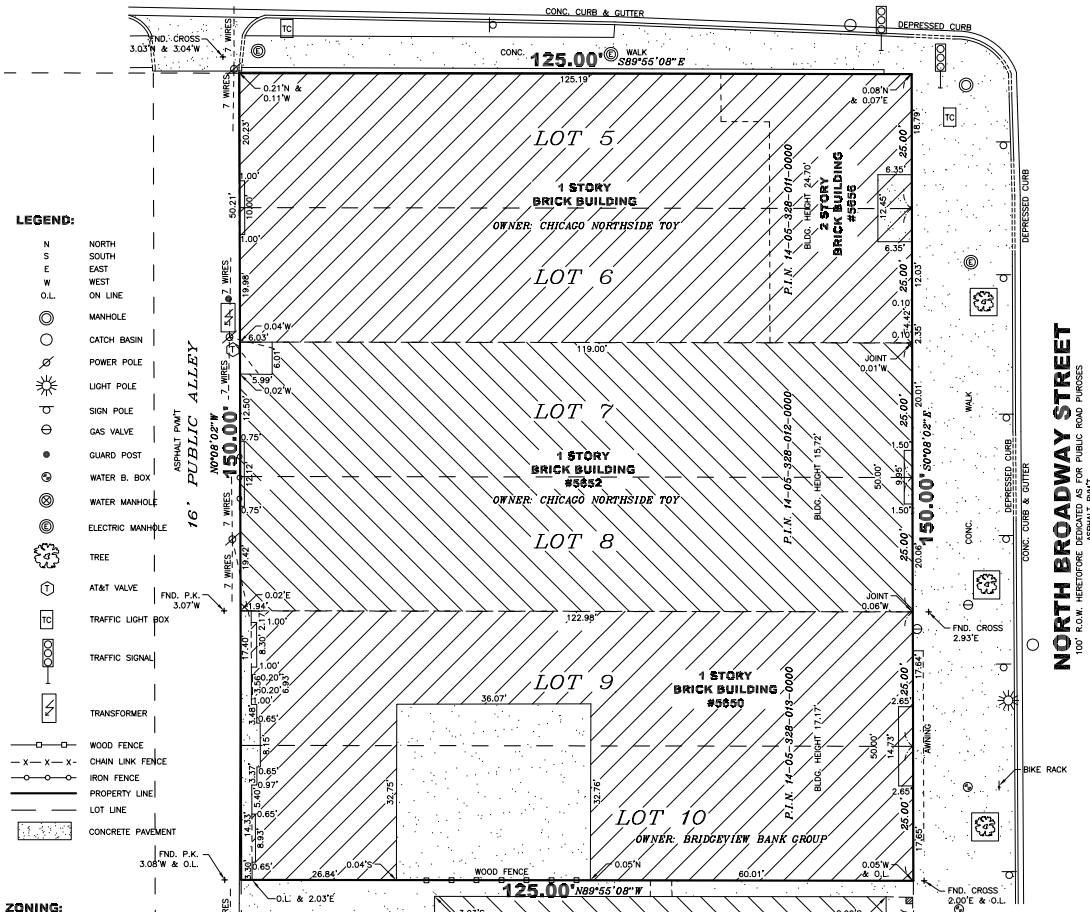
FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN ON THE SURVEY PLAT, REFER TO YOUR ABSTRACT, DEED, AND LOCAL BUILDING REGULATIONS.  
 UTILITY DATA, OTHER THAN PHYSICAL EVIDENCE VISIBLE ON THE GROUND, IS SHOWN AS PROVIDED BY THE PRIVATE AND PUBLIC SOURCES AND SHOULD BE ASSUMED TO BE APPROXIMATE.

### WEST HOLLYWOOD AVENUE

66' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC ROAD PURPOSES  
 ASPHALT PMT



VICINITY MAP  
 NOT TO SCALE



**LEGEND:**

- N NORTH
- S SOUTH
- E EAST
- W WEST
- O.L. ON LINE
- MANHOLE
- CATCH BASIN
- POWER POLE
- LIGHT POLE
- SIGN POLE
- GAS VALVE
- GUARD POST
- WATER B. BOX
- WATER MANHOLE
- ELECTRIC MANHOLE
- TREE
- AT&T VALVE
- TRAFFIC LIGHT BOX
- TRAFFIC SIGNAL
- TRANSFORMER
- WOOD FENCE
- CHAIN LINK FENCE
- IRON FENCE
- PROPERTY LINE
- LOT LINE
- CONCRETE PAVEMENT

**ZONING:**

B1-3: BUSINESS & COMMERCIAL NEIGHBORHOOD SHOPPING DISTRICT (LOT 9 & 10)

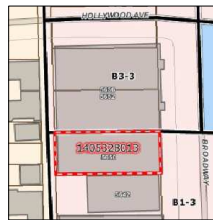
FOR BULK RESTRICTION REFER TO: PLANNING AND ZONING DIVISION ROOM 905, CITY HALL 121 N. LASALLE STREET CHICAGO, ILLINOIS 60602 TEL. (312) 744-5777

**ZONING:**

B3-3: BUSINESS & COMMERCIAL DISTRICT COMMUNITY SHOPPING DISTRICT

FOR BULK RESTRICTION REFER TO: PLANNING AND ZONING DIVISION ROOM 905, CITY HALL 121 N. LASALLE STREET CHICAGO, ILLINOIS 60602 TEL. (312) 744-5777

**FLOOD NOTE:**  
 THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL 17031 C 0410 J, EFFECTIVE DATE: AUGUST 19, 2008.



ZONING MAP  
 NOT TO SCALE

**BEARING BASIS:**

THE EASTERLY LINE OF SUBJECT PROPERTY IS ASSUMED TO BE SOUTH 0 DEGREES 8 MINUTES 2 SECONDS EAST.

**NOTE:**

IN MATTERS OF RECORD, WE HAVE RELIED UPON COMMONWEALTH LAND TITLE INSURANCE COMPANY ALTA OWNERS FORM, COMMITMENT NUMBER: 18038794, EFFECTIVE DATE: SEPTEMBER 26, 2016.

THE UNDERSIGNED HEREBY CERTIFIES, AS OF DECEMBER 1, 2016, TO:

LASALLE BANK NA  
 COMMONWEALTH LAND TITLE INSURANCE COMPANY  
 5650 BROADWAY/CHICAGO, LLC

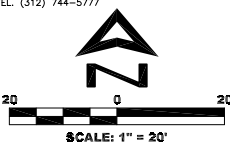
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1.2, 3.4, 6(a), 7(c), 7(b), 7(e), 8.9, 10, 11, 13, 14, 16, 17, 18, 19, 20 OF TABLE A THEREOF.

DATED THIS 1 ST. DAY OF DECEMBER 2016.

BY: *Ron P. Jacob*  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3384



LICENSE EXPIRES  
 11/30/2018



ORDERED BY: CATHERINE MCNAMARA  
 FILE NO.: 120-49

FIELD WORK COMPLETED 11/28/2016



# Property overview

## Asset highlights



0.43 acre site  
zoned for land



Vibrant Edgewater  
neighborhood



51,800 VPD hard  
corner



87,700 VPD  
one-block radius



Primary  
commuter route



New mass transit  
hub 150' away



Build-to-suit  
opportunity



Signalized full-  
access intersection



Residential  
development  
planned opposite



CTA station &  
entrance




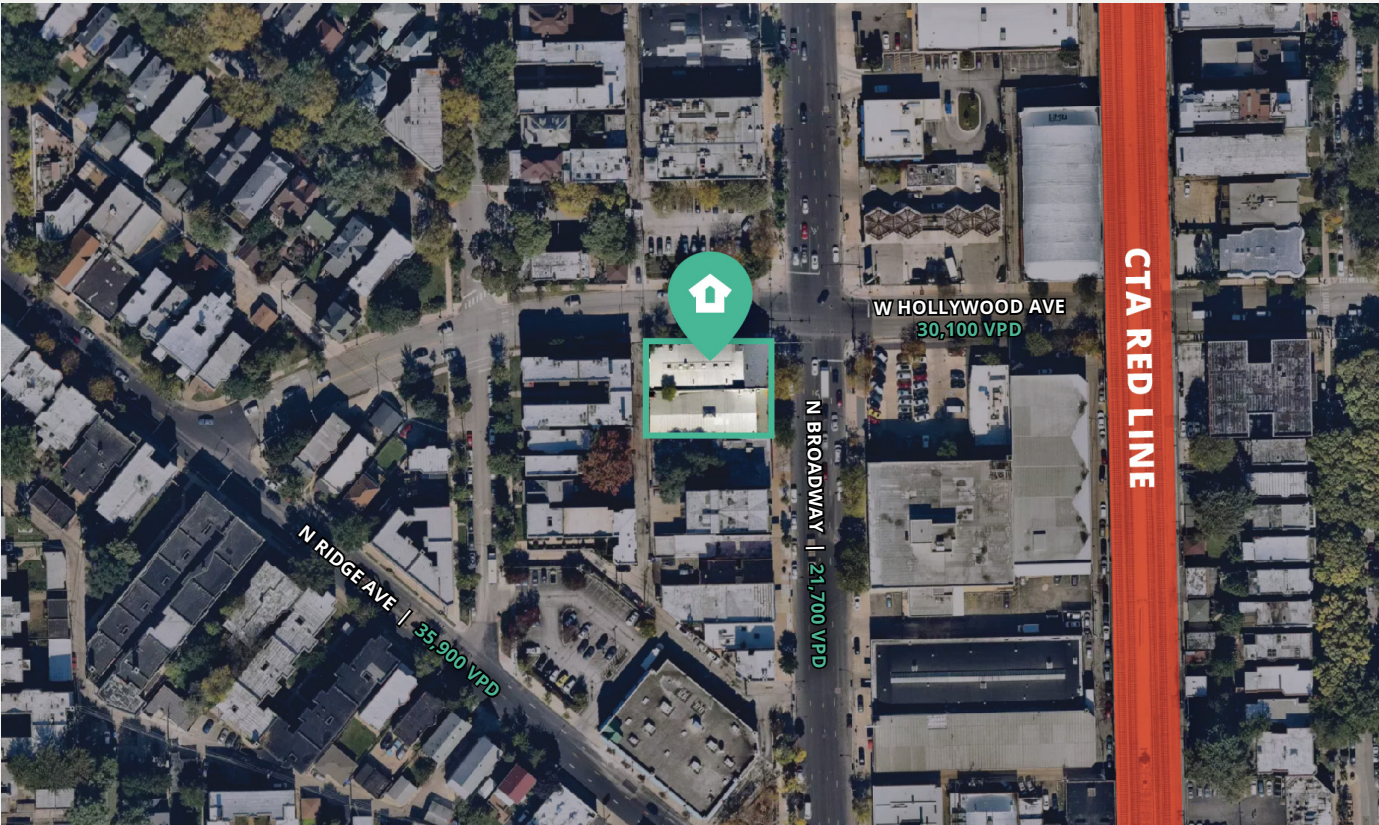
Dense trade area  
population



190' total frontage



 [Click here](#) to view the property drone video.

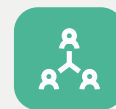
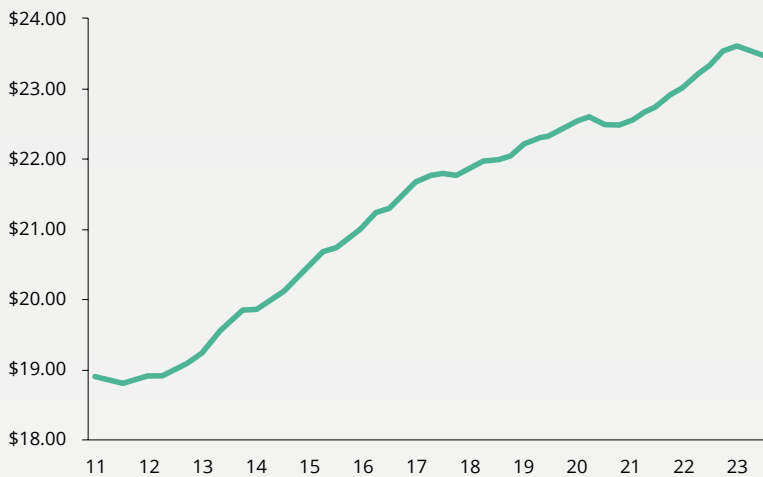


# Market summary

## Edgewater

Located roughly nine miles north of downtown, the Edgewater community in Chicago stands as a dynamic and diverse urban haven, teeming with positive energy and vibrant character. Known for its inclusive atmosphere and proximity to Lake Michigan, this neighborhood appeals to a mix of residents, from young professionals to families and retirees totaling over 166,000.

### Market rent per SF



### Population

**1 mile: 72,543**  
**2 mile: 212,927**  
**3 mile: 392,383**



### Median home value

**\$318,921**



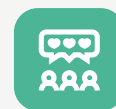
### Median household income

**\$69,501**



### Median age

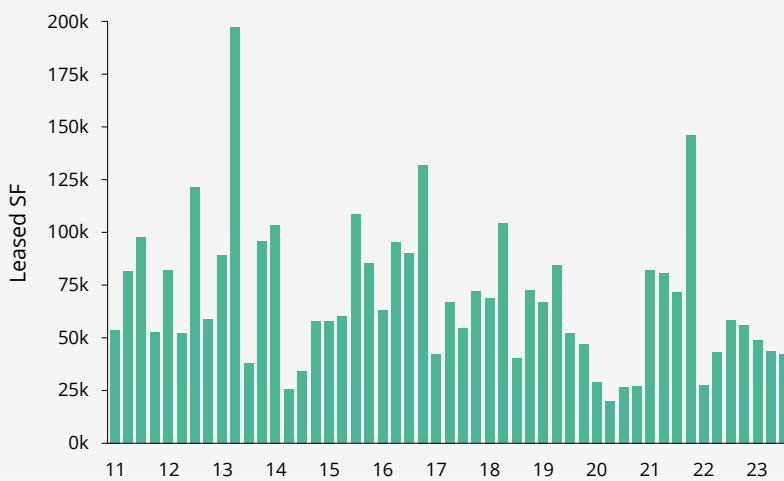
**35.6**

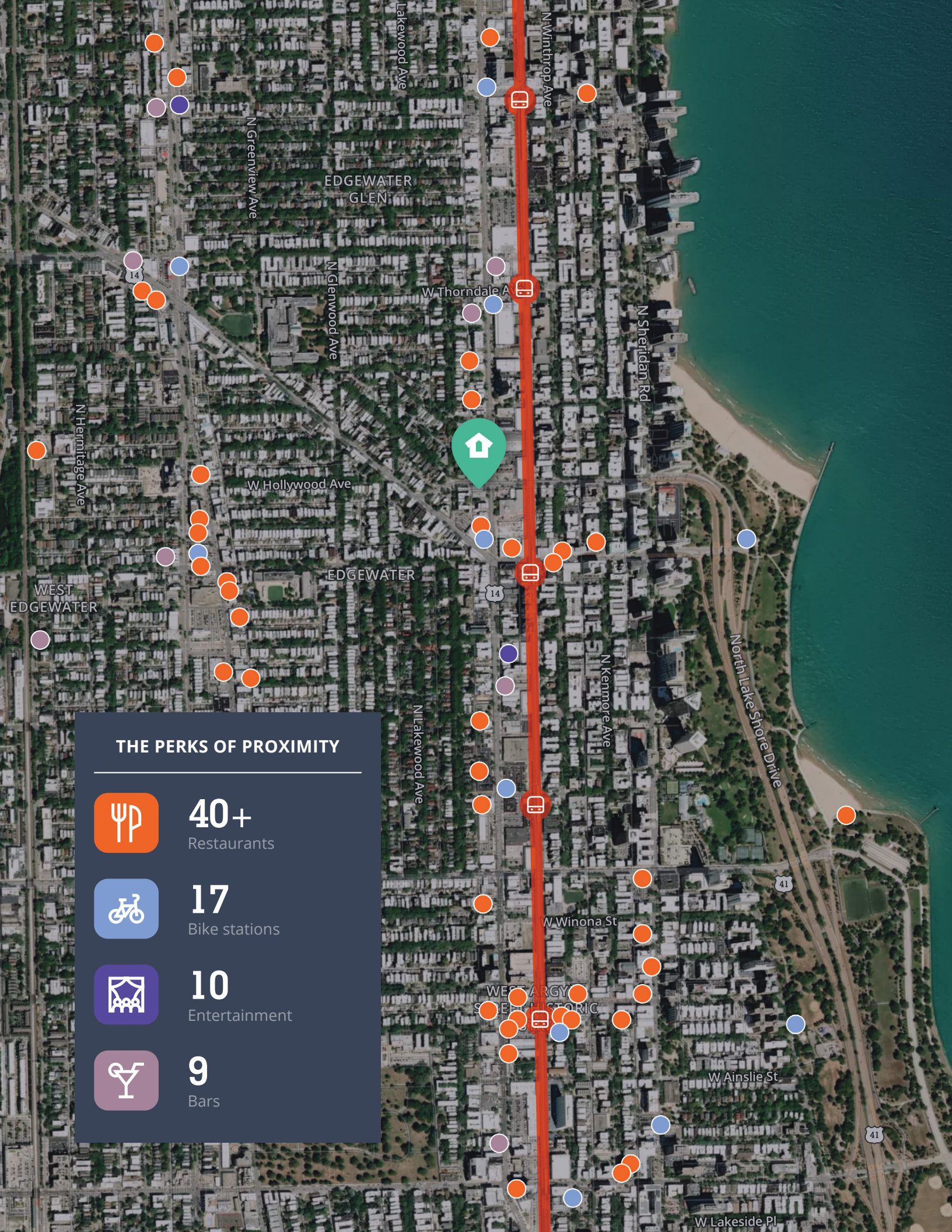


### Average family size

**2.8**

### Leasing activity





### THE PERKS OF PROXIMITY



**40+**  
Restaurants



**17**  
Bike stations



**10**  
Entertainment



**9**  
Bars



**AVISON  
YOUNG**

**For more information,  
please contact:**

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**Daniel Nack**

Principal

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