

East Lakeview - Chicago RETAIL/OFFICE/GYM SPACE FOR LEASE



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3161 N. Broadway St. Chicago, IL



Lakeview

Lakeview, is one of the 77 community areas of Chicago, located in the city's North Side. It's bordered by West Diversey Parkway, On the south, West Irving Park Road on the north, North Ravenswood Avenue on the west, and the shore of Lake Michigan on the east. The Uptown community area is to Lakeview's north, Lincoln Square to its northwest, North Center to its west and Lincoln Park to its south. Lakeview is unofficially divided into smaller neighborhood enclaves: Lakeview East, West Lakeview and Wrigleyville.

3161 N. Broadway St. Chicago, IL 60657

Size	+/- 3,705 SF
Tax, CAM & Insurance	\$8.72/SF
Rental Rate	\$24/SF NNN

For additional information or to schedule a showing contact:

Jarrett Fradin

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	45,238	204,397	485,213
2015 Female Population	45,980	208,502	489,254
2015 Total Population	91,218	412,899	974,467
2015 Total Households	52,805	211,775	439,027
Income			
2015 Median Household Income	\$66,720	\$66,843	\$58,799
2015 Per Capita Income	\$51,748	\$46,234	\$36,476
2015 Average Household Income	\$88,678	\$87,989	\$78,763

Nearby Businesses

*Co Tenants Dry Hop and Roebuck Pizza
Laugh Factory
Intelligentsia Coffee
Chipotle*

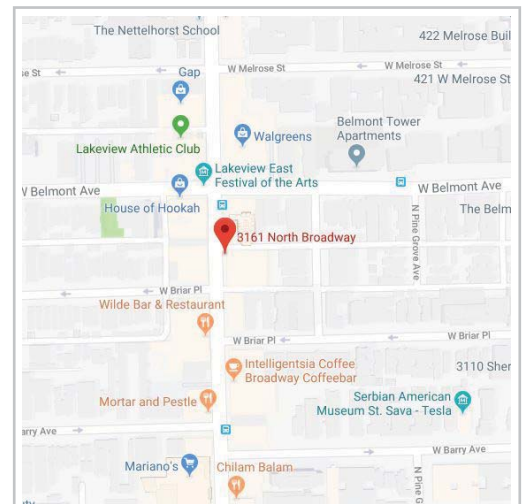
Description

Retail/office/gym space for lease. Freestanding building located in the heart of East Lakeview, surrounded by retail, entertainment, nightlife and restaurants.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 621 1-11-2012

Map

Between Belmont & Briar



LISTING INFO

Agent(s) Responsible	Jarrett Fradin
Transaction Type	Retail/Office
Type of Property	Street Level Retail/ Mixed Use Building
Property Data	
Available	Immediately
Address	3161 N. Broadway
City, Zip Code	Chicago, IL 60657
Area	East Lakeview
County	Cook
Rental Rate	\$24 PSF
Lease Type	NNN
Tax, CAM & Insurance	\$8.72 PSF
Yearly Adjustment	TBD
Square Feet	3,705 SF
Lease Term	TBD
Building Type	Commercial 3 Story Building
Frontage	Approximately 28.4' X 126'
Stories	First floor retail space of a 3 story building
Security Deposit	TBD
Guarantee	TBD
Parking	Metered street parking; public parking lots nearby
Zoning	C1-2
Interior	Exposed Brick & Drywall
A/C & Heat	Central
Electric (amps)	400 Three Phase
Type of Basement	None
Ceiling Heights	Approximately 12 feet
Ward	44 th Ward
Alderman	Tom Tunney
Nearby Businesses	Co Tenants (Dry Hop and Roebuck Pizza) Laugh Factory, Intelligentsia Coffee, Chipotle, Wilde Bar and Grill
Property Description	Freestanding building located in the heart of the East Lakeview surrounded retail, entertainment, nightlife and restaurants. Ideal for retail/office/gym use.
Cross Streets	Between Belmont and Briar

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