



For Lease

6145 Broadway, Edgewater, Chicago, IL 60660

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N/A

For Lease New Construction six story 105 unit building with 3,970 sq.ft of commercial space. Up to 5 parking spaces in gated lot available at additional cost. Building has a shaft for installation of black iron to vent for kitchen. Property is close to transportation, near Loyola University. Ideal for service retail, retail, office, restaurant or fitness. Site located in close proximity to the CTA bus (over 84,000 riders per month) and CTA Red Line (over 400,000 riders per month) Densely populated area with nearly 100,000 people in a 1-mile radius with heavy daytime traffic with over 21,000 cpd on Broadway Avenue.

Contact us:

Chris Irwin

Senior Vice President

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SUMMARY



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Lease Rate:	\$23.50 SF/yr (NNN)
Building Size:	79,000 SF
Available SF:	1,600 / 2,200 / 3,970
Tax & Operating Expenses:	\$7.00 SF/yr (est.)
Market:	Chicago
Submarket:	Edgewater
Year Built:	2020
Traffic Count:	21,000 CPD

PROPERTY OVERVIEW

For Lease New Construction six story 105 unit building with 3,970 sq.ft of commercial space divisible to 1,600 or 2,200 sq.ft. Up to 5 parking spaces in gated lot available at additional cost. Building has a shaft for installation of black iron to vent for kitchen. Property is close to transportation, near Loyola University. Ideal for service retail, retail, office, restaurant or fitness. Site located in close proximity to the CTA bus (over 84,000 riders per month) and CTA Red Line (over 400,000 riders per month) Densely populated area with nearly 100,000 people in a 1-mile radius with heavy daytime traffic with over 21,000 cpd on Broadway Avenue.

PROPERTY HIGHLIGHTS

- Densely Populated Area
- Short Walk to Red Line CTA Stop
- #36 Broadway Bus Line
- Close proximity to Lake Shore Drive
- Parking - Up to 5 Outdoor Spaces Available

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EXTERIOR PHOTOS



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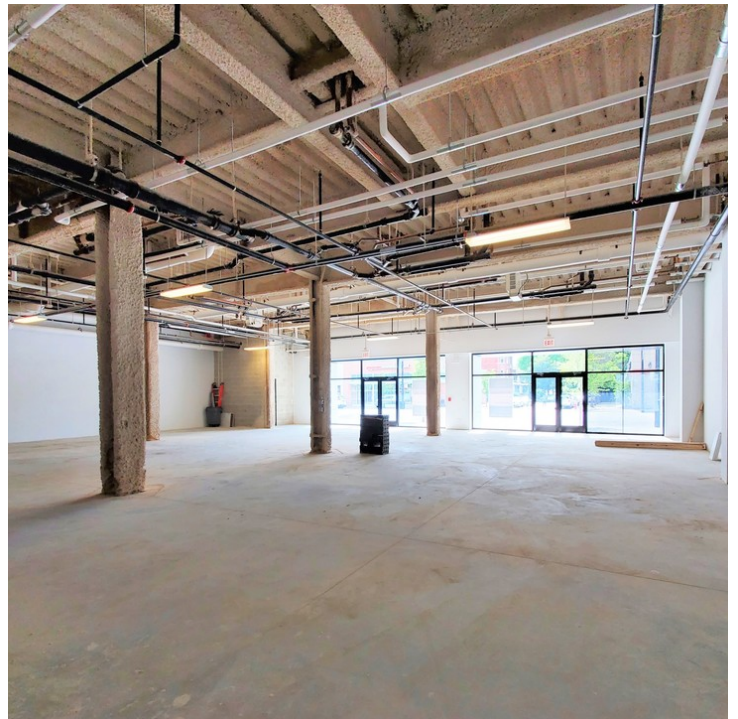
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INTERIOR PHOTOS



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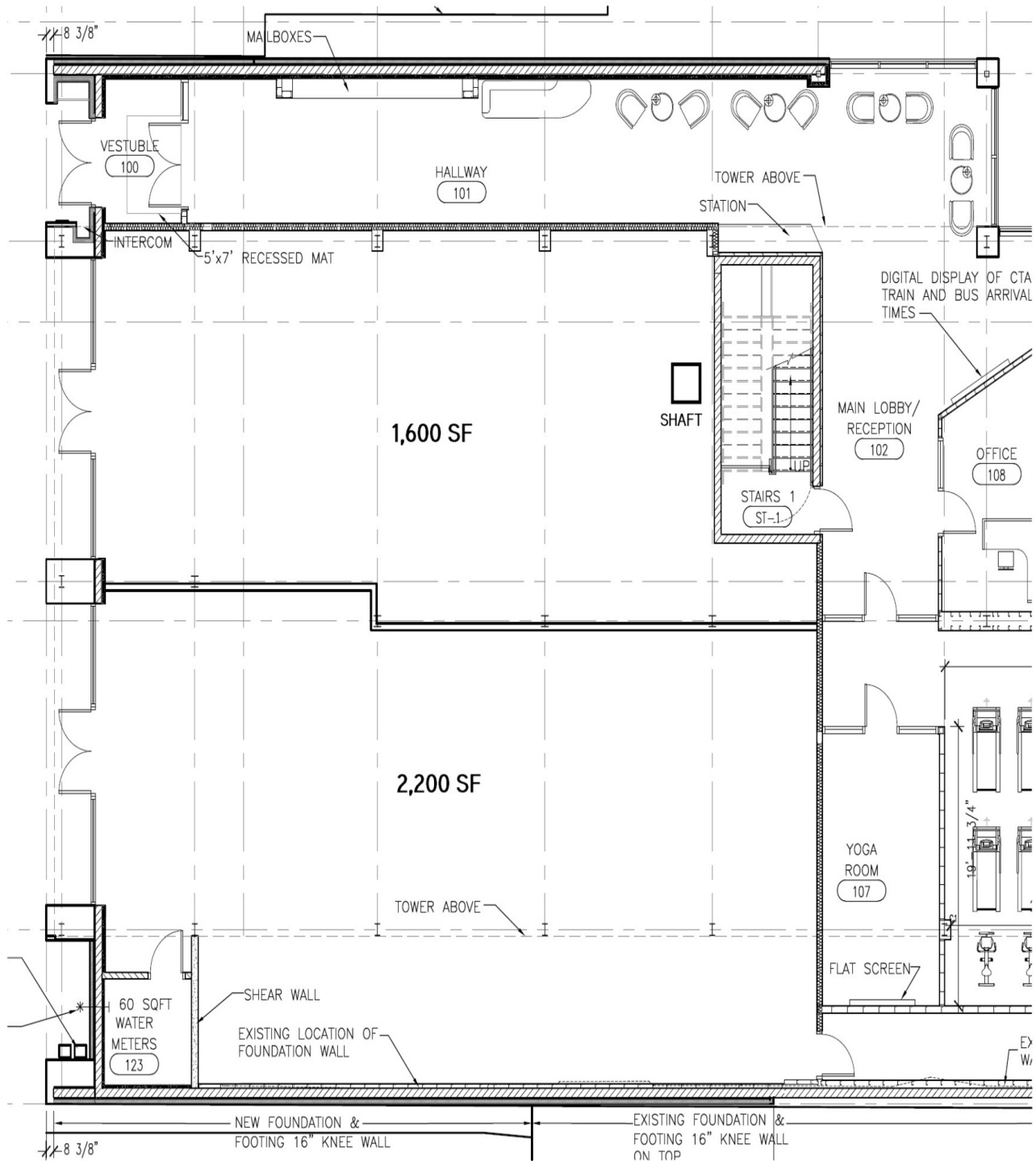
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FLOOR PLAN



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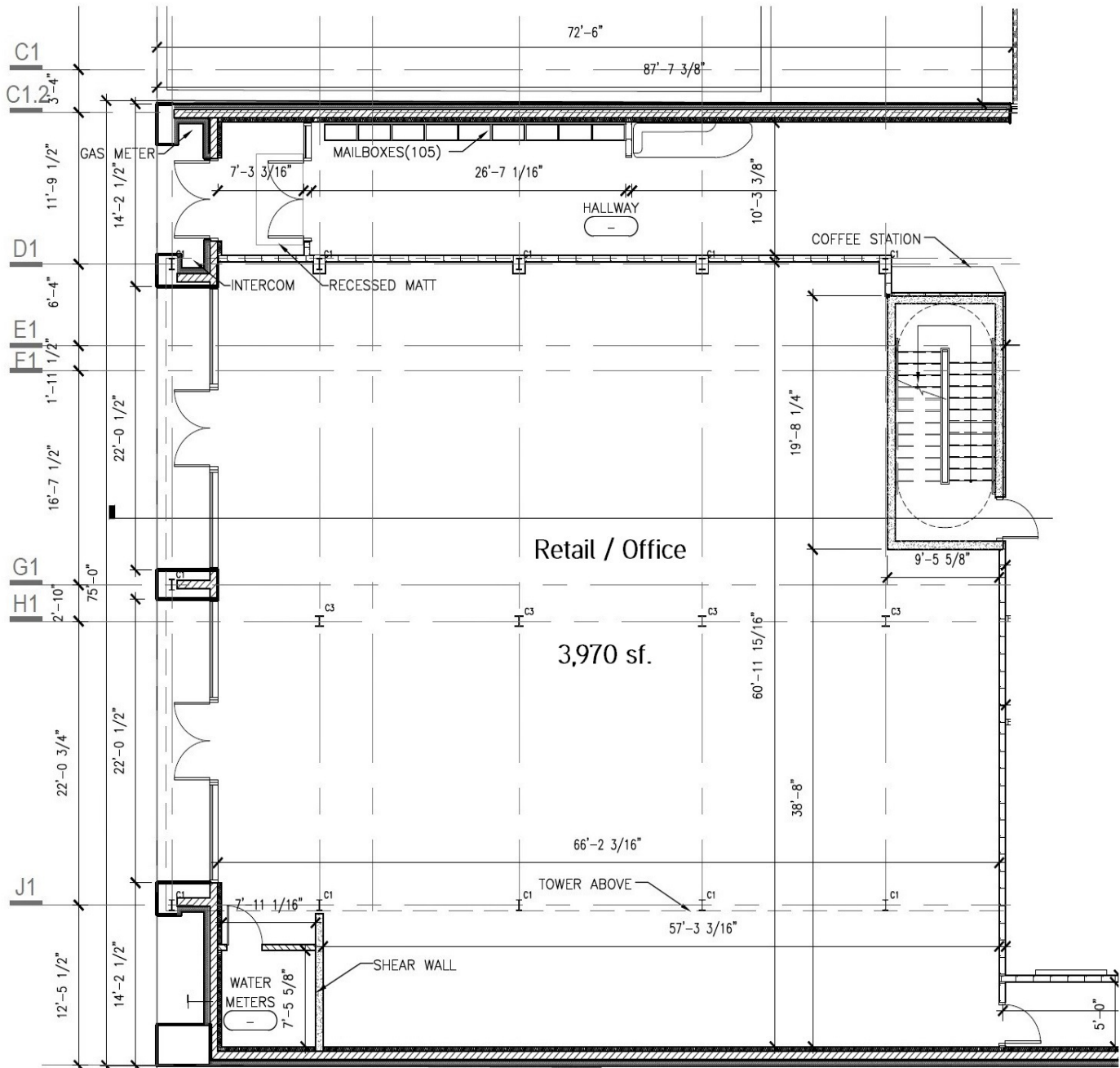
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ADDITIONAL PHOTOS



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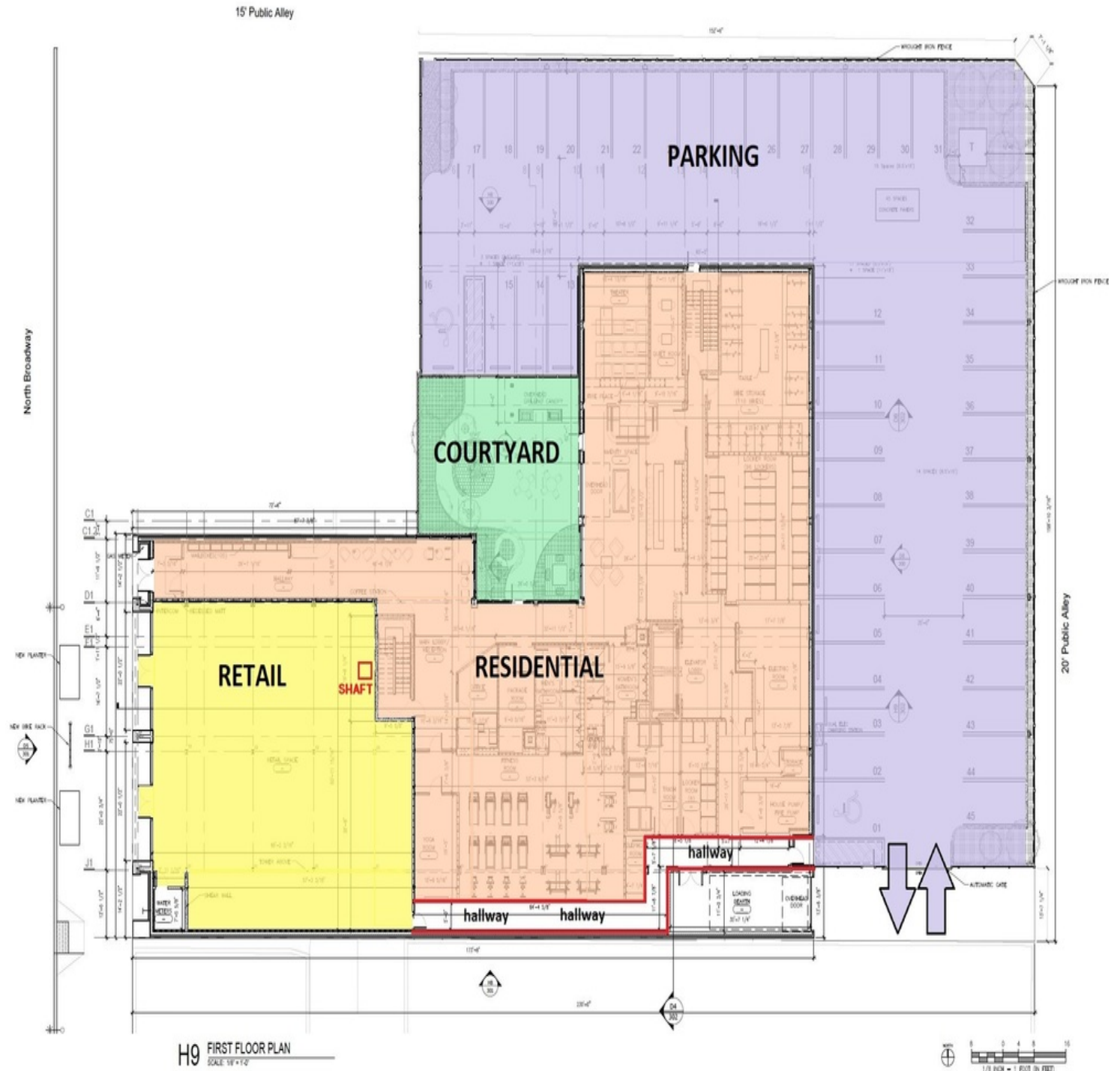
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SITE PLAN



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 f t i in



RETAIL MAP



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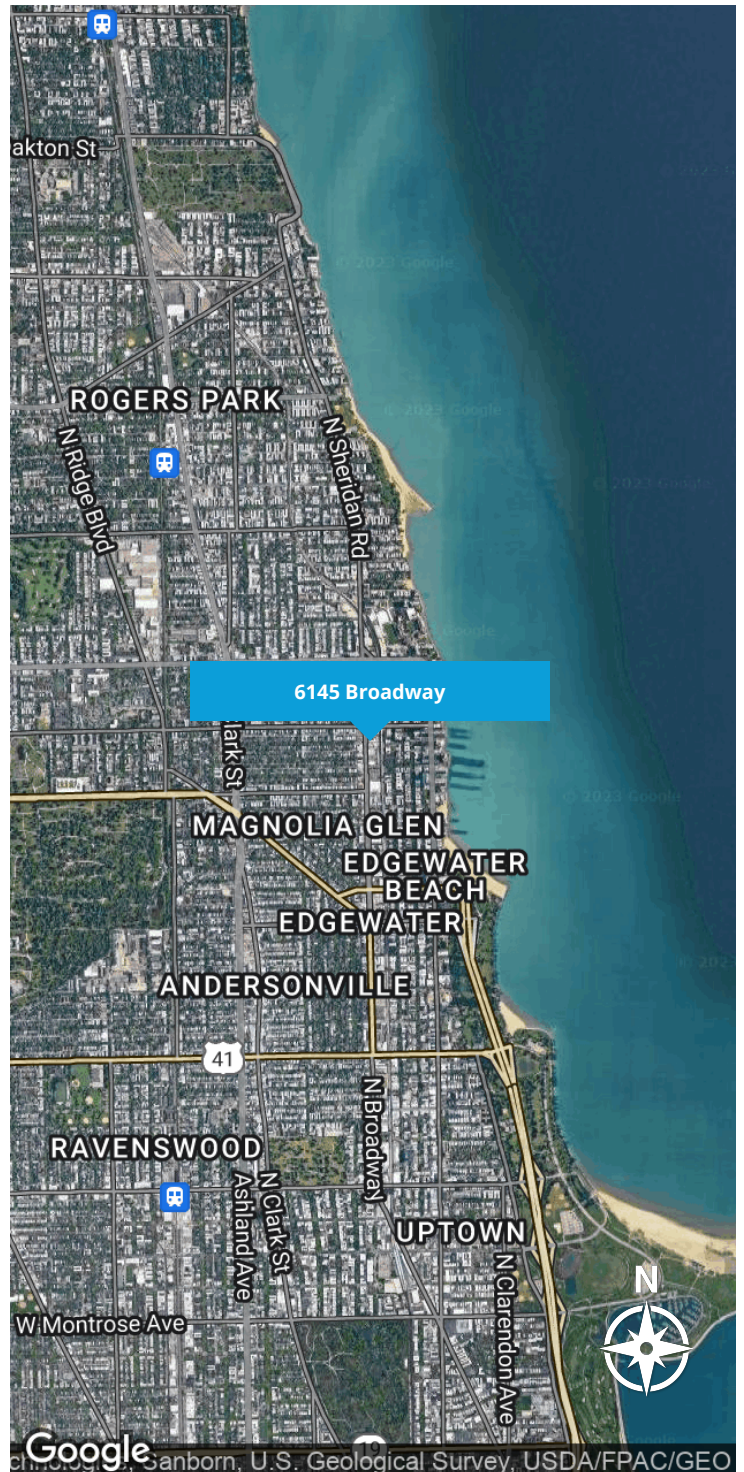
REGIONAL MAP



LOCATION OVERVIEW

Edgewater is a lakefront community area on the North Side of the city of Chicago, Illinois seven miles north of the Loop. As one of the city's 77 official community areas, Edgewater is bounded by Foster Avenue on the south, Devon Avenue on the north, Ravenswood Avenue on the west, and Lake Michigan on the east. Edgewater contains several beaches that residents enjoy during the late spring, summer, and early autumn. Chicago's largest park, Lincoln Park, stretches south from Edgewater for seven miles along the waterfront, almost to downtown. Eastern corner of Lake View Township, an independent suburb annexed by the city of Chicago in 1889.

Edgewater was first developed around the 1880s as a summer home for Chicago's elite. With the exception of pockets acknowledged as historic districts (like the Bryn Mawr Historic District), east-Edgewater (Edgewater Beach) boasts a skyline of high-rise apartment buildings, condominium complexes, and mid-rise homes. To the west, Edgewater is characterized by commercial businesses; single-family



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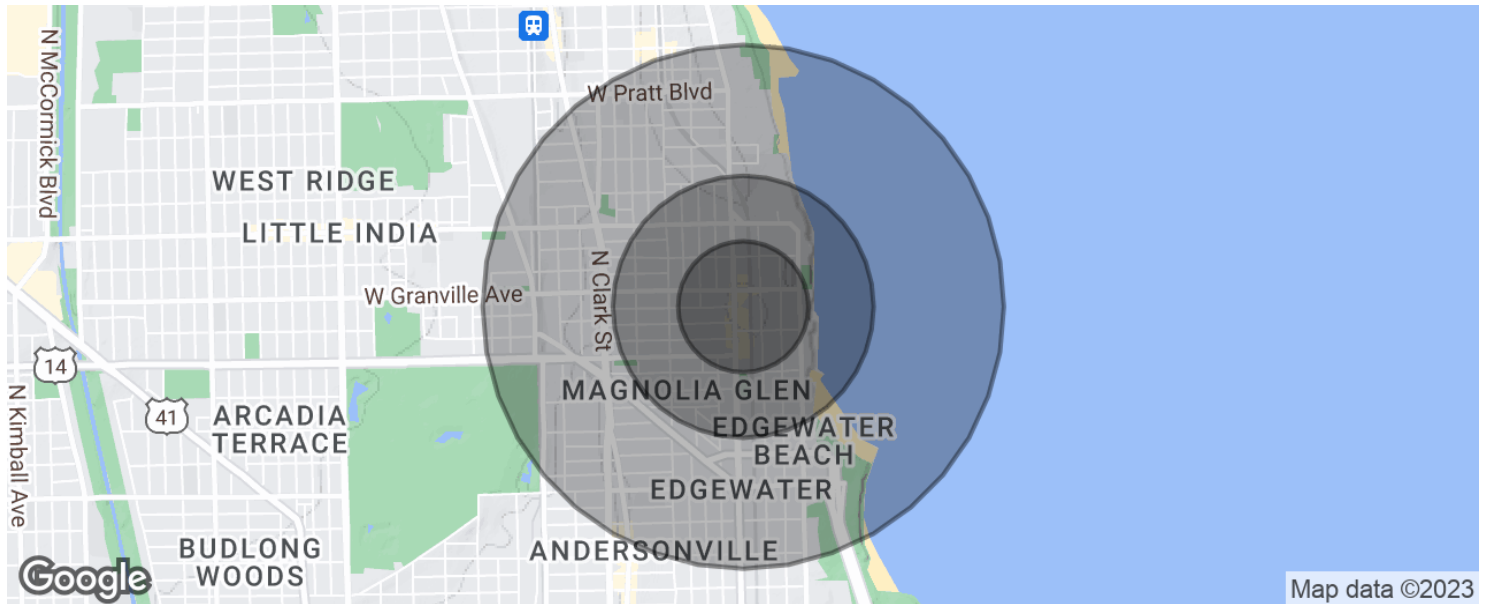
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DEMOGRAPHICS MAP & REPORT

**POPULATION****0.25 MILES****0.5 MILES****1 MILE**

Total population	6,472	20,619	64,263
Median age	33.9	35.1	35.9
Median age (Male)	34.7	36.3	36.7
Median age (Female)	33.2	33.8	34.8

HOUSEHOLDS & INCOME**0.25 MILES****0.5 MILES****1 MILE**

Total households	3,398	10,302	32,420
# of persons per HH	1.9	2.0	2.0
Average HH income	\$54,906	\$57,111	\$60,317
Average house value	\$338,234	\$370,496	\$383,443

RACE**0.25 MILES****0.5 MILES****1 MILE**

Total Population - White	3,825	12,727	39,508
Total Population - Black	1,234	3,586	10,497
Total Population - Asian	772	2,255	7,018
Total Population - American Indian	18	28	168

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