

BROADWAY CENTRAL

SOUTH SIDE OF 6TH AVENUE BETWEEN BROADWAY AND LINCOLN STREET



INFORMATION

- Asking rent is low-to-mid \$30s NNN
- 2,805 SF available
- Excellent daytime population
- Excellent population densities
- Underground parking garage for employees allows for surface parking lot to be dedicated to customers
- High traffic counts and great visibility to busy intersection

TRAFFIC COUNTS

On Lincoln St south of 6th Ave	27,289 cars/day
On Broadway south of 6th Ave	26,182 cars/day
On 6th Ave east of Broadway	27,348 cars/day*

Source: DRCOG 2018, *2014

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
Est. Population	41,859	109,429	233,070
Avg Household Inc	\$80,563	\$90,108	\$99,495
Employees	42,489	207,357	272,694
Businesses	3,693	15,177	22,833

Demographics Source: Applied Geographic Solutions 2018

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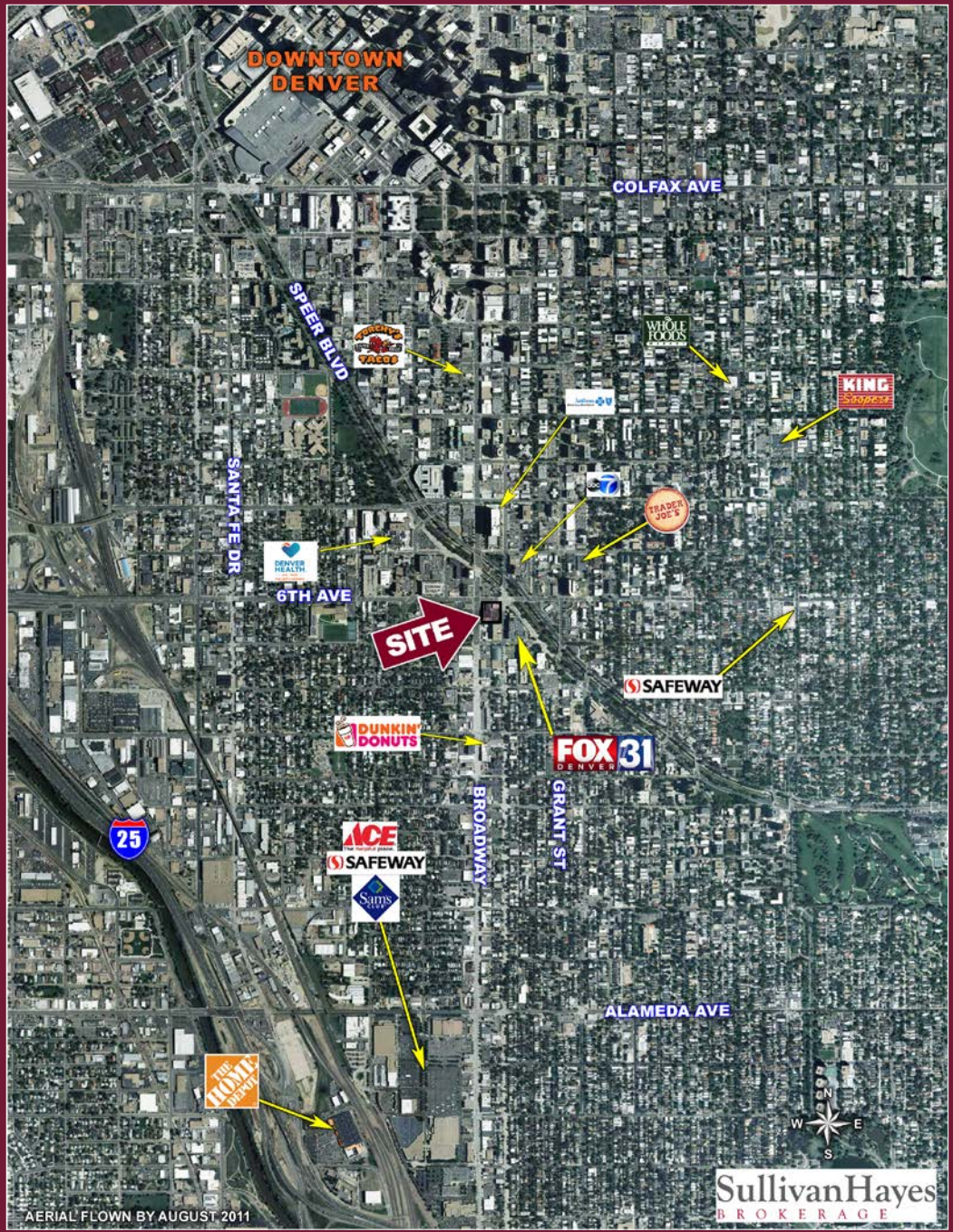
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