



PASTORAL<sup>®</sup> - ARTISAN CHEESE, BREAD & WINE

For Lease

# 2945 N. Broadway, East Lakeview, Chicago

2945 N. Broadway Ave., Chicago

## Negotiable

Restaurant / Retail Space on Broadway in East Lakeview neighborhood of Chicago in strong retail corridor near highest pedestrian intersection in city. Densely populated area surrounded by retail & restaurants/bars. East Lake View is along the Lakefront surrounded by high rises with hundreds of apartments. Space would be ideal for retail, restaurant or service retail. See agent for viewing.

### Contact us:

**Chris Irwin**

Senior Vice President

847 698 8193

[Chris.Irwin@Colliers.com](mailto:Chris.Irwin@Colliers.com)

## SUMMARY



Lease Rate	<b>\$45 SF NET</b>
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## OFFERING SUMMARY

Available SF:	850 SF
Zoning:	B3-2
Taxes:	\$3.75 PSF
Operating Expenses:	\$.75 PSF
Storage:	Basement
Cross Streets:	Wellington & Broadway
Submarket	East Lakeview

## PROPERTY OVERVIEW

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## PROPERTY HIGHLIGHTS

- Strong Retail Corridor
- Heavy Pedestrian Traffic
- Densely Populated Area
- Strong Household Incomes
- Additional Storage available in Basement

## Chris Irwin

Senior Vice President

847.698.8193

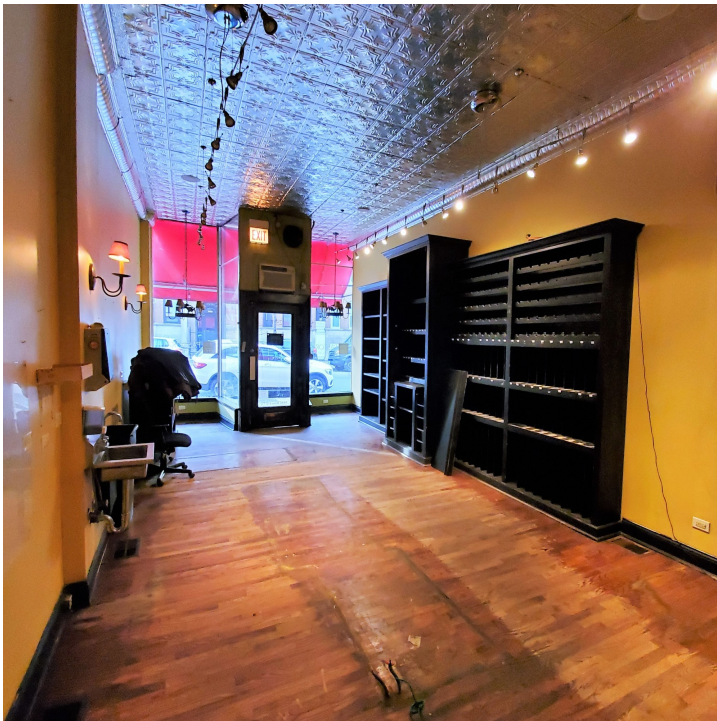
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2945 BROADWAY (850 SF)



CLOCKWISE FROM TOP LEFT: Exterior / Store when Open / Out to Street / From Door to Rear

**Chris Irwin**

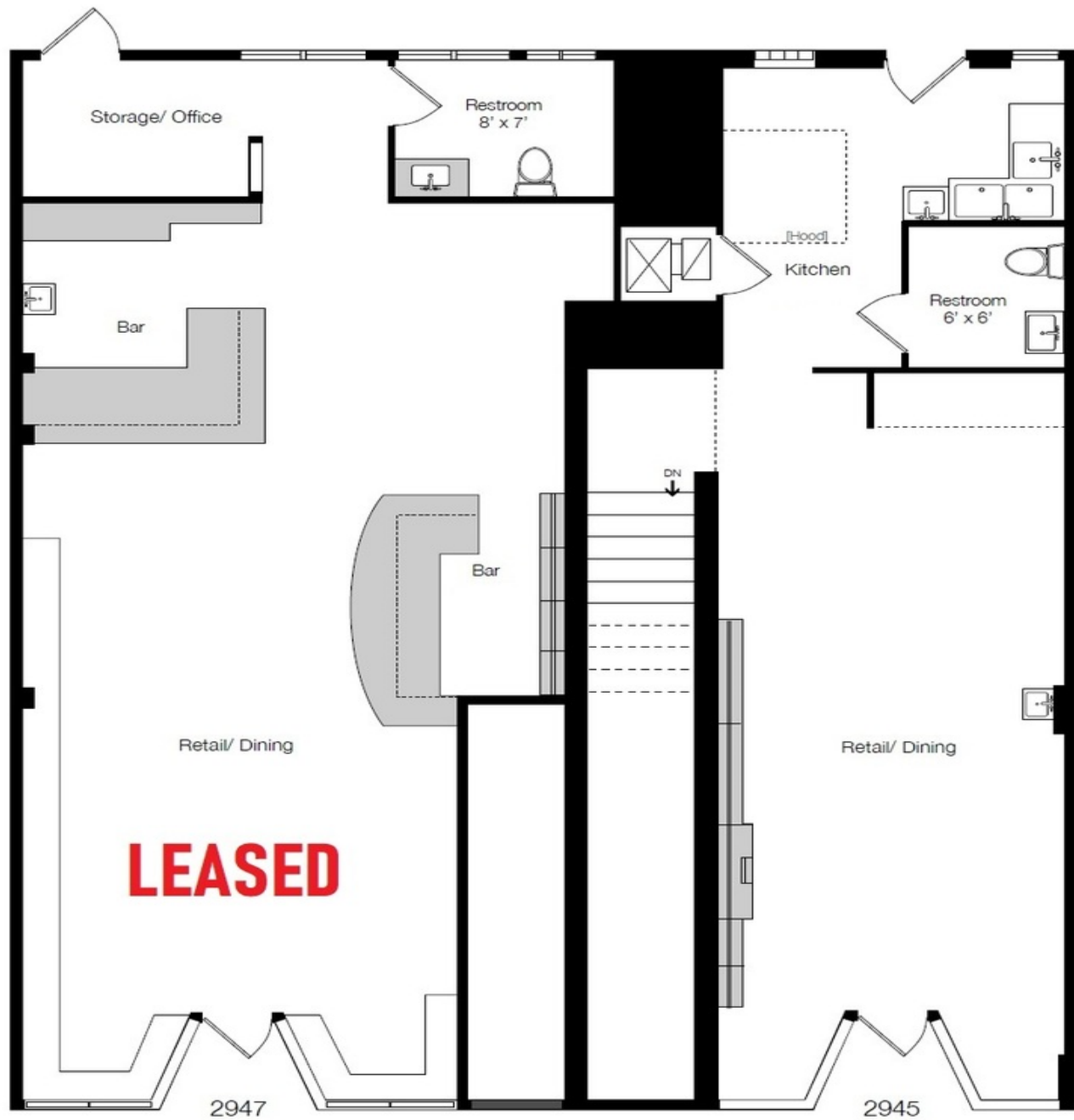
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FLOOR PLAN



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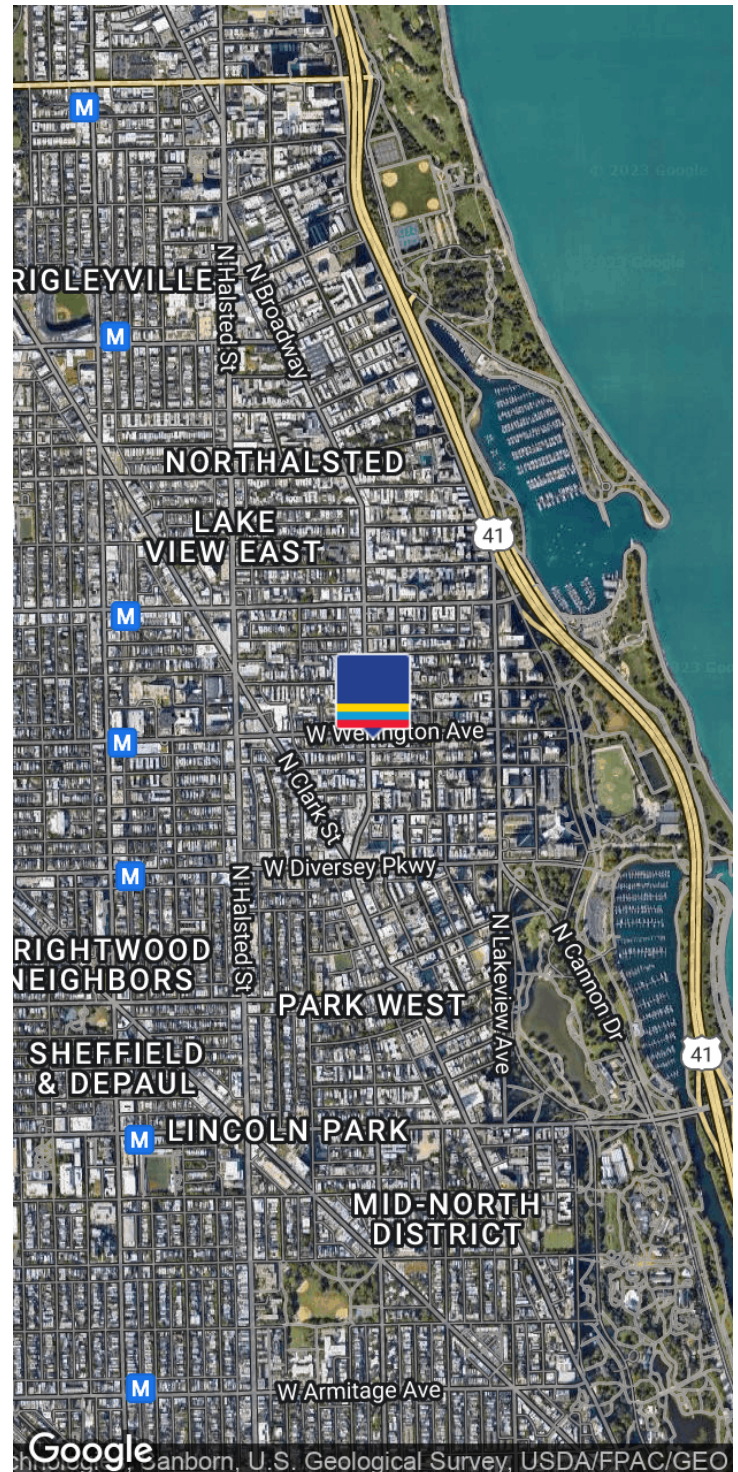
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## LOCATION MAPS



## LOCATION OVERVIEW

Lakeview East boundaries are defined as: Lake Shore Drive on the East, Racine on the West, Diversey Parkway on the South and Irving Park on the north. Lakeview East area consists of two of the largest entertainment districts in Chicago, Boystown and Wrigleyville. Lakeview, especially along the Lake Shore Drive and Broadway corridors, consists of upscale condominiums and higher-rent mid-rise apartments and lofts. Small businesses, boutiques, restaurants and community institutions are found along North Broadway and North Halsted Street. Gentrification, diversification and population shift have changed Lakeview, with new developments and new businesses such as Mariano's and Target. The Lakeview Historic District, which is listed on the National Register of Historic Places, is in southeastern Lakeview.

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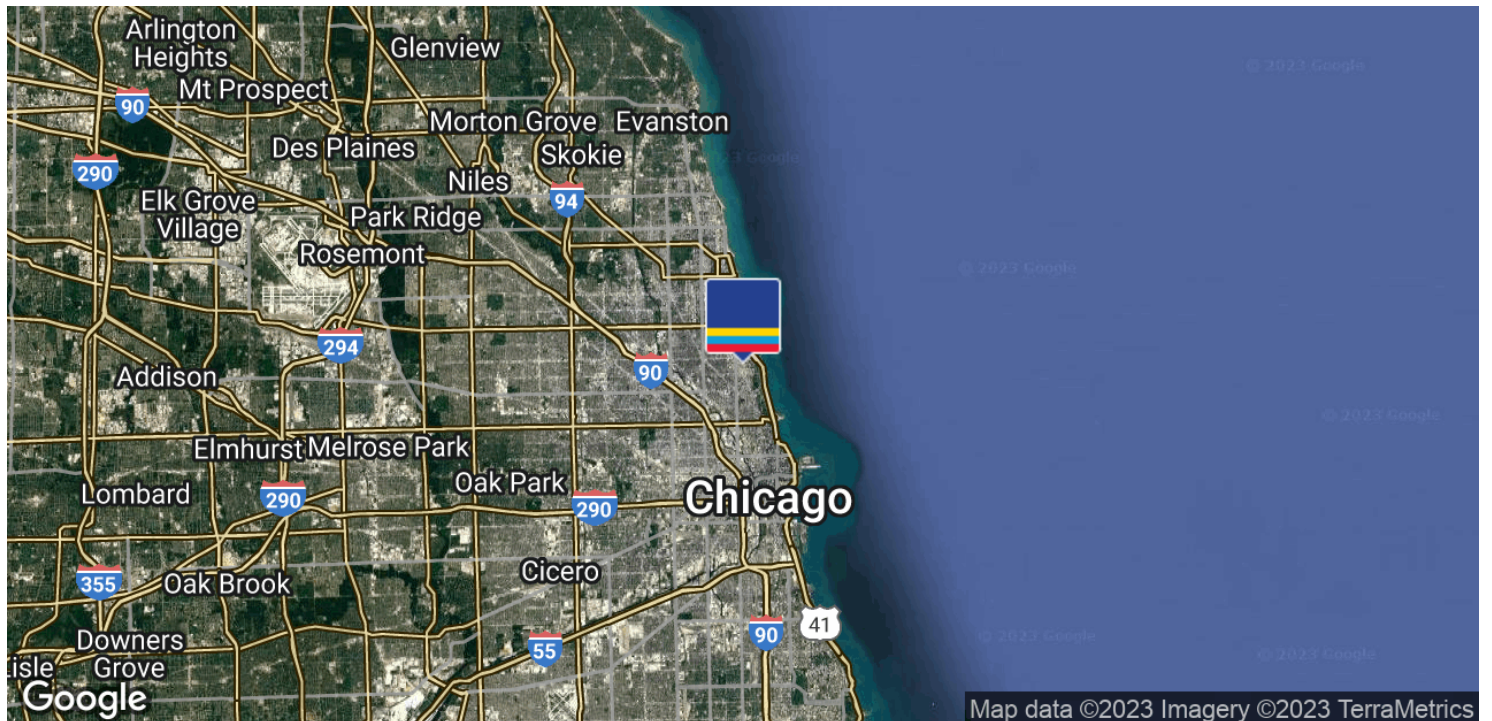
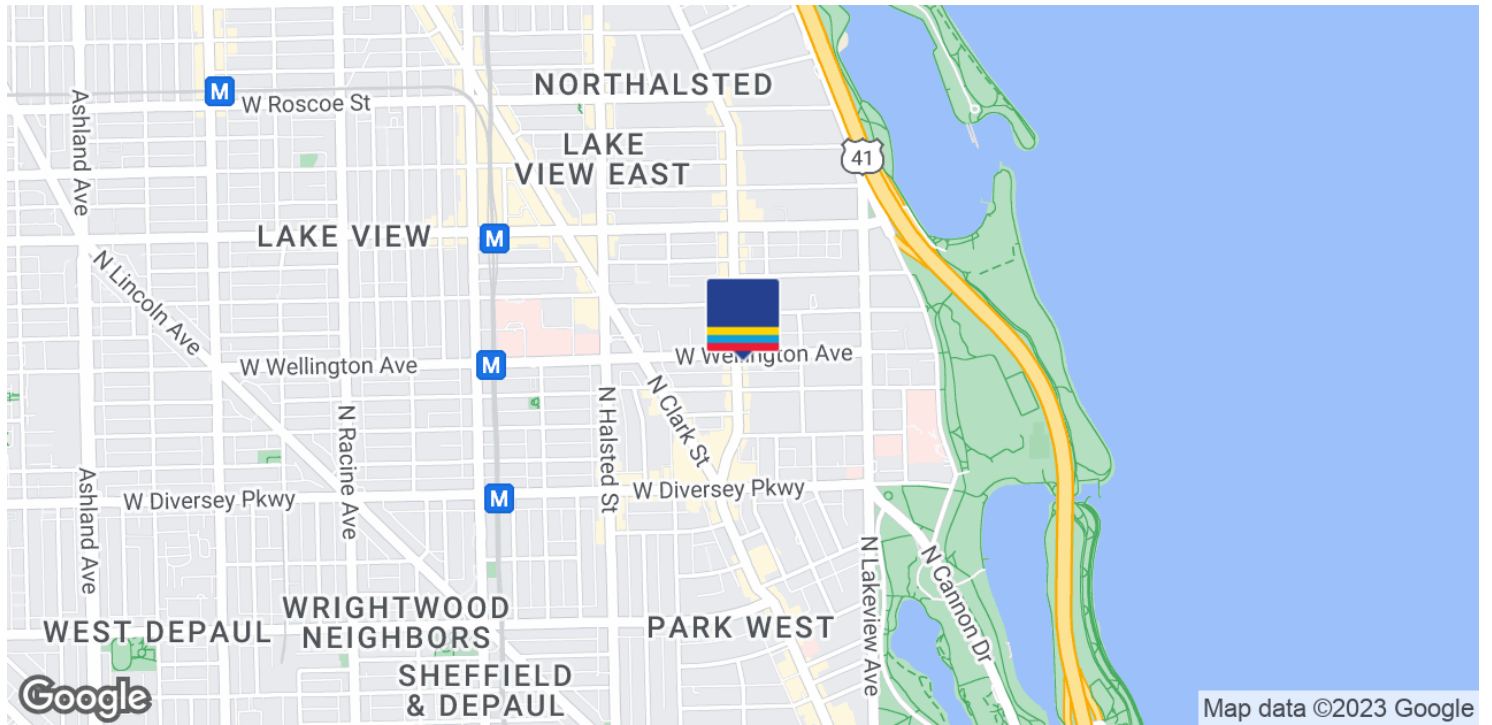
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## LOCATION MAPS



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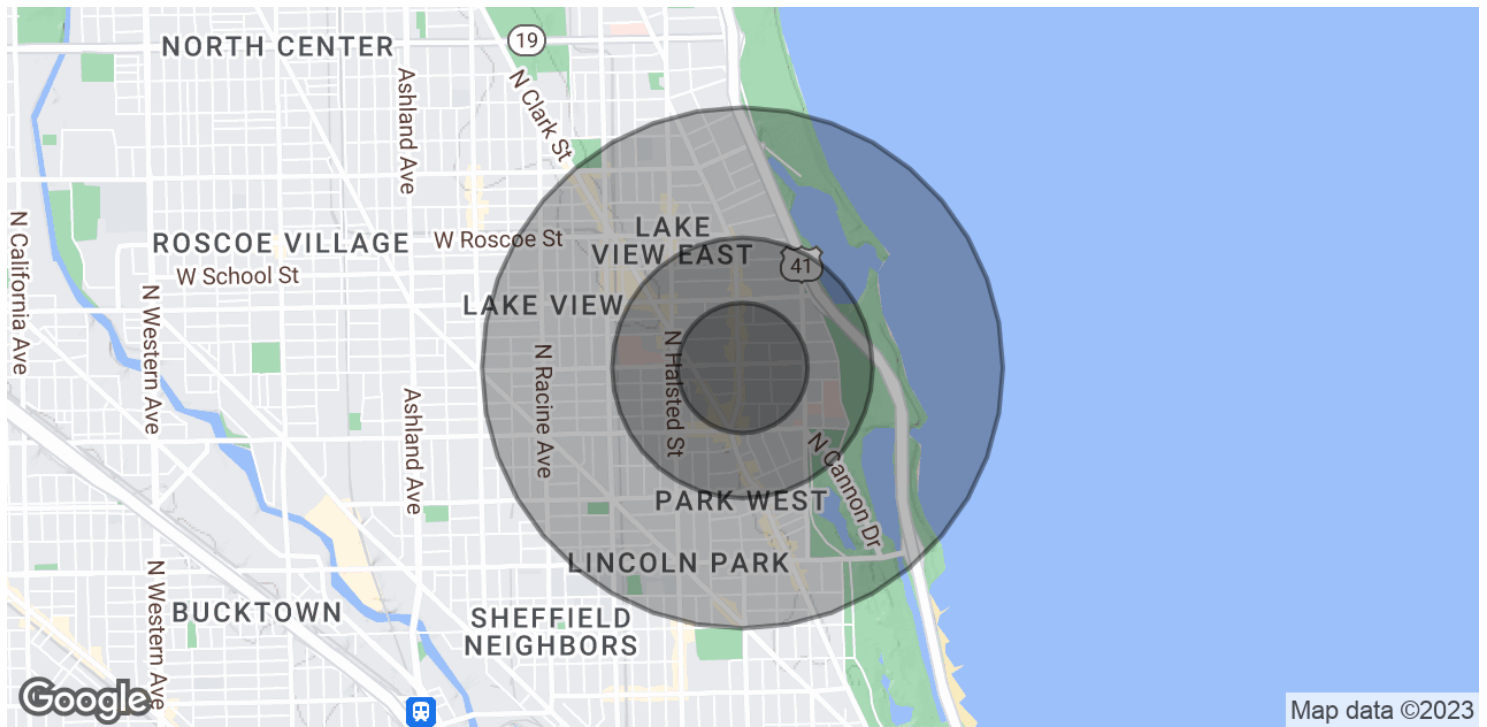
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## DEMOGRAPHICS MAP &amp; REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	5,272	22,949	89,192
Average age	26.7	28.1	29.6
Average age (Male)	26.6	29.0	30.5
Average age (Female)	27.1	27.5	28.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	2,753	12,647	46,768
# of persons per HH	1.9	1.8	1.9
Average HH income	\$120,535	\$113,586	\$117,556
Average house value	\$597,728	\$579,596	\$642,234

\* Demographic data derived from 2020 ACS - US Census

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