



# For Lease

**± 2,595 SF inline small shop space available at  
signalized intersection in Edgewater**

- Easily accessible surface parking with +/- 35 shared stalls available
- Prominent monument signage available
- Site located in close proximity to the CTA bus (*over 16,400 riders per weekday*) and CTA red line (*over 2,800 riders per weekday*)
- Densely populated area with nearly 80,000 people in a 1-mile radius with heavy daytime traffic with over 21,000 cpd on Broadway Avenue

## Broadway Festival

5300 N Broadway Avenue  
Chicago, IL

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# Demos

All numbers are taken from ESRI within 1 mile



79,067  
residential population



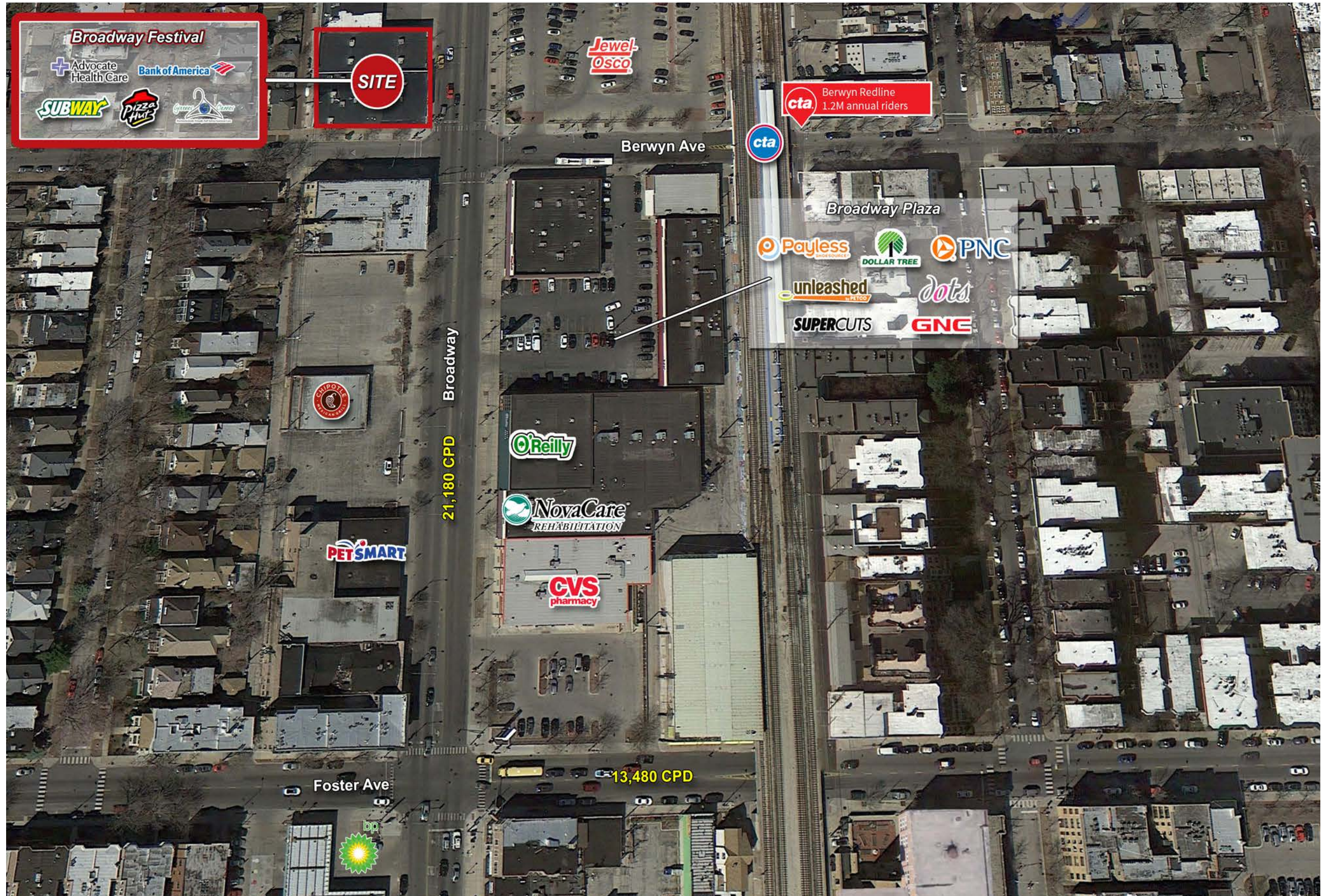
22,031  
daytime population



\$72,790  
average household  
income



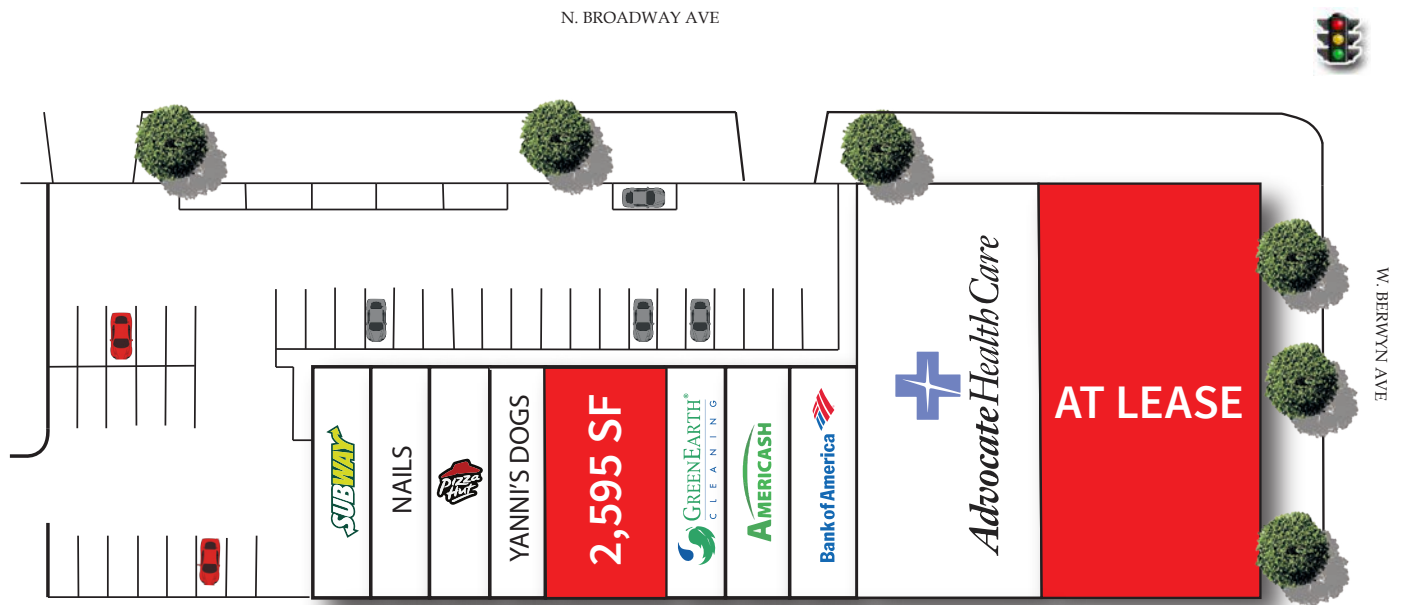
41,623  
total households





# Site Plan

5300 N Broadway Ave., Edgewater



TENANT	UNIT	SIZE
Subway	1	1,260
Nails	2	1,260
Pizza Hut	3	1,260
Yanni's Dogs	4	1,190
AVAILABLE	5	2,595

TENANT	UNIT	SIZE
Green Earth Cleaners	6	1,260
AmeriCash Loans	7	1,449
Bank of America	8	1,480
Advocate Health Care	9	7,000
AT LEASE	10	8,625
<b>Total GLA</b>		<b>27,379</b>

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