



For Lease

Retail / Café / Medical / Office
4400-4444 N Broadway, Chicago, IL 60640

Negotiable

Retail / Office / Café space available for lease at Wilson Yards, join national tenants PNC Bank, Core Power Yoga, AT&T, and Subway. Retail is anchored by Target positioned at a bustling six-way intersection, situated on Broadway. Combined daily traffic counts Retail space available for lease at Wilson Yards, join national tenants PNC Bank, Core Power Yoga, AT&T, and Subway. Retail is anchored by Target positioned at a bustling six-way intersection, situated on Broadway. Combined daily traffic counts exceeding 50K on Broadway, Montrose, and Wilson. Unit #4414 is 3,231 sq.ft. and can be combined with Unit #4420 for a total of 4,359 sq.ft. Additionally, Unit #4444 is 1,565 sq.ft. with an open floor plan and ample storage. Conveniently located a 5-minute walk to CTA train station, adding exposure to pedestrian traffic. Located below Target and 178 residential units in Uptown. Metered street parking and additional 25 parking spaces in rear lot is available.

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Summary



Lease Rate	Negotiable
Summary	
Unit #4414:	3,213-4,359 SF
Unit #4420:	1,128-4,359 SF
Unit #4444:	1,565 SF
Parking:	25+ Spaces
Taxes:	\$6.06 SF/yr
CAM:	\$3.00 SF/yr
Market:	Chicago
Submarket:	Uptown
Traffic Count:	17,114
Walk Score®:	Walker's Paradise 95
Frontage:	375' on Broadway

Property Overview

Retail / Office / Café space available for lease at Wilson Yards, join national tenants PNC Bank, Core Power Yoga, AT&T, and Subway. Retail is anchored by Target positioned at a bustling six-way intersection, situated on Broadway. Combined daily traffic counts exceeding 50K on Broadway, Montrose, and Wilson. Units can access iron shaft to vent for cooking. Conveniently located a 5-minute walk to CTA train station, adding exposure to pedestrian traffic. Located below Target and 178 residential units in Uptown. Metered street parking and additional 25 parking spaces in rear lot is available.

Property Highlights

- Target Anchored Center
- Wilson Yard attracts 120K+ visitors per month
- Access to Shaft to Vent for Cafe
- 5 minute walk to Wilson Red Line (over 1M riders year)
- Signalized Intersection in Densely Populated Area

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TARGET Adjacent to Spaces



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Site Plan

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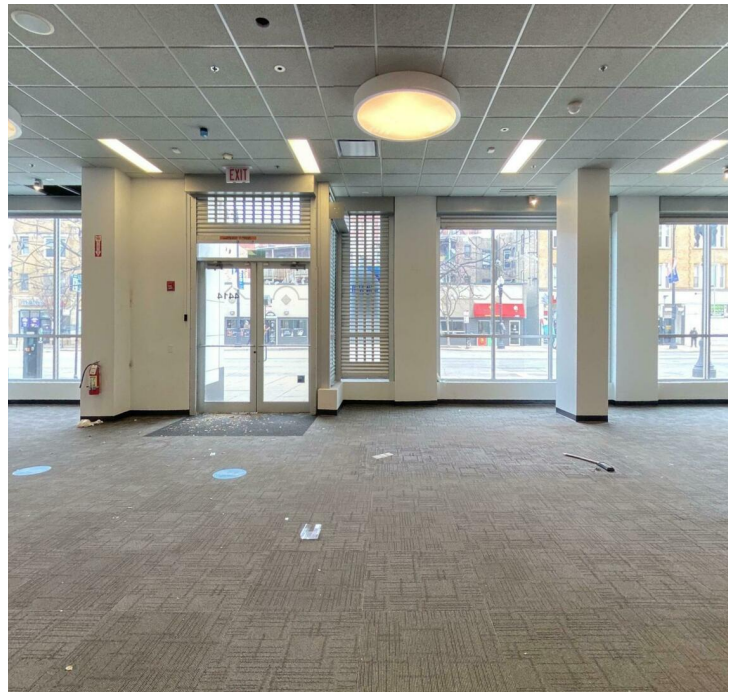
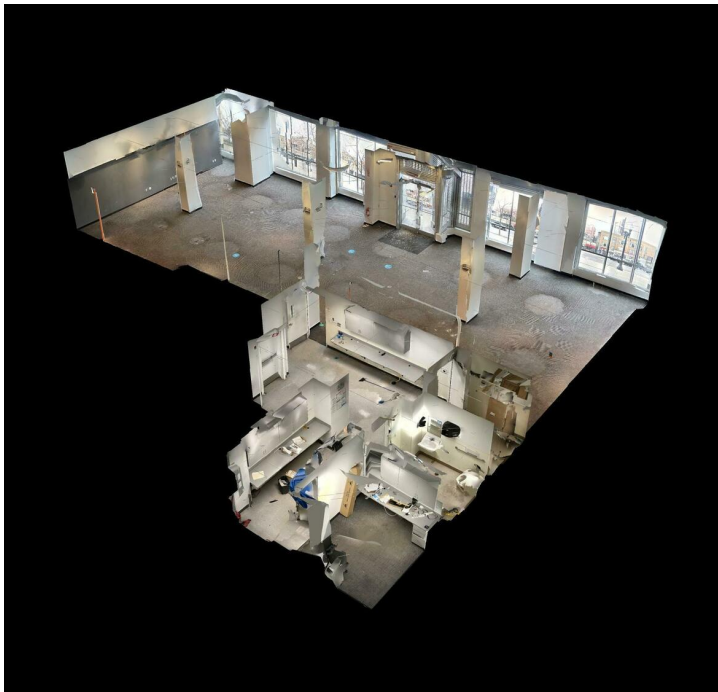
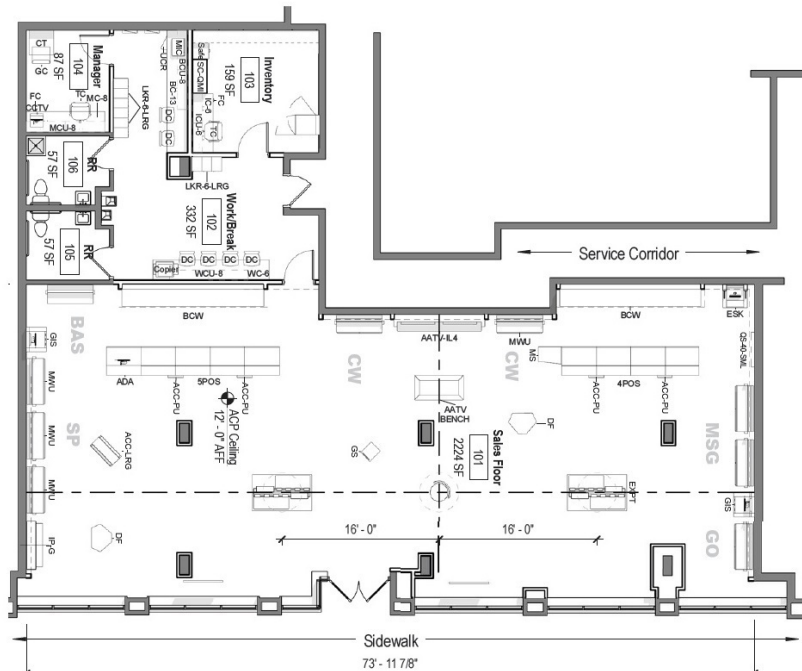
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Unit #4414 - 3,213 to 4,359 sq. ft.



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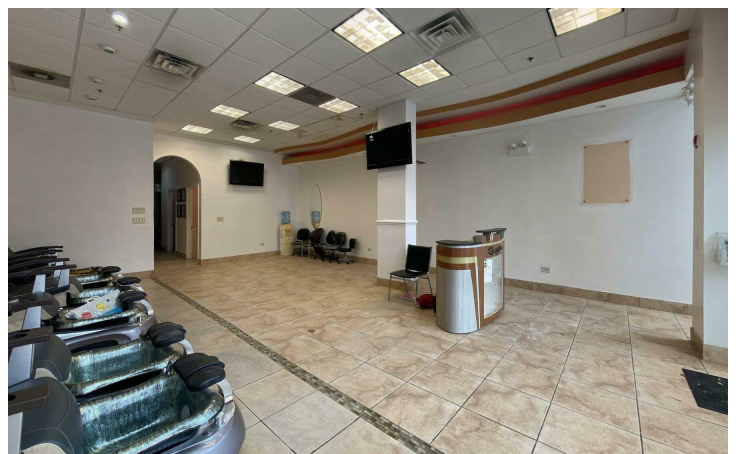
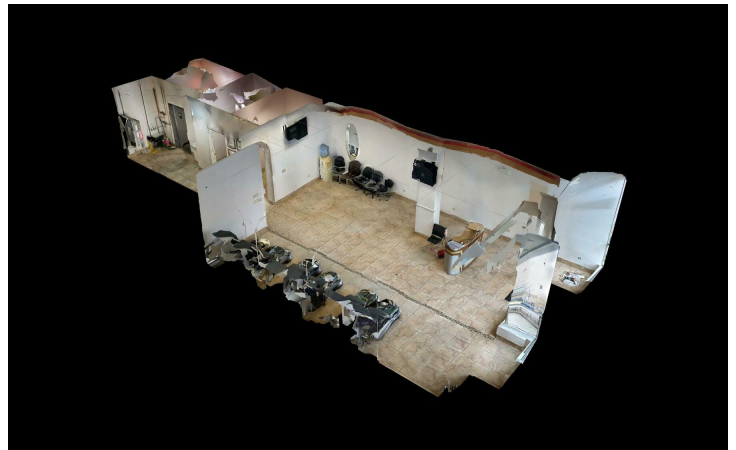
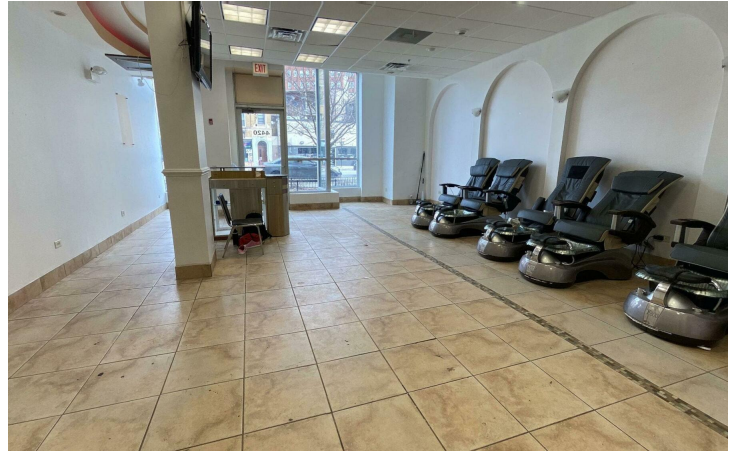
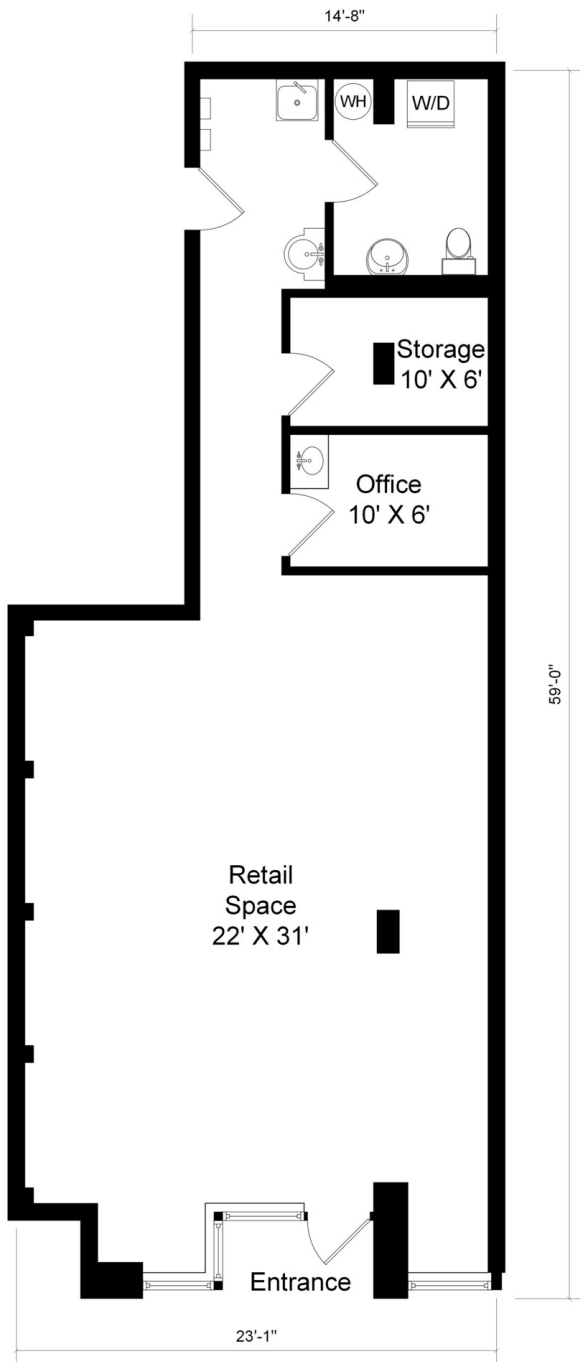
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Unit #4420 - 1,128 to 4,359 sq. ft.



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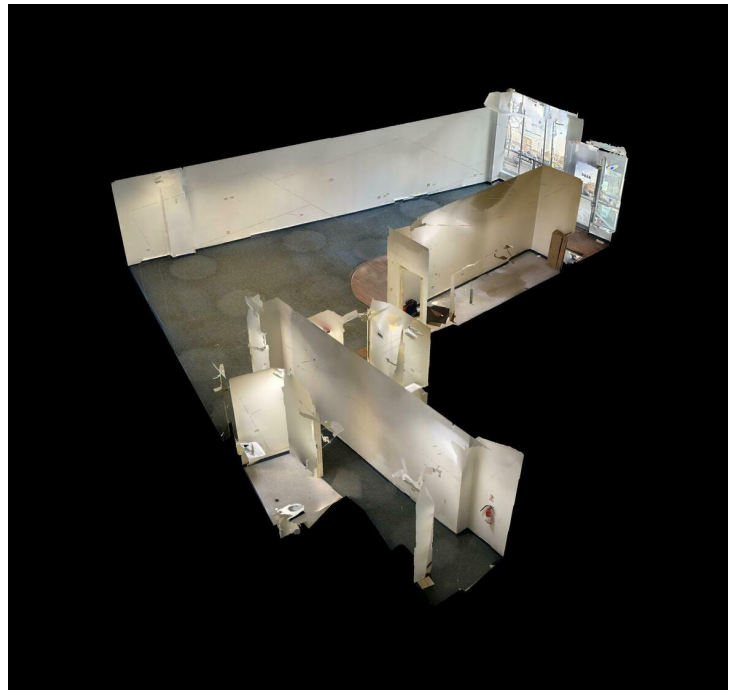
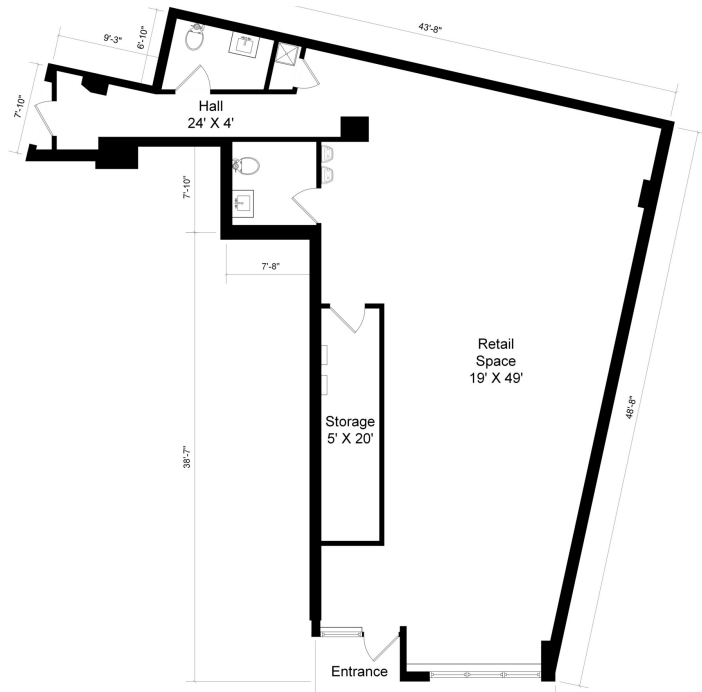
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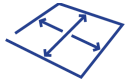
Unit #4444 - 1.565 sq. ft.



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Property & Area Details



23K SF

Street Retail



Paradise (97)

Walk Score®



81K

Population (1 mile)



5 min walk

Transportation



120K MTH

Pedestrian Traffic



Under CTA

Parking (90 min.)



6 WAY

Signalized Intersection



Location Overview

Historically a very popular tourist destination, the Uptown Entertainment District is home to various music venues, nightclubs, restaurants and shops. The Uptown Entertainment District is now experiencing a revival, with new restaurants and shops opening every year. Uptown Square, at the center of the Uptown Entertainment District, was designated as a National Historic District on the National Register of Historic Places in 2000. The NEW CTA Wilson Red Line 'L' station serves over 1+ MILLION riders annually and the CTA #36 Broadway/Wilson.

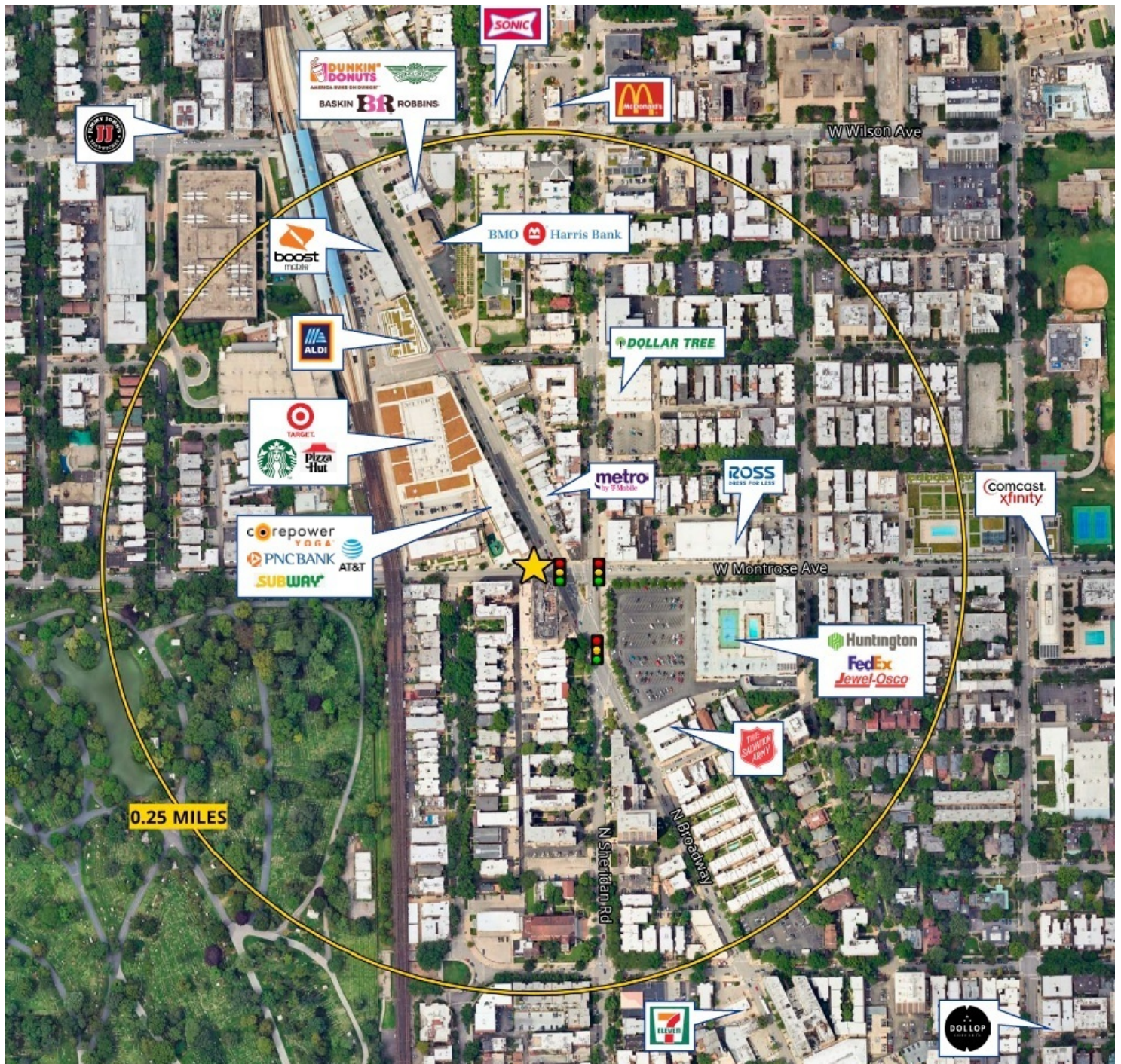
Area Tenants

- Target
- AT&T
- Dollar Tree
- FedEx
- CorePower Yoga
- Starbucks
- BMO Harris Bank
- Jewel Osco
- PNC Bank
- Pizza Hut
- Salvation Army
- Metro by T-Mobile
- Subway
- Ross
- Aldi
- Boost Mobile

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Area Tenants

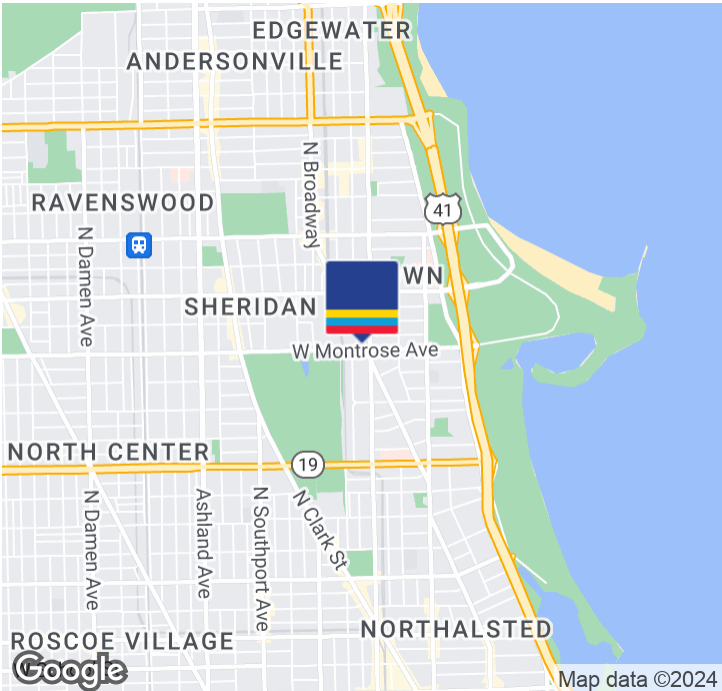
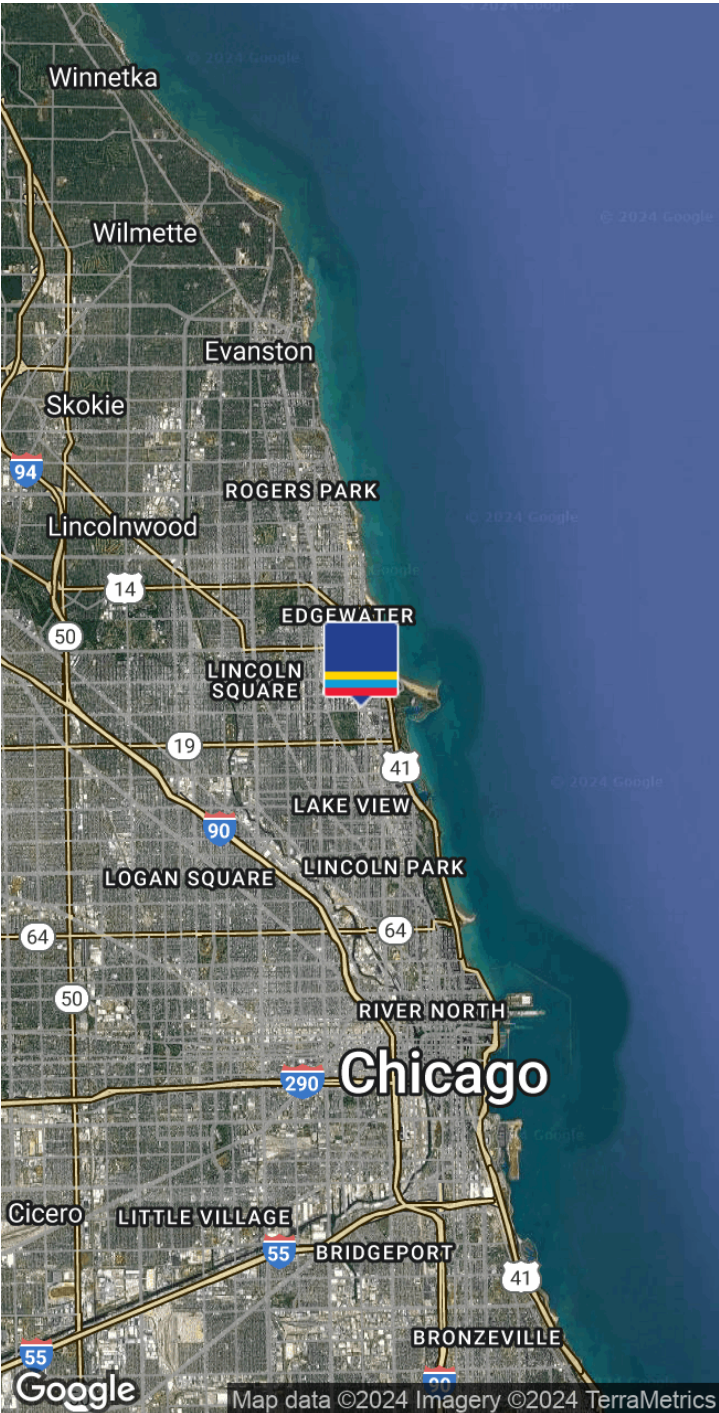


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Location Map



Demographics	0.25 Miles	0.5 Miles	1 Mile
Total population	5,543	24,805	80,755
Median age	33.0	35.6	35.7
Total households	3,330	13,860	45,657
Total persons per HH	1.7	1.8	1.8
Average HH income	\$65,554	\$65,948	\$86,371
Average house value	\$274,789	\$256,599	\$335,992

Location Overview

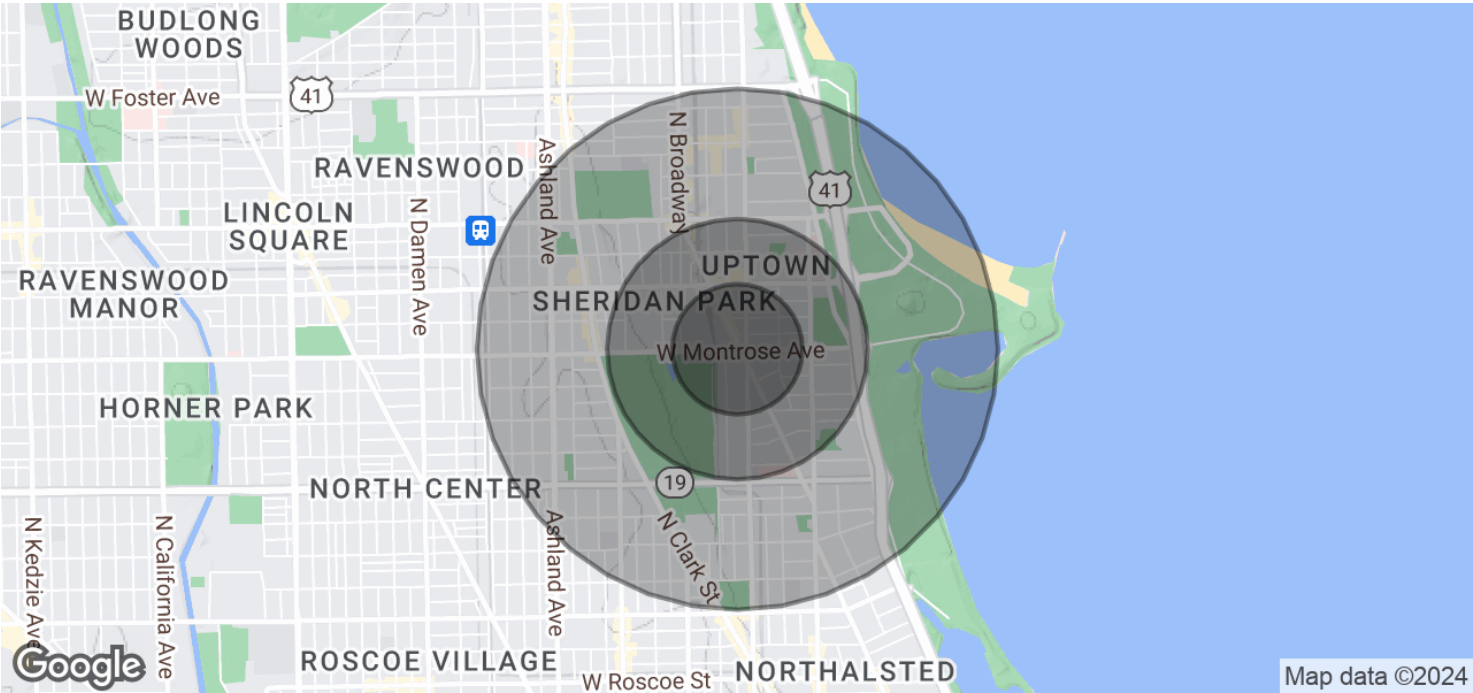
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Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	5,543	24,805	80,755
Average Age	33.0	35.6	35.7
Average Age (Male)	33.1	36.8	36.2
Average Age (Female)	34.0	34.9	35.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	3,330	13,860	45,657
# of Persons per HH	1.7	1.8	1.8
Average HH Income	\$65,554	\$65,948	\$86,371
Average House Value	\$274,789	\$256,599	\$335,992

2020 American Community Survey (ACS)

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