

4075-89 N. Broadway, Chicago, IL

\$20.00/SF MG



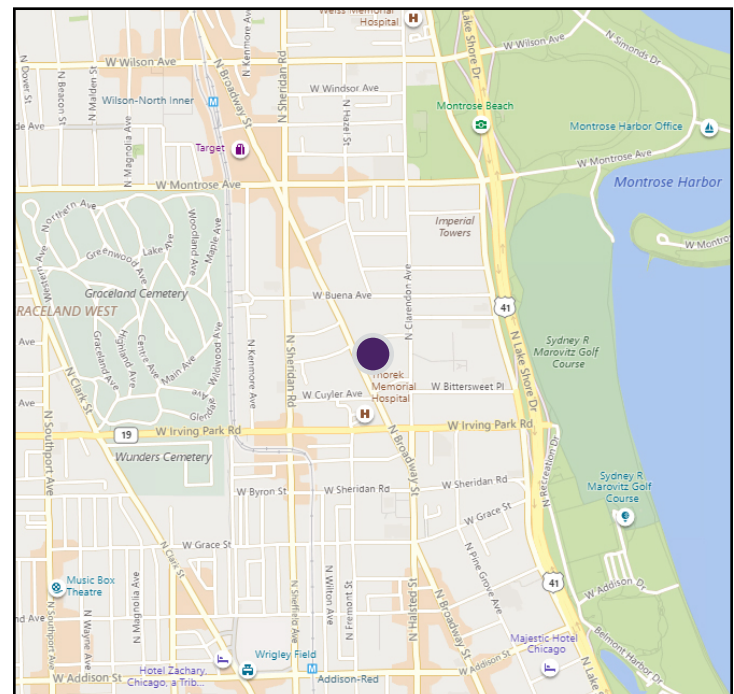
Property Highlights

- Office or retail storefronts for rent
 - 4077: 1,200 SF vanilla box
 - 4079-81: 2,400 SF office with waiting area, 3 offices, cubicle area, conference room
 - 4085: 1,200 SF medical office with 3 private offices, 4 exam rooms, lab, and waiting area
- Part of 11,000 SF storefront center
- Co-tenant with Michael's Original Pizzeria, State Farm, & bike shop
- Just north of Irving Park
- Part of local business corridor
- Great location for retail or office
- Part of Buena Park Historic District
- Zoning: C1-3

Property Overview

Three storefronts with up to 3,600 square feet are available for lease just north of Irving Park Rd. Unit 4079-81 is a 2,400 square foot office with a waiting area, three offices, a cubicle area, a conference room and kitchen. This unit can be subdivided to 1,200 square feet or combined with Unit 4077. Unit 4085 is a 1,200 square foot medical office with three offices, 4 exam rooms a lab and waiting area. Part of an 11,000 square foot building, these spaces are co-tenants with Michael's Original Pizzeria, State Farm and a bike shop. Part of a local business corridor, this is a great location for retail or office users.

The Uptown neighborhood is a diverse community located on the north side of Chicago. Broadway is a strong commercial corridor for the neighborhood, attracting a wide variety of local businesses.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	82,501	393,016	948,544
Households	44,462	197,017	435,968
Median Income	\$68,944	\$71,083	\$69,512

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