

FOR LEASE | RETAIL | RESTAURANT

JAMESON.

3112 N BROADWAY

> \$41/SF NN



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LEASE OVERVIEW

LEASE PRICE:	\$41/SF
TAX + INS:	\$8.70/SF
SIZE:	Approx. 1,500 SF
YEAR BUILT:	1908
ZONING:	B3-2
MARKET:	Chicago
CROSS STREETS:	N Broadway + W Barry



AREA HIGHLIGHTS

- Densely Populated Area
- High Avg. Household Incomes
- Strong 22-35 Year Old Demos
- Heavy Pedestrian Traffic

AREA TENANTS

- Mariano's
- TJ Maxx
- LA Fitness
- Fitness 19
- Starbucks
- Four Sided
- CVS
- Sprint Store
- Johnny Sprockets
- Intelligentsia
- Dryhop Brewers
- Nancy's Pizza

TRANSPORTATION HIGHLIGHTS

- .5 Mile From the Belmont Station CTA Stop
- Close Proximity to Lake Shore Drive
- Walker's Paradise (96)

PROPERTY DESCRIPTION

Approx. 1,500 SF of RETAIL Store-front AVAILABLE on a PRIME block of Broadway Corridor in East Lakeview near Chicago's highest-trafficked pedestrian intersection. Formerly occupied by Glaze, this space includes some restaurant infrastructure (Venting & Hood) and sits in a vibrant and densely populated area with an active 22 to 25-year-old demographic. This property is surrounded by high to mid-rise apartment buildings and a healthy mix of unique local and national restaurants, bars, and boutiques. Neighboring shops and stores include Mariano's, Stan's Donuts, XSport Fitness, Chipotle Mexican Grill, Dryhop Brewers, Gap, GNC, L'Appetito, Mattress Firm, Starbucks, The Bagel, Treasure Island, and Walgreens.

PROPERTY HIGHLIGHTS

- Black Iron Venting
- Hood and Ansul System
- High Visibility
- Bustling Retail Corridor
- High Ceilings

HUNTER CANNON

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ADDITIONAL PHOTOS

3112 N BROADWAY
EAST LAKE VIEW, CHICAGO, IL 60657

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JAMESON COMMERCIAL REAL ESTATE
425 West North Avenue | Chicago, IL 60610
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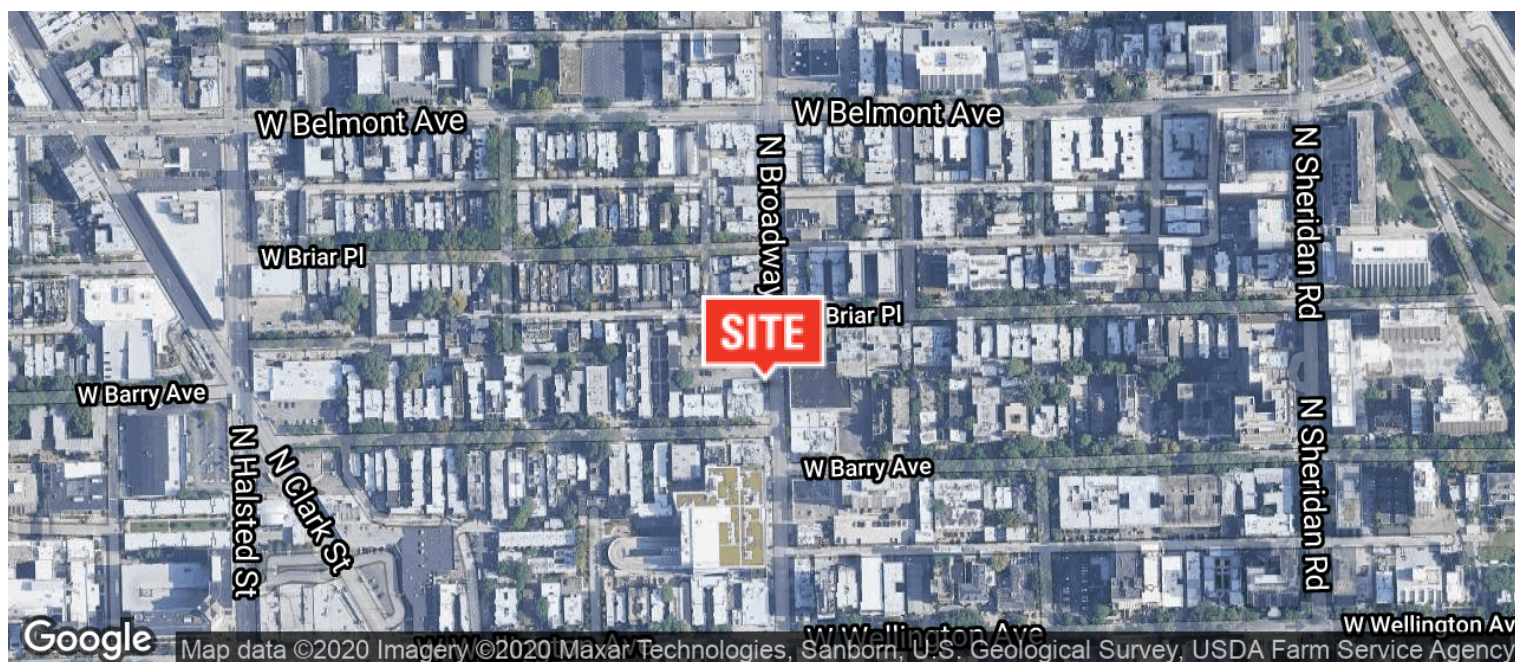
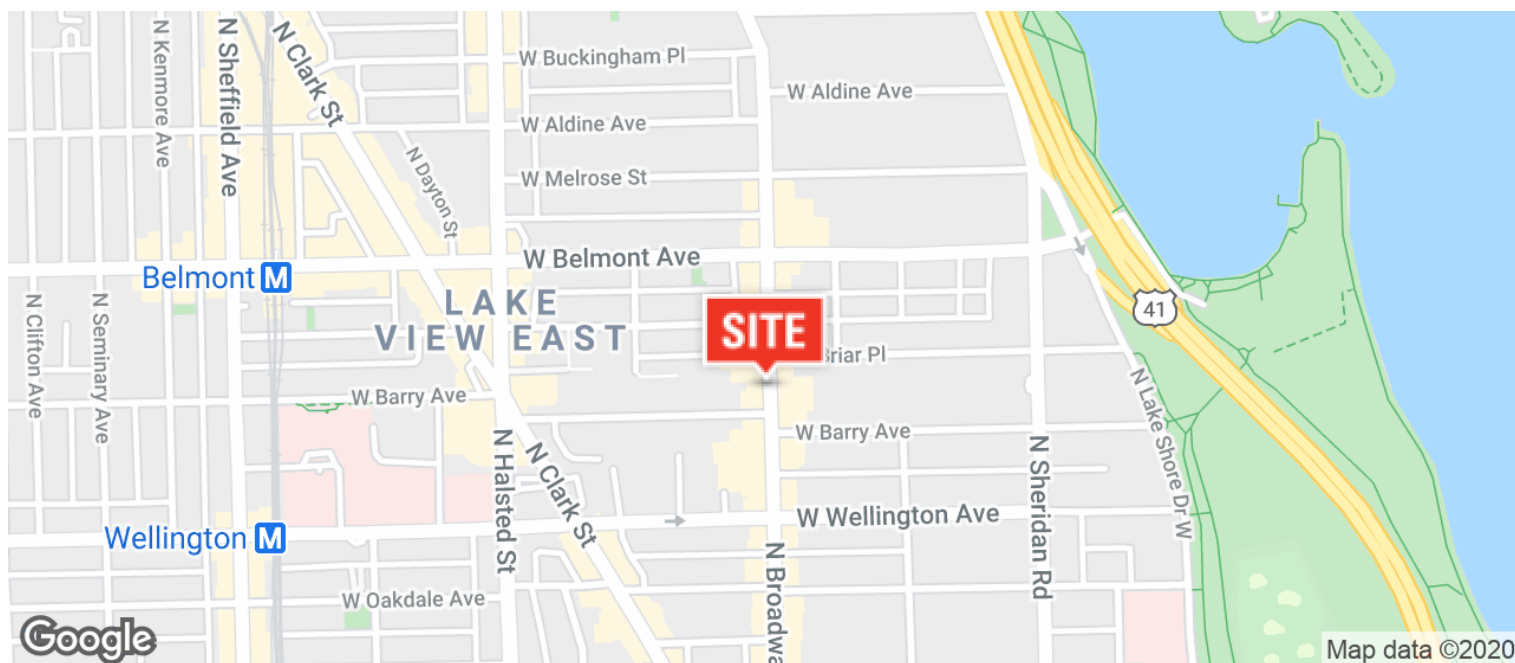
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AERIAL & STREET DETAIL

3112 N BROADWAY

EAST LAKE VIEW, CHICAGO, IL 60657



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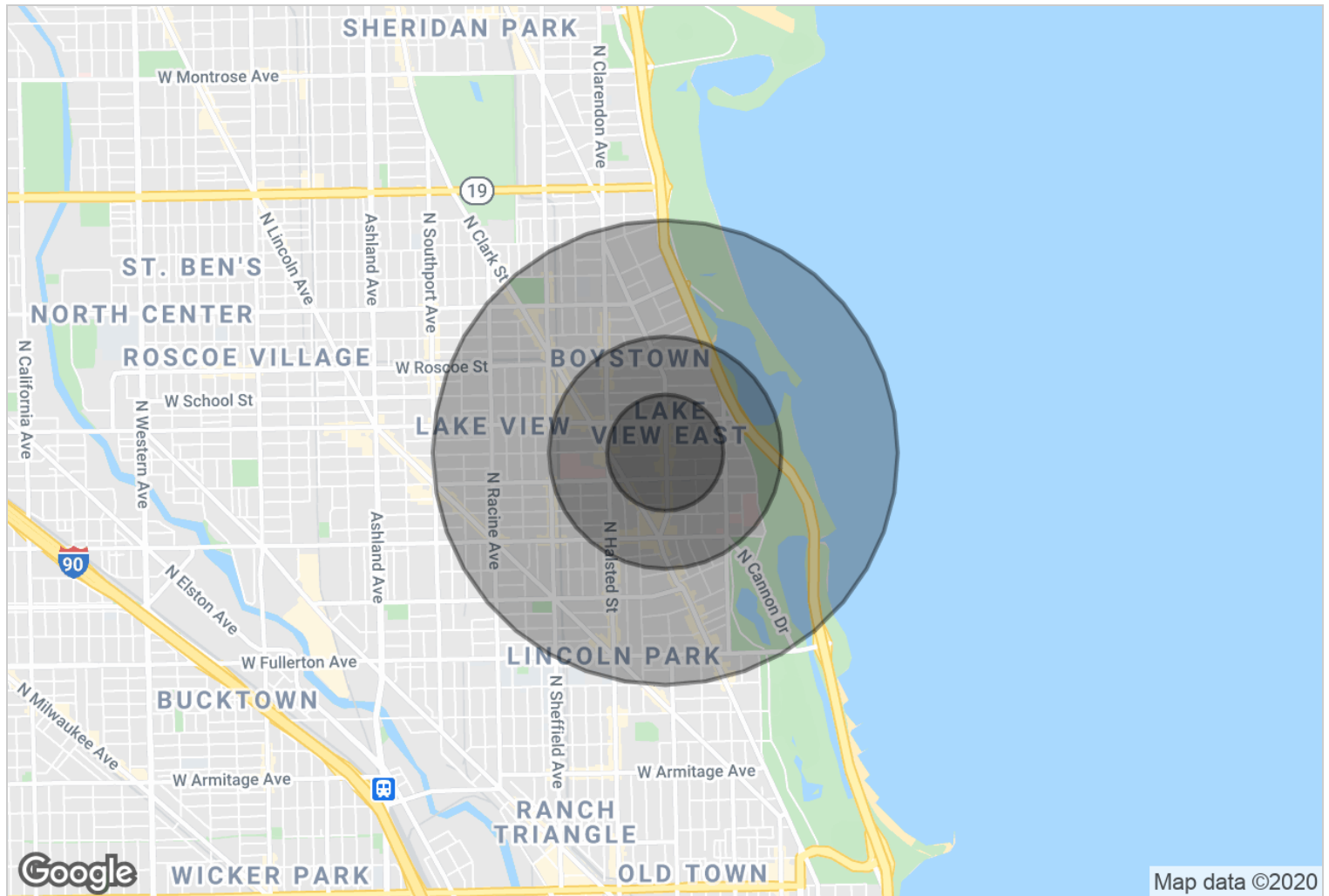
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DEMOGRAPHICS MAP

3112 N BROADWAY
EAST LAKE VIEW, CHICAGO, IL 60657

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2010 STATISTICS	0.25 Miles	0.5 Miles	1 Mile
Total Population	7,010	29,287	81,051
Total Number of Households	4,575	18,888	49,096
Average Household Income	\$77,456	\$85,511	\$96,917
Median Age	30.9	31.0	31.3

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DEMOGRAPHICS REPORT

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DEMOGRAPHICS	0.25 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	7,010	29,287	81,051
MEDIAN AGE	30.9	31.0	31.3
MEDIAN AGE (MALE)	32.5	33.0	32.5
MEDIAN AGE (FEMALE)	29.2	29.4	30.3

TOTAL HOUSEHOLDS	0.25 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	4,575	18,888	49,096
# OF PERSONS PER HH	1.5	1.6	1.7
AVERAGE HH INCOME	\$77,456	\$85,511	\$96,917
AVERAGE HOUSE VALUE	\$443,181	\$435,847	\$452,374

POPULATION	0.25 Miles	0.5 Miles	1 Mile
TOTAL POPULATION - White	5,544	23,972	67,638
TOTAL POPULATION - Black	484	1,594	3,288
TOTAL POPULATION - Hispanic	602	2,144	5,958
TOTAL POPULATION - Asian	631	2,474	6,499
TOTAL POPULATION - Hawaiian	0	7	56
TOTAL POPULATION - Indian	0	22	98
TOTAL POPULATION - Other	242	733	1,895

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