

5200 N. Broadway St., Chicago, IL

\$6,000/mo MG



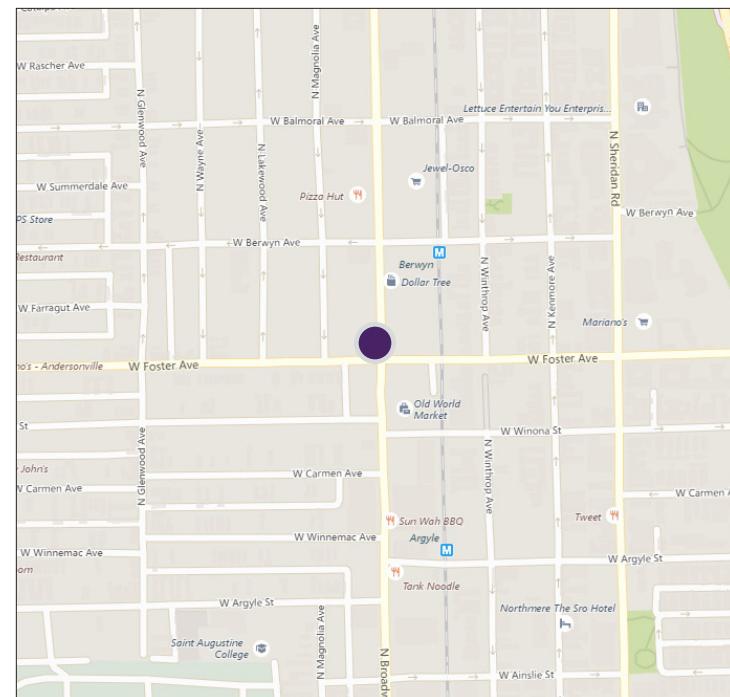
Property Highlights

- 3,030 SF storefront for lease
 - Built-out for a day care
- New facade with long window line
- Highly visible storefront at the corner of Foster and Broadway
- Unit features exposed brick, high ceilings, floor to ceiling windows
- Part of newly renovated, historic mixed-use building
- Great location for restaurant, retail boutique, office or fitness studio
- Nearby businesses include CVS, PetSmart, Chipotle, Jewel Osco, Mariano's, Burlington, North Shore Medical Practice, Advocate Medical Group and Starbucks
- Traffic Count: 18,400 on Broadway and 15,300 on Foster
- Zoning: B1-2
- Taxes (2024): \$49,381.48

Property Overview

Available for lease is a 3,030 square foot, newly built-out day care facility located at the corner of Broadway and Foster. The space is part of a newly renovated, historic mixed-use building. The unit features multiple classrooms, reception area and indoor play space. This plug and play space is available immediate occupancy. Located with easy access to Lake Shore Drive and less than one block from the newly renovated Berwyn CTA Red Line Station.

Edgewater, approximately six miles north of downtown, is a very diverse neighborhood on Chicago's north side. Broadway is a strong commercial corridor, attracting a range of national brands and local businesses, complimenting Edgewater's diverse dining scene, art galleries, music venues and performance spaces. This area is comprised of modern buildings, new developments and architecture from the early 1900s.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	83,428	435,468	824,711
Households	42,771	200,759	364,214
Average Income	\$69,801	\$85,372	\$91,395

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