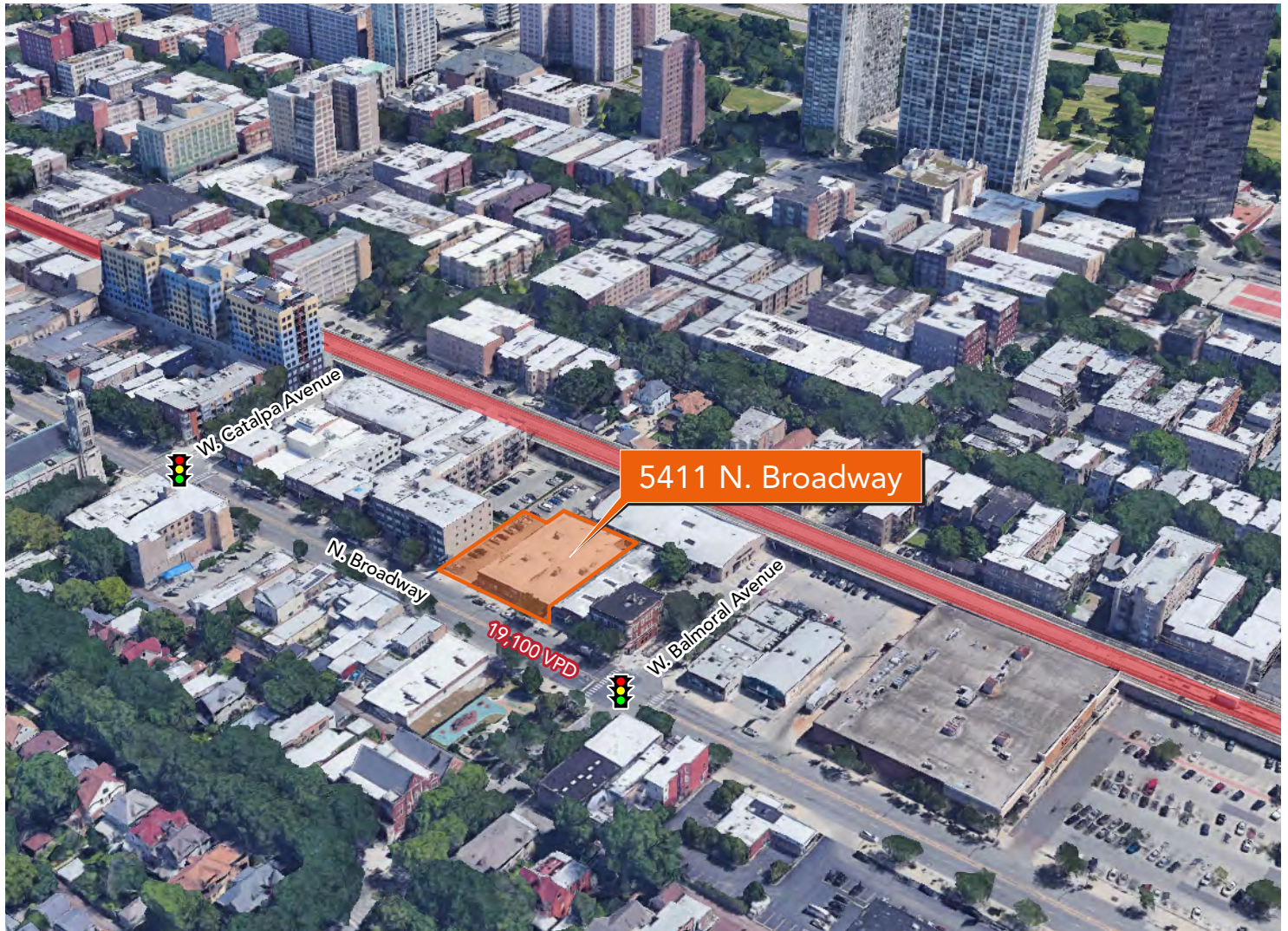


# 5411 N. Broadway

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 minute walk to CTA Red Line Berwyn 'L' Station (1M annual riders)
- ▶ Area retailers include Jewel-Osco, Pearl's Southern Comfort, 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	4,284	17,436	52,602
Adj. Daytime Demographics	6,013	25,590	73,757
Estimated Households	3,360	15,717	42,888
Estimated Average Household Income	\$104,632	\$98,992	\$103,357

#### TYLER DECHTER

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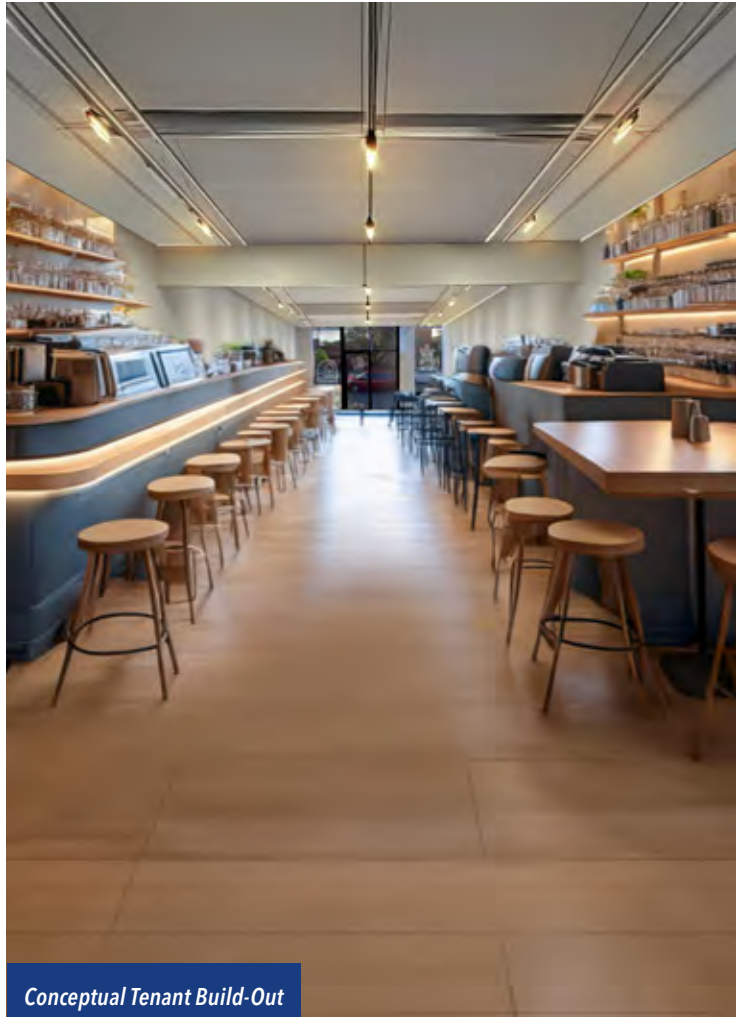
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**5411 N. Broadway**  
CHICAGO, IL 60640 | EDGEWATER

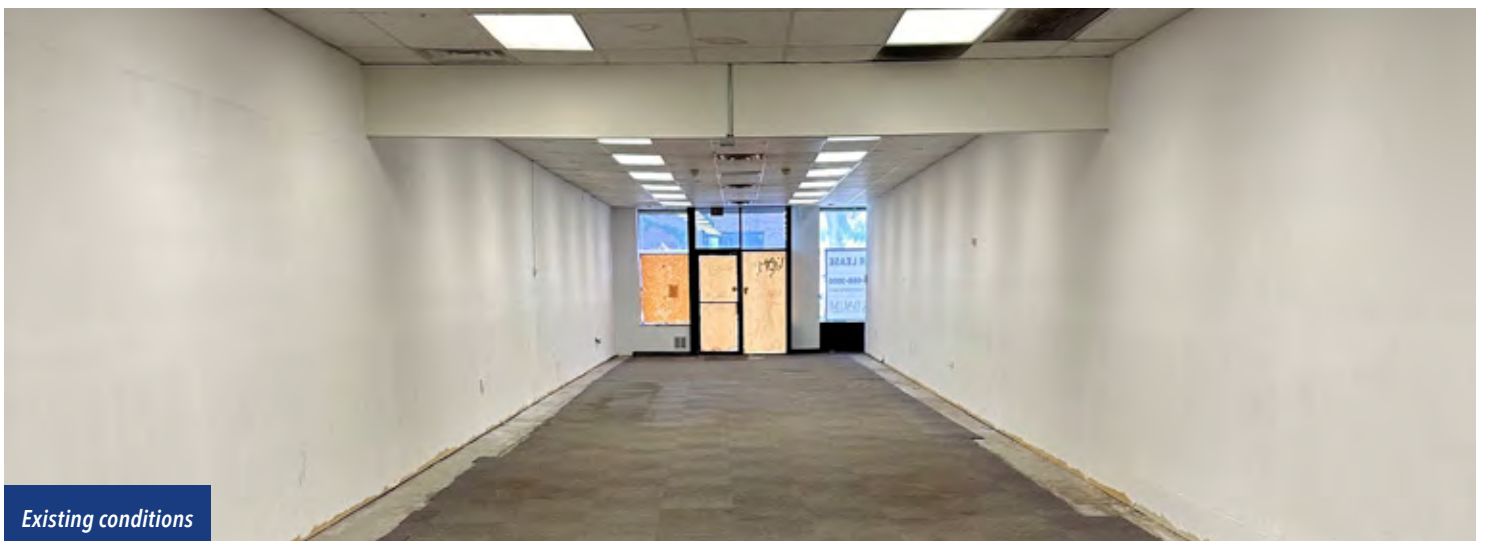
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RETAIL PROPERTY



*Conceptual Tenant Build-Out*



*Conceptual Tenant Build-Out*



*Existing conditions*

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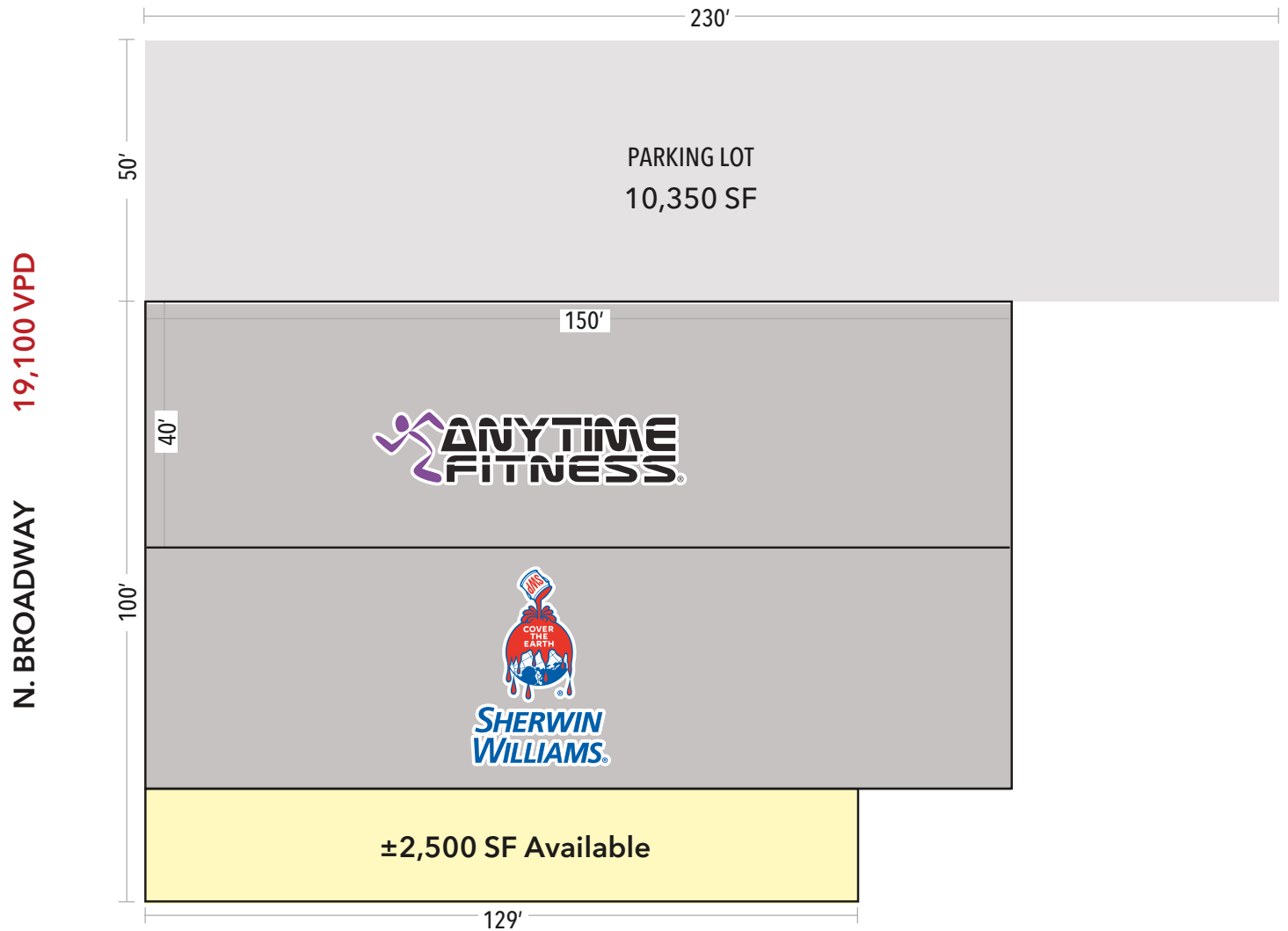
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## For Lease

RETAIL PROPERTY

### SITE PLAN



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