

# For Lease

Retail Space

## 4635-4641 N. Broadway

Chicago, IL 60640 | Uptown



- 1,364 to 2,829 SF, divisible
- Great visibility and frontage along Broadway in Uptown's excellent shopping and entertainment corridor
- Faces the remodeled Wilson CTA Red Line 'L' station with 1.9M annual riders, which is finalizing a \$203M reconstruction
- ¼ mile from Truman College, the second largest of the City of Colleges of Chicago with 17,000+ students
- Area retailers include Target, Jewel-Osco, Aldi, Ace Hardware, Corepower Yoga, Starbucks, AT&T and many more

### DEMOGRAPHIC SUMMARY

	RADIUS		
	.25 MILE	.5 MILE	1 MILE
AVERAGE HHI	\$60,607	\$59,426	\$76,469
DAYTIME POPULATION	6,079	20,581	42,629
RESIDENTIAL POPULATION	6,853	28,491	74,024

### TRAFFIC COUNTS

N. BROADWAY	10,100 VPD
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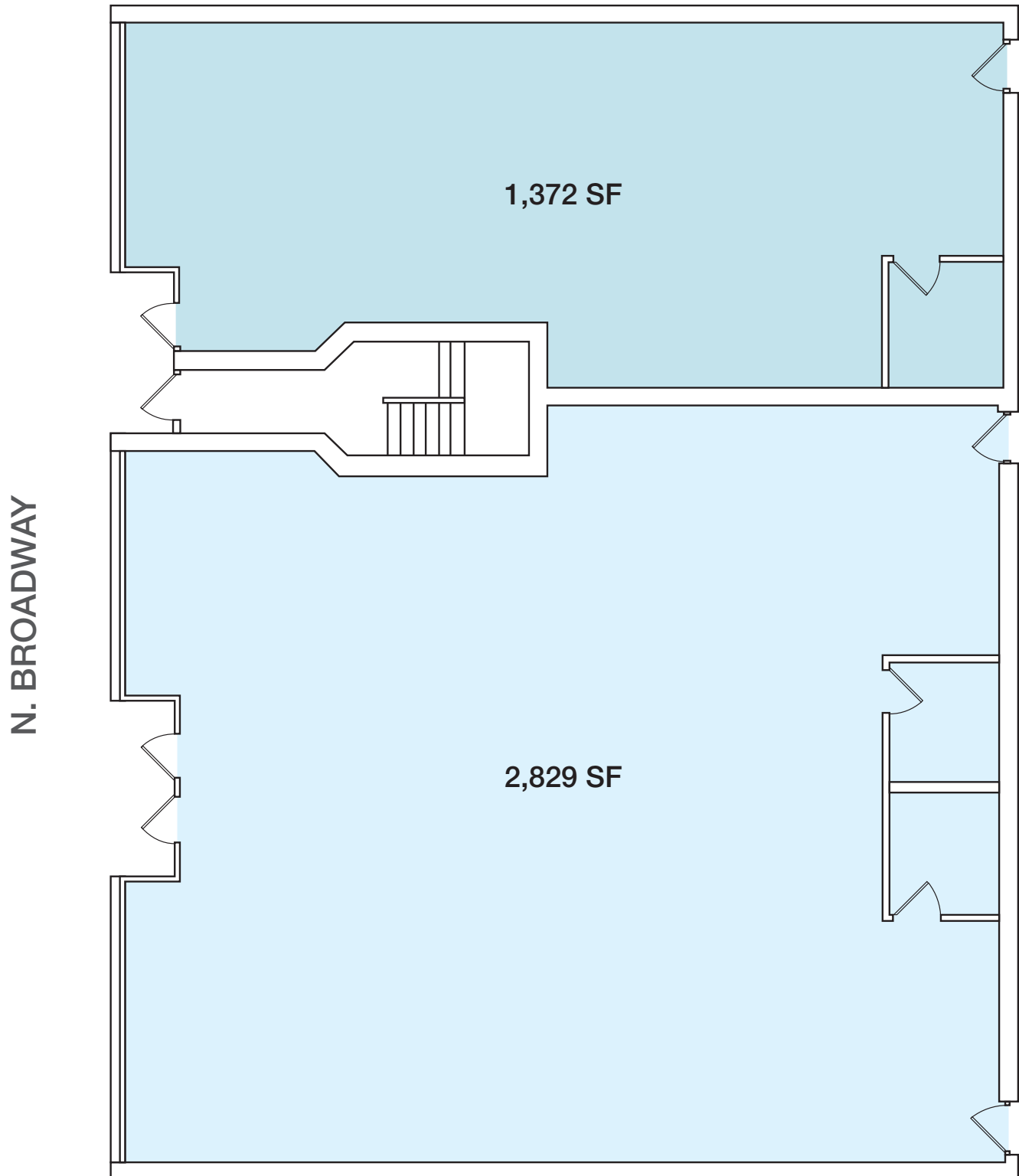


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