



B= Broadway I=financial

GRACEWAY CORNERS

Money When You Need It

3751 N HALSTED STREET
CHICAGO, IL 60657

Lorile Herlihy
Senior Advisor
O: 312.529.5794
lherlihy@svn.com

Leslie Karr
Vice President
O: 312.529.5792
leslie.karr@svn.com

3756

LOANS

HOURS

MON-FRI. 8:30 A.M. TO 1:00 P.M.
SATURDAY 9:00 A.M. TO 3:00 P.M.
SUNDAY CLOSED

NO CASH ON PREMISE

Property Summary



OFFERING SUMMARY

| | |
|----------------|--------------------------------|
| Lease Rate: | \$30.00 - 35.00 SF/yr (NNN) |
| Building Size: | 38,821 SF |
| Available SF: | 480 - 885 SF |
| Lot Size: | 17,306 SF |
| Year Built: | 1927 |
| Zoning: | C1-2 |
| Market: | Chicago |
| Submarket: | Lakeview |

PROPERTY OVERVIEW

Located near the six corner intersection of Halsted, Broadway, and Grace Street, this excellent location is within walking distance of lakefront parks, fashionable boutiques, a plethora of restaurants, and exciting nightlife. Enjoy over 30 original local theaters or watch the World Champions Chicago Cubs at Wrigley Field. Lakeview East is a culturally diverse Chicago neighborhood including Wrigleyville and Historic Boystown.

PROPERTY HIGHLIGHTS

- Dual entrances on Halsted St. & Broadway Ave in office space
- 480 - 956 SF available
- Asking rent is \$30 NNN; CAM is \$10 PSF
- Retailer neighbors include coffee shop, tanning, apparel, Boho Blonde salon, My EyeDr. and Orange Theory Fitness
- 24 apartment units above

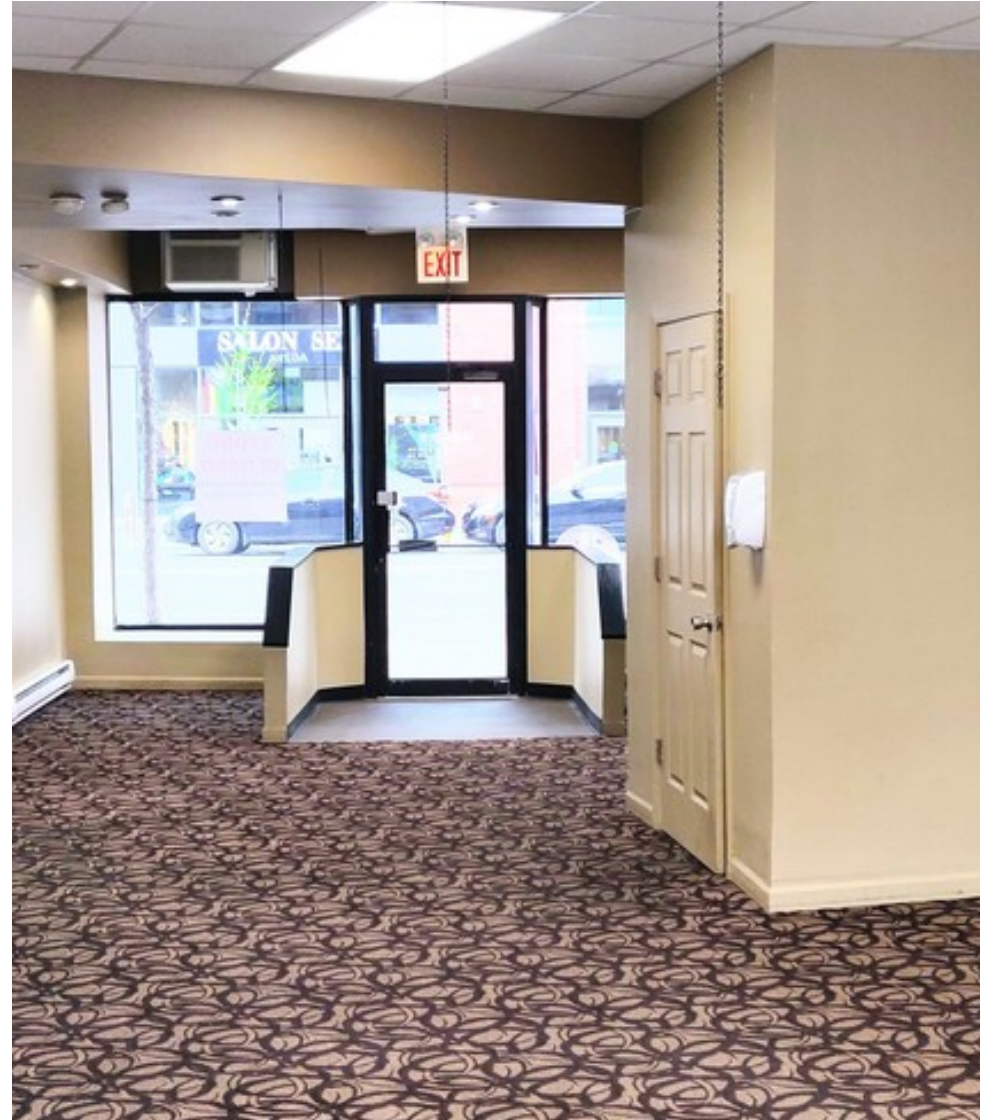
Additional Photos



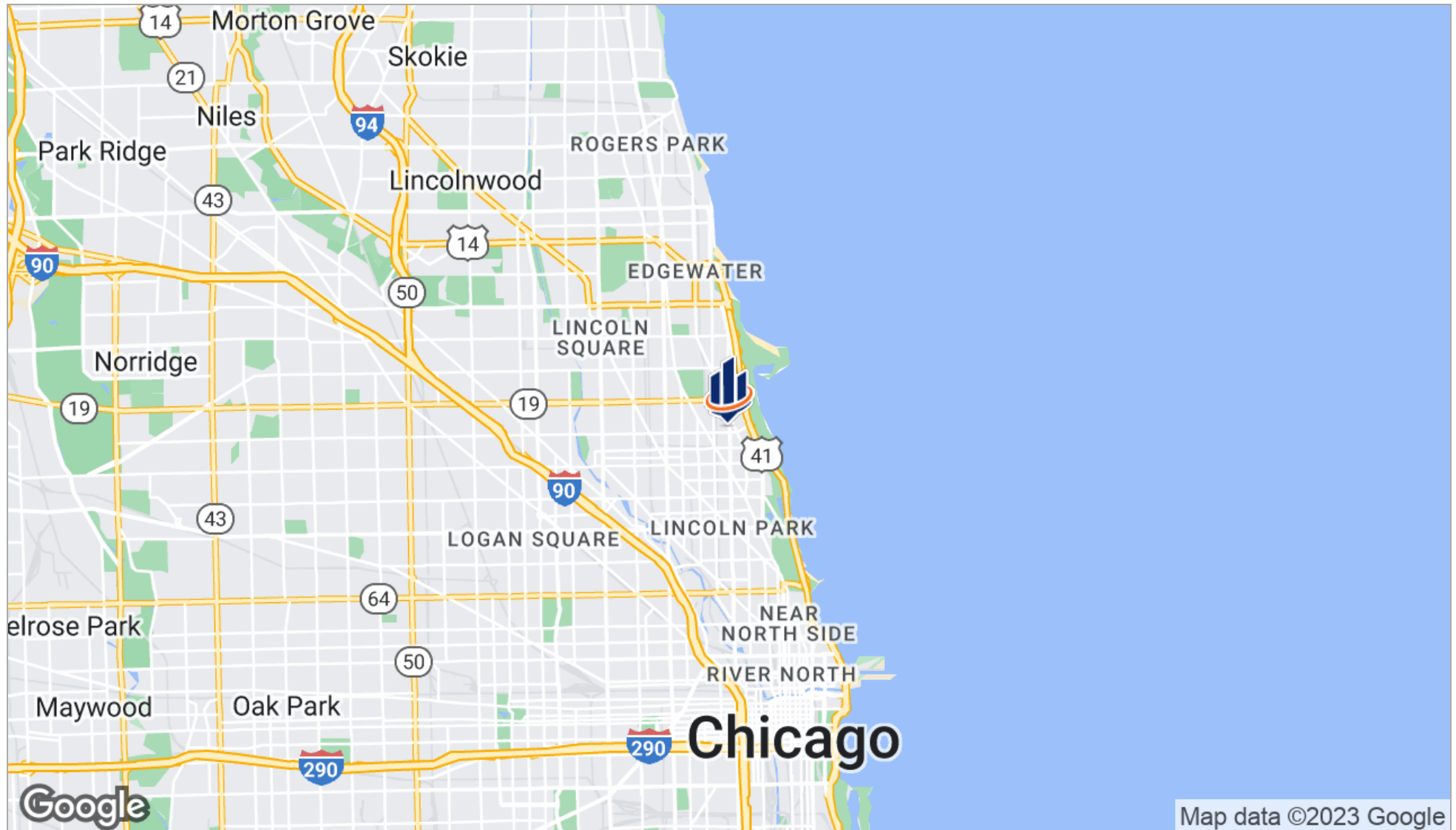
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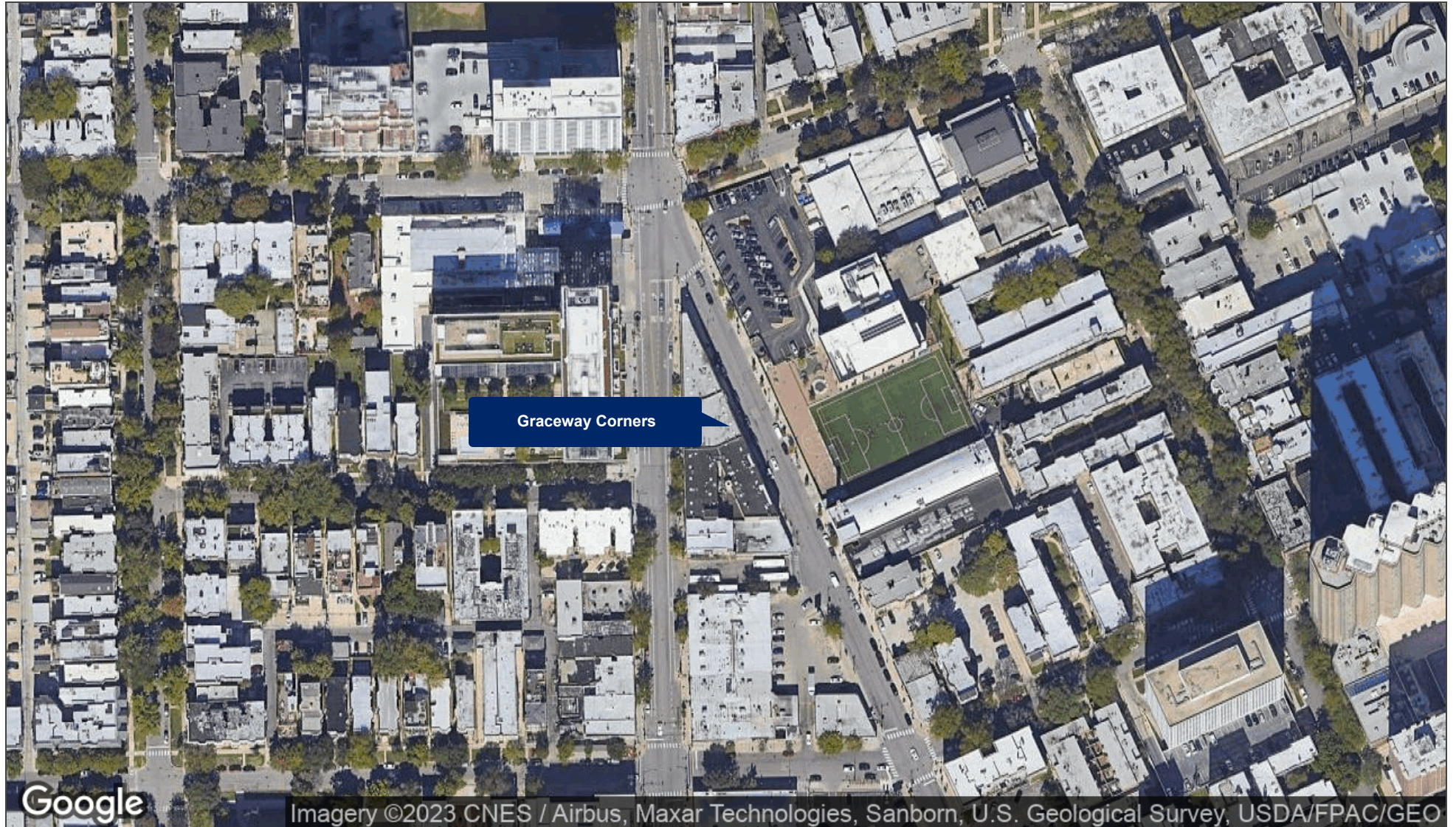
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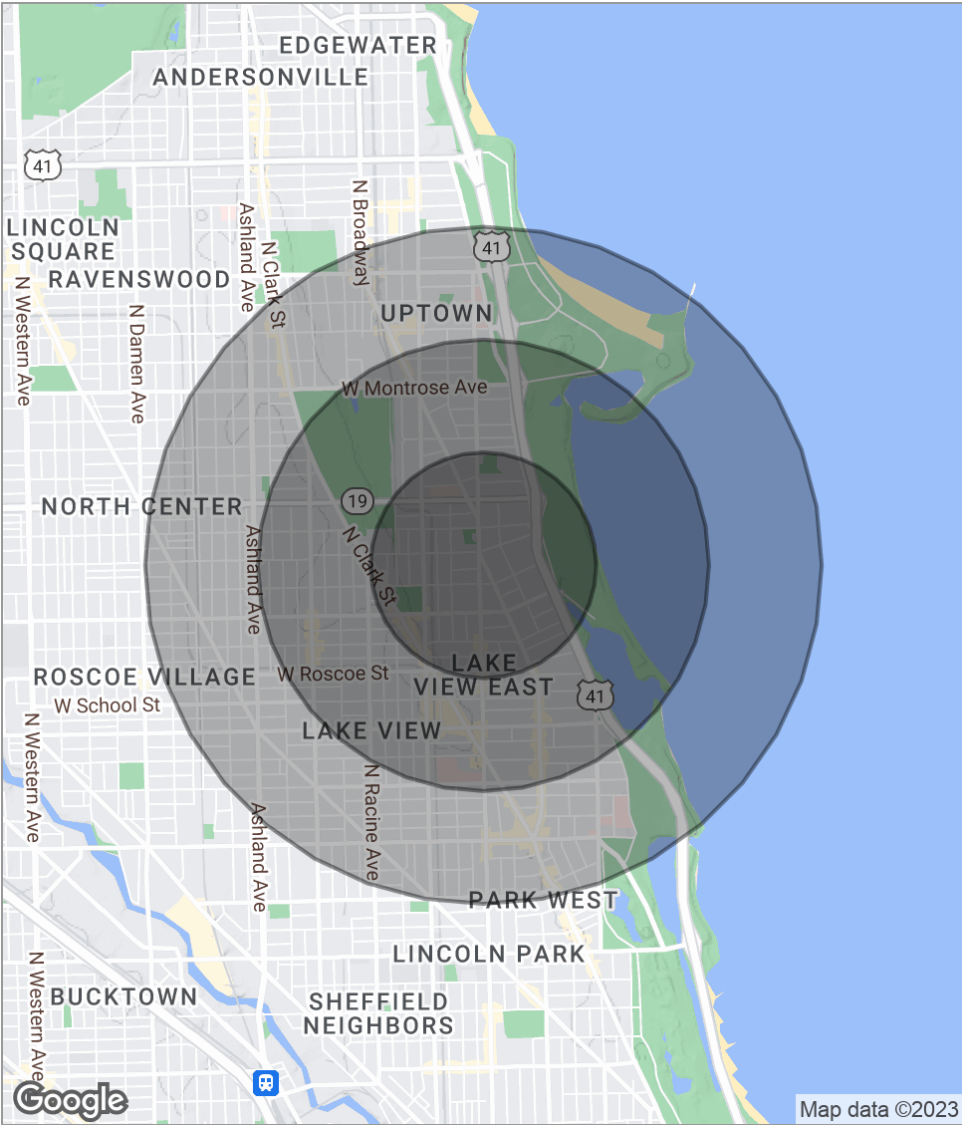
Location Map



Aerial Map



Demographics Map



| POPULATION | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 22,886 | 75,537 | 152,726 |
| Median age | 32.0 | 31.9 | 32.1 |
| Median age [Male] | 33.1 | 32.8 | 32.9 |
| Median age [Female] | 30.8 | 30.9 | 31.3 |
| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 1.5 MILES |
| Total households | 13,804 | 43,949 | 83,905 |
| # of persons per HH | 1.7 | 1.7 | 1.8 |
| Average HH income | \$84,792 | \$85,208 | \$91,457 |
| Average house value | \$277,048 | \$364,653 | \$457,286 |

* Demographic data derived from 2020 ACS - US Census

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