

# 5411 N. Broadway

CHICAGO, IL 60640 | EDGEWATER

## For Lease

RETAIL PROPERTY



- ▶ **±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

**REDUCED RENTAL RATE:** \$5,500 / month modified gross

### 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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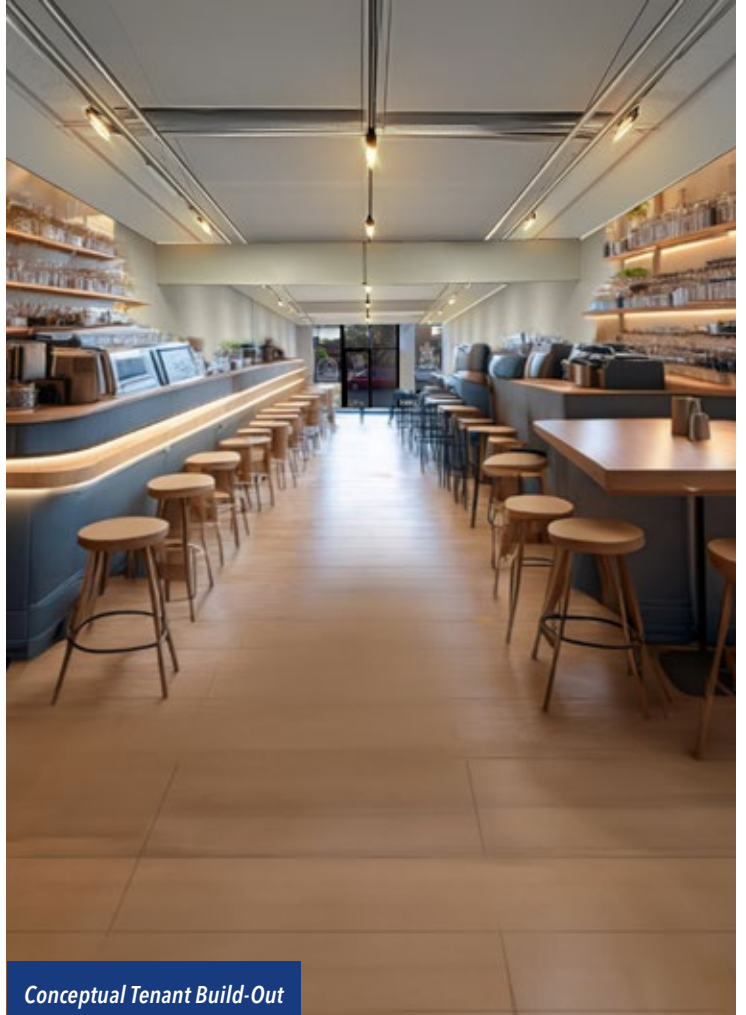
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*Conceptual Tenant Build-Out*



*Conceptual Tenant Build-Out*



*Existing conditions*

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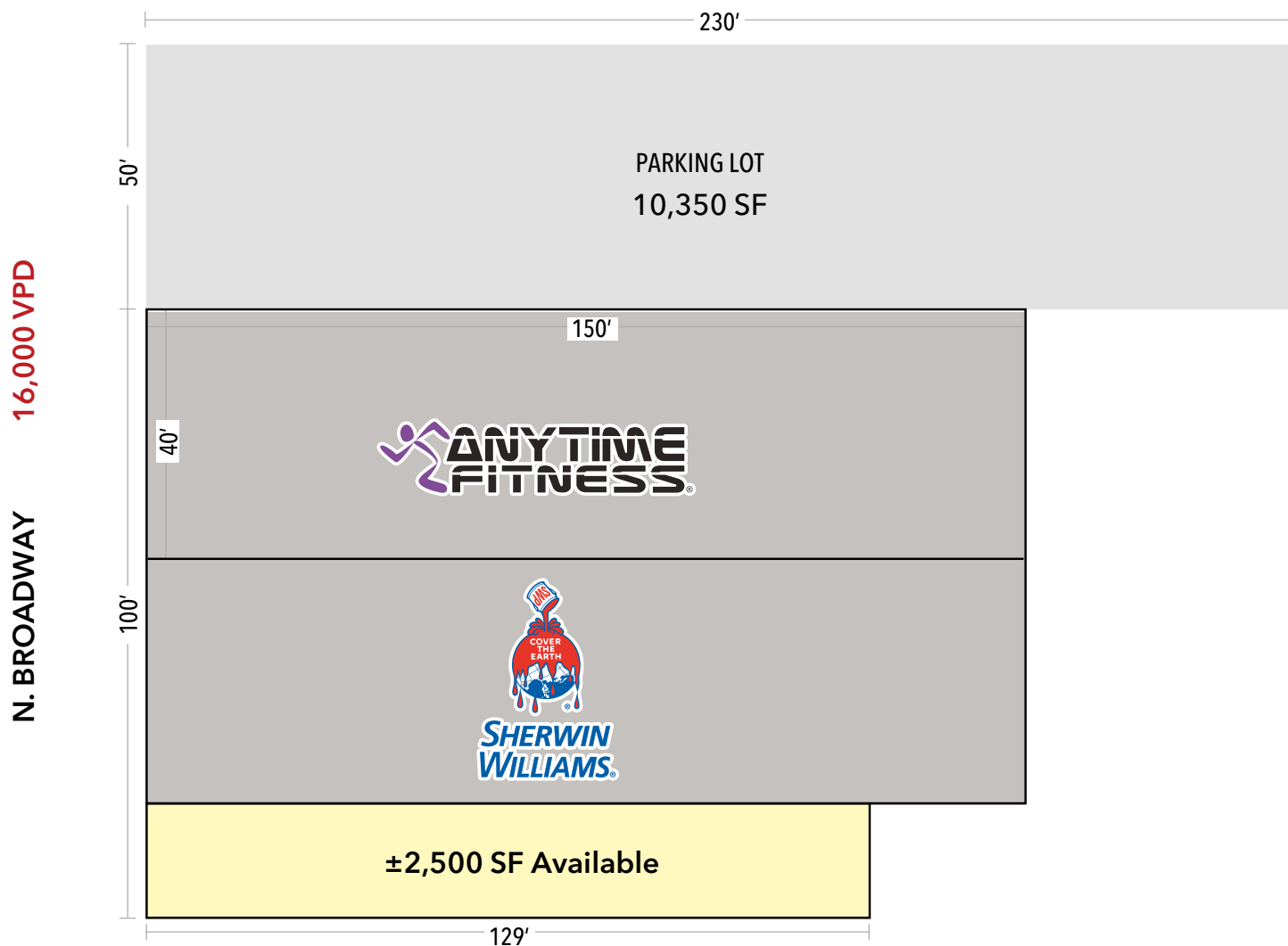
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### SITE PLAN



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