

# 5411 N. Broadway

CHICAGO, IL 60640 | EDGEWATER

For Lease  
RETAIL PROPERTY



## ▶ 500-2,500 SF available

- ▶ Join co-tenants Anytime Fitness and Sherwin Williams
- ▶ Storefront and pylon signage available
- ▶ Adjacent surface parking lot with 25+ spaces
- ▶ 5 min walk to the newly modernized CTA Berwyn Red Line 'L' Station
- ▶ Area retailers include Jewel-Osco, Pizzeria Aroma, Herb, Subway, Starbucks, Chipotle, CVS, PetSmart, and more

## DEMOGRAPHIC SUMMARY

	.25 Mi	.50 Mi	1 Mi
Estimated Population	5,988	25,425	72,821
Adj. Daytime Demographics	4,328	17,485	51,956
Estimated Households	3,398	15,895	43,039
Estimated Average Household Income	\$107,247	\$95,543	\$100,044

### KERWIN ALVERO

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312.278.2189



BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · BAUMREALTY.COM

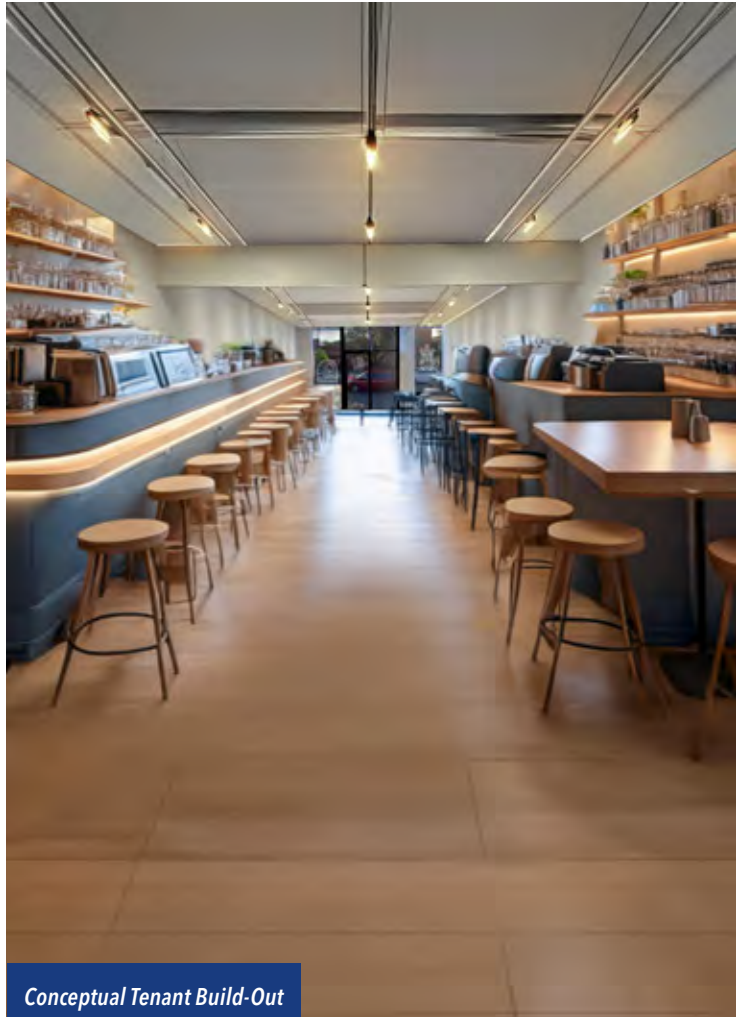
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*Conceptual Tenant Build-Out*



*Conceptual Tenant Build-Out*



*Existing conditions*

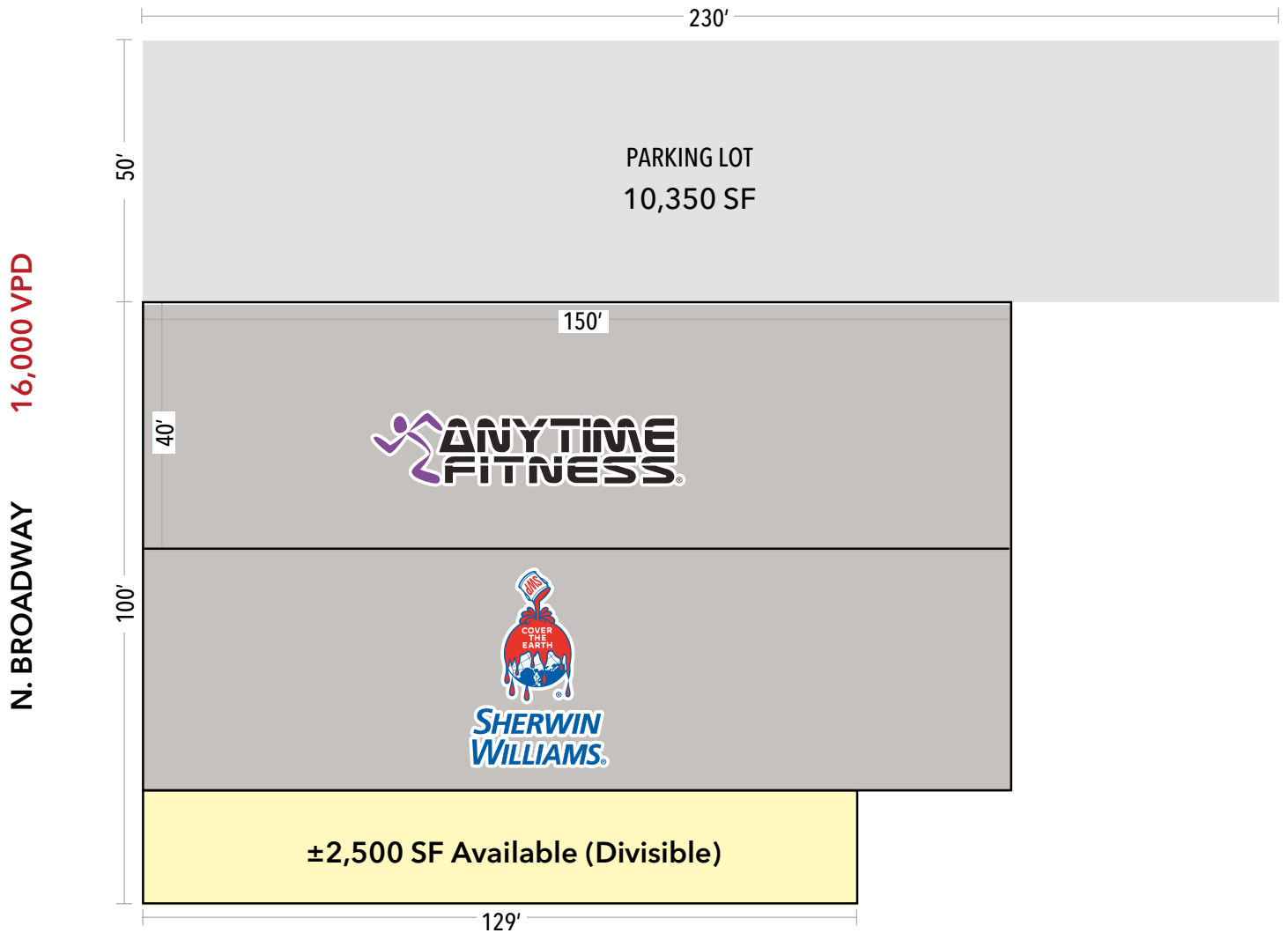
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SITE PLAN



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