



# UPTOWN COMMERCIAL PROPERTIES

4800-12 N. Broadway St. / 1206-12 W. Lawrence Ave.



EXCLUSIVELY PRESENTED BY:

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Kudan Group, Inc. 1629 N. Halsted St. Chicago, IL 60614

# OFFERING SUMMARY

Kudan Group has been exclusively retained to offer for sale a portfolio of eight contiguous commercial spaces on Broadway St. and Lawrence Ave in Chicago's Uptown Neighborhood.

The 2-story properties consist of over 21,000 square feet of retail and office space located on the Northwest corner of the bustling Broadway/Lawrence intersection. Anchored by many successful, long term tenants, including the historic Green Mill Jazz Club, the rental rates and interest are strong.

Perfectly situated in the heart of Uptown's entertainment district, the property neighbors other famous music venues, the Aragon Ballroom and The Riviera. This thriving music scene helps drive the nightlife that makes the Uptown neighborhood what it is today.

# PROPERTY SUMMARY

Offering Price	Negotiable
Building SqFt	21,300 SqFt
Year Built	1906
Lot Size (acres)	0.32
Parcel ID	14-08-320-012, 14-08-320-014
Zoning Type	Commercial
County	Cook
Coordinates	41.969415,-87.660065
Tax Amount	\$152,944.35





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🚲

DOCTURNE

ONLY

# PROPERTY HIGHLIGHTS

- Sky's Beverage Depot recently signed a new lease and has remodeled one of the retail units..
- The retail is over 80% leased out to longstanding, successful tenants such as Green Mill, Birrieria Zaragoza, Le Nocturne and Carmela's.
- Property is strategically located in the Uptown market with direct frontage on Broadway St and Lawrence Ave.
- Rare opportunity to purchase a 1/3 of a city block property anchored by the historic Green Mill.



UNIT	TENANT	SQFT	ANNUAL RENT	\$/SQFT	TAXES
4800	Birriera Zaragoza	700	\$36,000.00	\$51	\$7,200.00
4802	Green Mill	2,000	\$105,600.00	\$53	\$18,348.00
4804	Vacant	3,000			
4806	Lease out to Tenant*	1,150	\$60,000.00	\$52	\$15,500.44
4808	Le Nocturne	3,000	\$45,540.00	\$15	\$26,174.30
4812	Sky's Beverage Depot	1,150	\$32,400.00	\$28	\$10,800.00
200	KNI	700	\$26,880.00	\$38	
201-A	Brainwave	1,000	\$22,800.00	\$23	
201-B	Tang Law	700	\$14,400.00	\$21	
203	Vacant	400			
203-B	Petros Accounting	400	\$7,500.00	\$19	
203-C	Vacant	400			
204	Thai Massage	400	\$6,800.00	\$17	
205	Vacant	3,500			
206	Vacant	1,500			
207	Vacant	600			
1206	Carmela's	500	\$27,180.00	\$54	\$6,000.00
199	BG Corporate Office	300	\$4,800.00	\$16	
*LOI agreed at listed rate, but lease hasn't been executed.					
<b>TOTAL</b>		<b>21,400</b>	<b>\$389,900.00</b>		<b>\$110,197.04</b>

UPTOWN  
GALLERY

Green Mill  
СОС КТАП  
Lounge

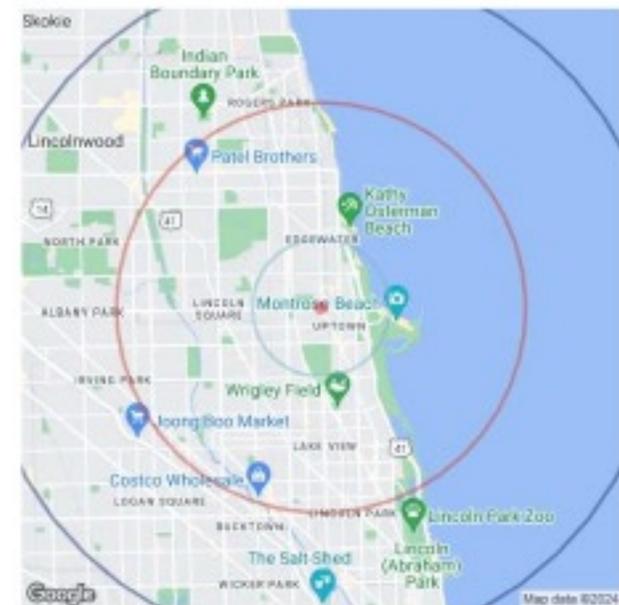
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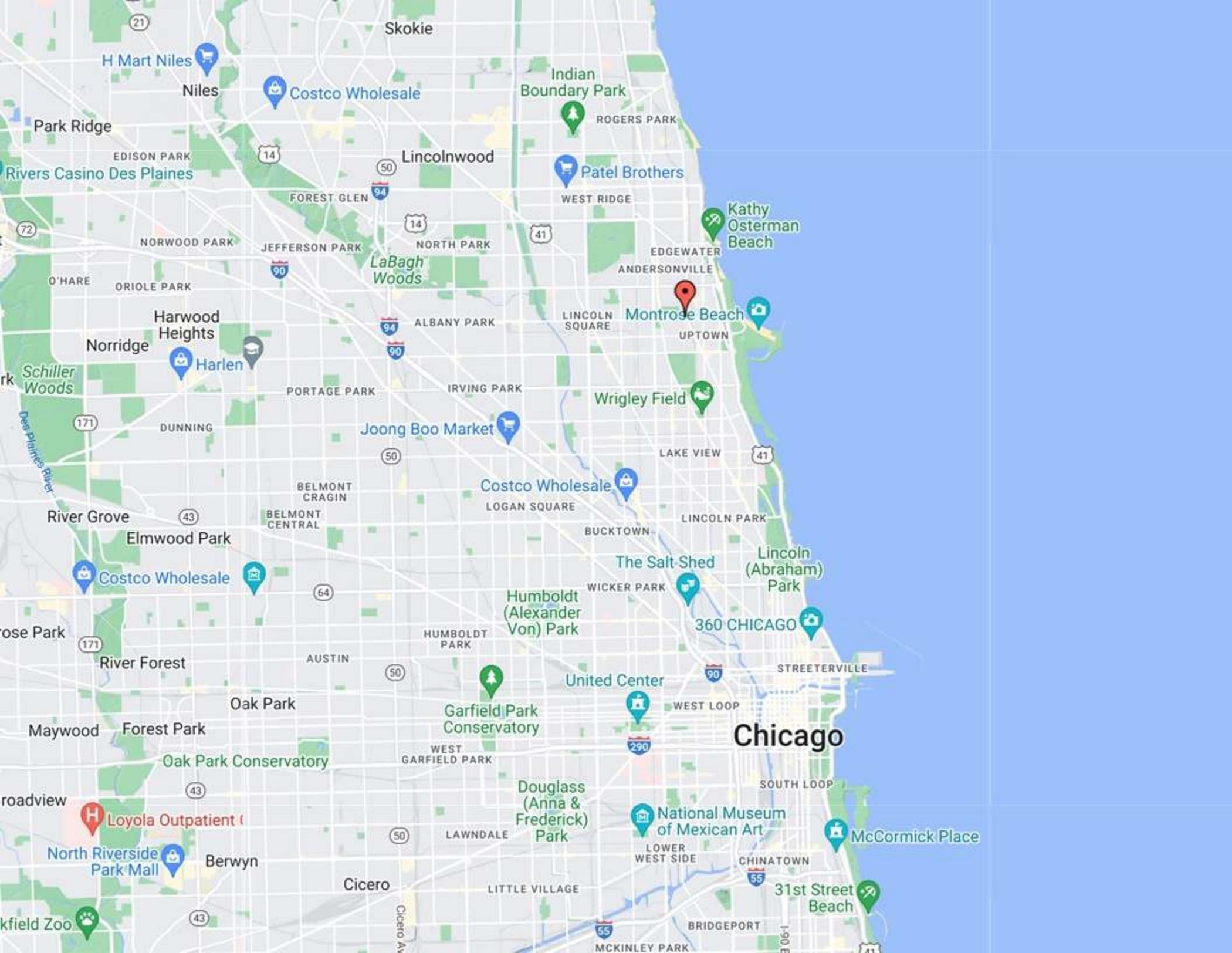
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	78,494	440,882	877,734
2024 Population	80,435	450,073	885,651
2029 Population	81,104	443,209	870,508
2024-2029 Growth Rate	0.17 %	-0.31 %	-0.34 %
2024 Daytime Population	59,770	333,858	695,463
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HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Total Households	42,067	210,694	393,373
2024 Total Households	46,332	224,897	423,400
2029 Total Households	48,093	227,950	428,777
2024 Average Household Size	1.68	1.95	2.05
2024 Owner Occupied Housing	14,482	83,374	169,089
2029 Owner Occupied Housing	15,521	88,644	179,039
2024 Renter Occupied Housing	31,850	141,523	254,311
2029 Renter Occupied Housing	32,572	139,306	249,738
2024 Vacant Housing	5,024	20,216	38,795
2024 Total Housing	51,356	245,113	462,195

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	5,748	20,413	35,558
\$15000-24999	2,819	10,525	19,083
\$25000-34999	2,932	12,303	21,773
\$35000-49999	4,258	19,727	33,835
\$50000-74999	7,463	32,780	57,995
\$75000-99999	6,092	28,898	53,819
\$100000-149999	7,562	38,474	74,064
\$150000-199999	4,080	21,442	44,264
\$200000 or greater	5,379	40,336	83,009
Median HH Income	\$ 74,749	\$ 87,774	\$ 94,087
Average HH Income	\$ 108,865	\$ 133,883	\$ 140,677





Skokie

H Mart Niles

Niles

Costco Wholesale

Indian Boundary Park

ROGERS PARK

Park Ridge

EDISON PARK

14

Lincolnwood

Patel Brothers

WEST RIDGE

Kathy Osterman Beach

FOREST GLEN

50

NORTH PARK

41

EDGEWATER

ANDERSONVILLE

NORWOOD PARK

JEFFERSON PARK

14

LaBagh Woods

O'HARE

ORIOLE PARK

90

Harwood Heights

Norridge

Harlen

Montrose Beach

UPTOWN

94

90

ALBANY PARK

LINCOLN SQUARE

IRVING PARK

Wrigley Field

LAKE VIEW

41

DUNNING

PORTAGE PARK

50

Joong Boo Market

Costco Wholesale

LOGAN SQUARE

LINCOLN PARK

BUCKTOWN

The Salt Shed

Lincoln (Abraham) Park

River Grove

Elmwood Park

BELMONT CRAGIN

BELMONT CENTRAL

64

WICKER PARK

360 CHICAGO

Humboldt (Alexander Von) Park

HUMBOLDT PARK

United Center

90

STREETERVILLE

WEST LOOP

Chicago

Garfield Park Conservatory

50

AUSTIN

Oak Park

Oak Park Conservatory

WEST GARFIELD PARK

Douglass (Anna & Frederick) Park

SOUTH LOOP

National Museum of Mexican Art

McCormick Place

North Riverside Park Mall

Berwyn

50

LAWNDALE

LOWER WEST SIDE

CHINATOWN

31st Street Beach

Cicero

LITTLE VILLAGE

BRIDGEPORT

MCKINLEY PARK

55

1-90 E

Field Zoo

43

43

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE KUDAN GROUP ADVISOR FOR MORE DETAILS.

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