

# 13,750 SF

## Retail New Construction



# 5650 N Broadway

Chicago, IL 60660

### Demographics Within 1-mile



**Food**  
\$289,000,000



**Population**  
76,555



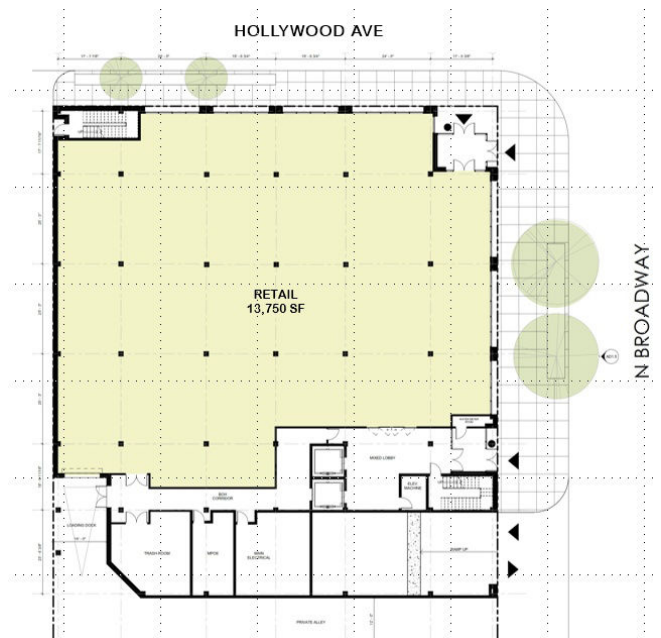
**Households**  
38,557



**Average Household  
Income**  
\$82,947



**Annual Retail Spending**  
\$972,000,000



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## PROPERTY HIGHLIGHTS

- Rent: \$35.00/SF Net
- 13,750 SF ground floor retail
- 51,800 VPD Hard Corner
- 87,700 VPD one-block radius
- Primary commuter route
- 81 Parking Stalls
- Build to suit opportunity
- Residential development planned opposite
- New mass transit hub 150' away
- Join 32,000 SF primary care office
- Delivers 2024
- Vibrant, bustling & diverse neighborhood

## Heart of Edgewater



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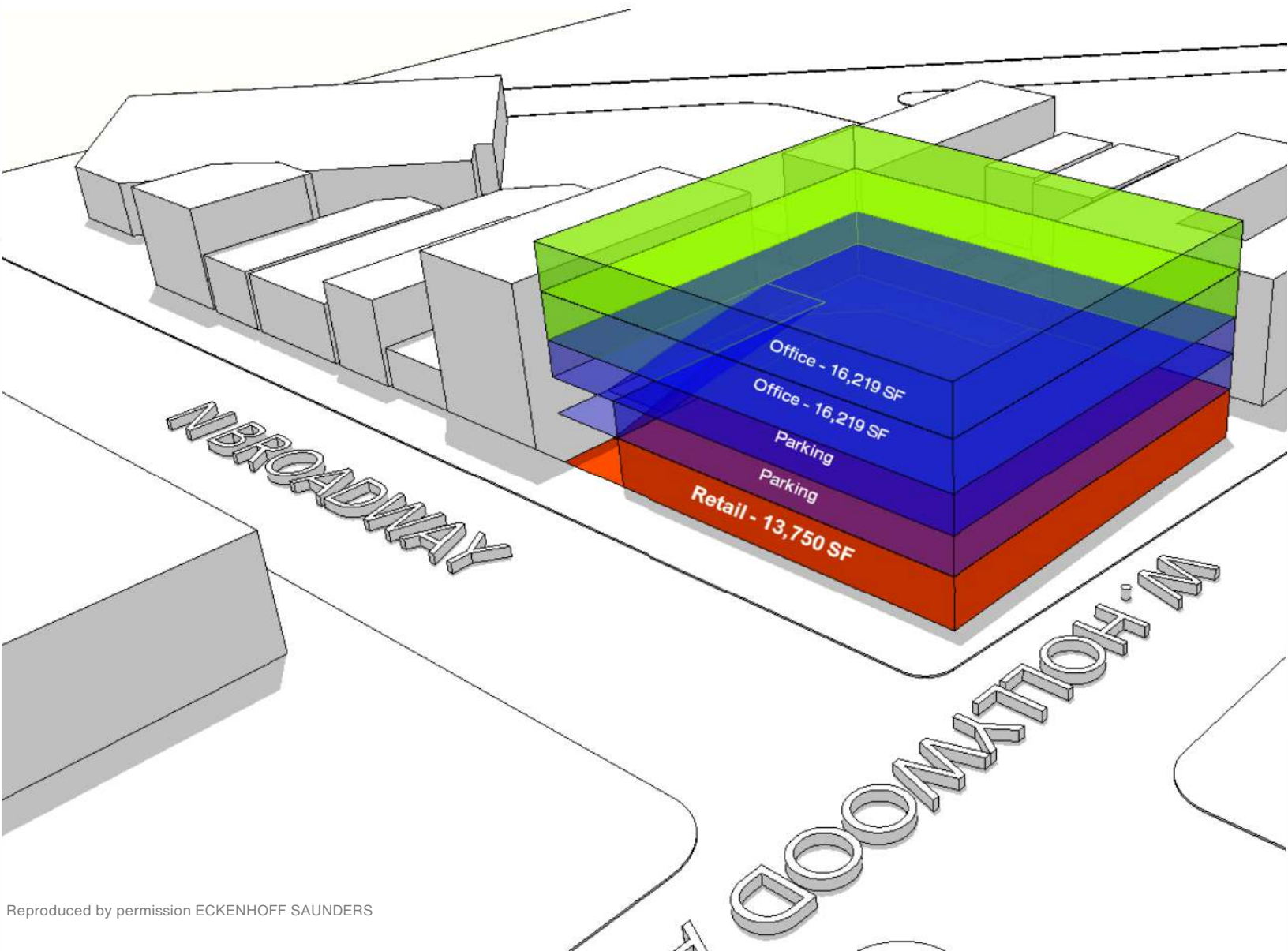
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## MORE PROPERTY HIGHLIGHTS

- Signalized full-access intersection
- Vibrant Edgewater neighborhood
- Zoned for retail
- Dense trade area population
- 190' Total frontage
- Full-size truck well
- 35,000 SF office owner-occupied
- 4th & 5th fl offices
- CTA Station & Entrance



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