

# EDGEWATER/ANDERSONVILLE SUBLEASE OPPORTUNITY

5244 North Broadway, Chicago, IL



## AVAILABLE SPACE

**SF** +/-6,000 SF (Divisible) Available for Sublease

## FEATURES



- Higher visible endcap with nearly 100' frontage and surface parking.
- Anchored by Petsmart and includes Chipotle and Mattress Firm.
- Across from CVS, O'Reilly Auto, Jewel, Nova Care and Chicago Grind Coffee.
- Tremendous urban density serving Edgewater, Andersonville and Uptown with 21,300 vpd on Broadway, and "El" stop immediately east.
- Fully built out primary care center, perfect for re-use for medical or service retail.



DEMOGRAPHICS	.5 Mile	1 Mile	1.5 Mile
Est. Avg. Income	\$76,354	\$74,618	\$76,917
Est. Daytime Pop.	16,777	44,190	73,981
Est. Population	28,401	78,337	133,960
Est. Households	15,573	40,922	68,970

## CONTACTS

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MATT OWENS

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One Parkview Plaza, 9th Floor  
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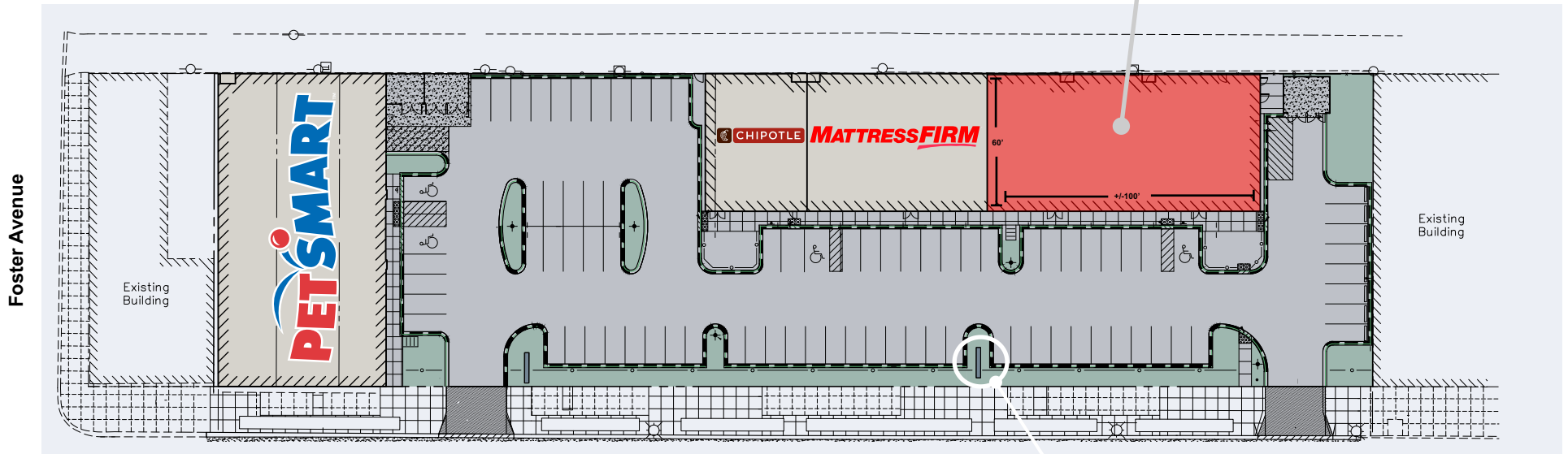


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Sublease Opportunity  
Available +/-6,000 SF



Broadway Street



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