



5411 N BROADWAY

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CHICAGO, IL 60640

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**2,500 SF
AVAILABLE**

Executive Summary



OFFERING SUMMARY

Available SF:	
Lease Rate:	N/A
Lot Size:	26,531 SF
Parking:	27 Spaces
Building Size:	14,500
Zoning:	B1-3
Market:	Chicago
Submarket:	Edgewater

PROPERTY OVERVIEW

Edgewater building offering great visibility along the heavily trafficked Broadway retail corridor.

The space available is a 6,000 square foot space next to the parking lot and adjacent to Sherwin Williams. On site parking for 27 cars with potential for additional parallel parking spaces alongside the north side of the building. Great co-tenancy along Broadway.

With 40 feet of frontage on Broadway, the 6,000 square foot space to the North of Sherwin Williams features 11'-8" clear span space throughout with 1,200 AMP, 3 phase electrical service. In addition, this retail space has five bathrooms.

Edgewater



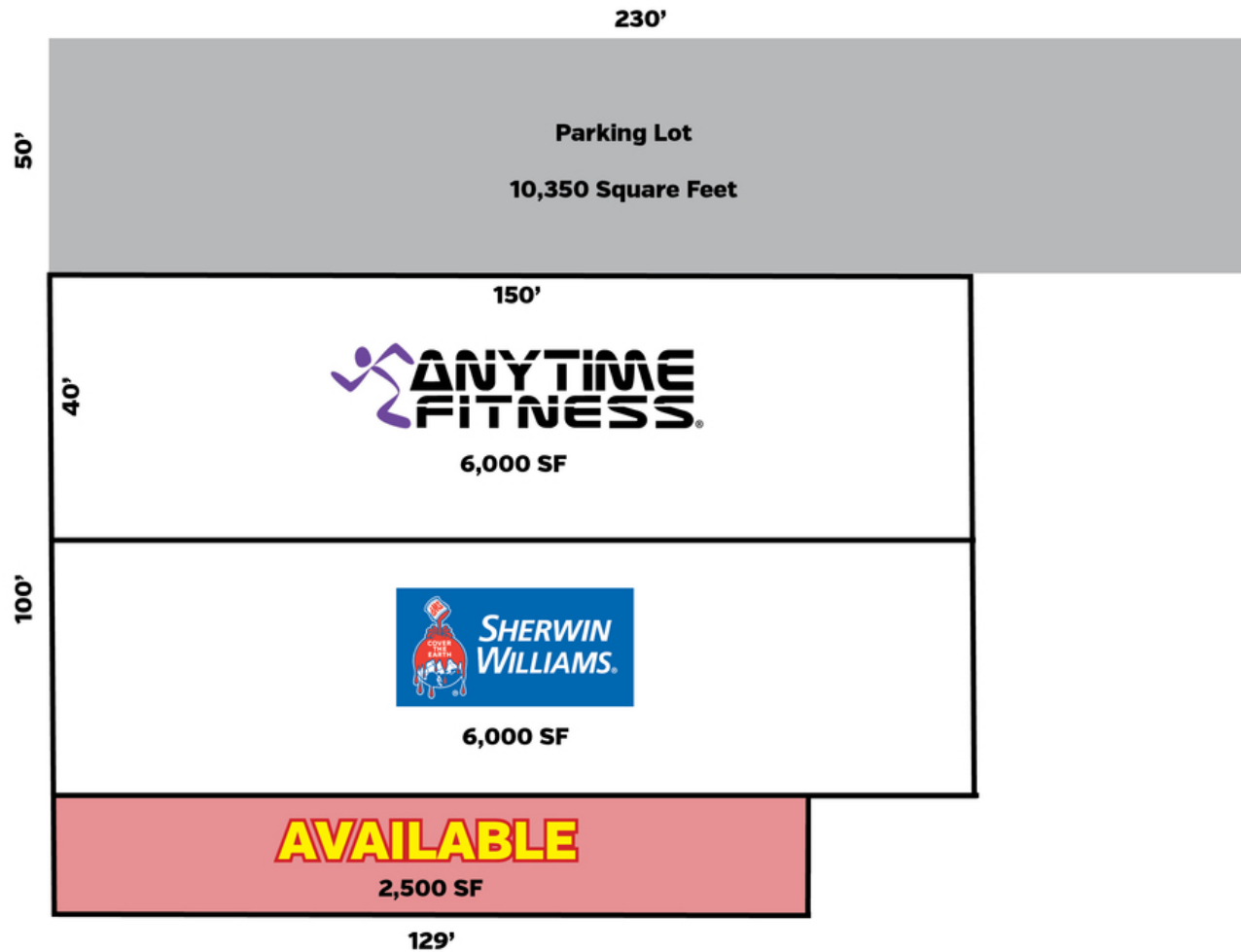
LOCATION OVERVIEW

The property is located in the heart of Chicago's burgeoning Edgewater neighborhood and is less than a quarter mile to either the CTA's Berwyn or Bryn Mawr Red Line stations and right on the Broadway 36 bus line. Lake Shore Drive via Foster or Bryn Mawr is directly north and south of the site.

High Traffic Counts. Approximately 70,000 cars enter the community at Foster Avenue via Lake Shore Drive. Broadway and Clark, the primary commercial streets, carry, respectively, 29,000 and 17,000 vehicles daily. These are levels of traffic characteristic of major shopping centers.

Great retail co-tenancy including Jewel, Chipotle, PetSmart. Harken Health, Mattress Firm, CVS, La Fonda, Pasteur, Little Saigon Baguette, GNC, O'Reilly Auto Parts, Nova Care, LadyBug & Friends Daycare, Pearl's Southern Comfort, and many more.

Available Spaces



Site Plan

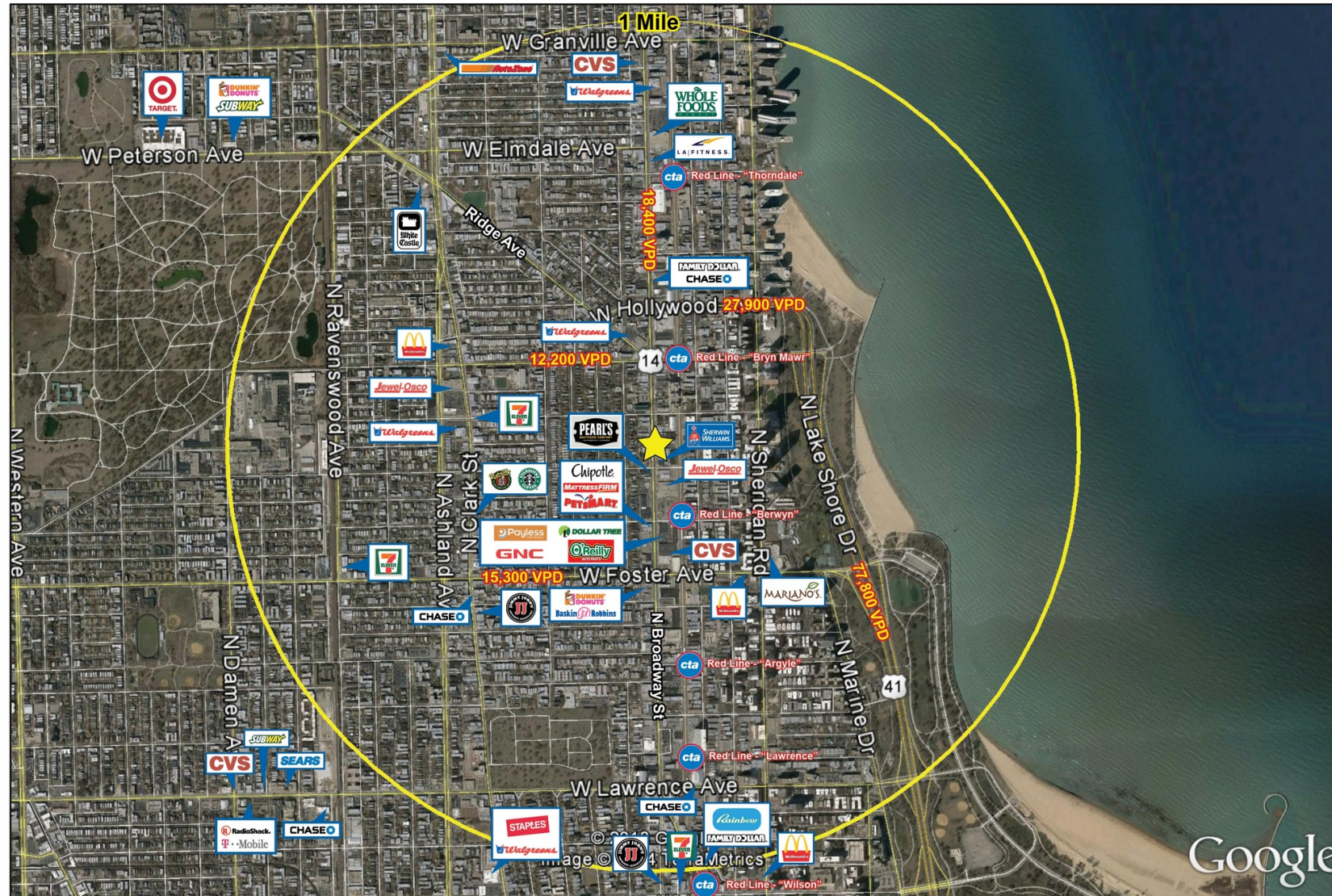


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Retailer Map



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