



3216 N. Broadway

CHICAGO, ILLINOIS

Retail Space for Lease

West block of Broadway between Melrose & Belmont

FOR MORE INFORMATION, PLEASE CONTACT

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DEMOGRAPHICS



89.7k+

Total Population
1 Mile

35.3k+
0.5 Miles

11.9k+
0.25 Miles



\$155k+

Average HH Income
1 Mile

\$136k+
0.5 Miles

\$132k+
0.25 Miles



69.1k+

Daytime Population
1 Mile

28.1k+
0.5 Miles

7.35k+
0.25 Miles



LAKEVIEW

- 7,500 SF retail space available with ability to demise.
 - Full basement available at no additional cost.
- Excellent visibility with 49' of frontage along N. Broadway.
- Conveniently located two blocks away from the bustling Belmont "L" Super Station, serving over 4 million riders annually.
- Within easy walking distance of Wrigley Field, attracting 2.2 million visitors each year.

NEIGHBORING RETAILERS

Athletico Physical Therapy, Big City Optical, Bonci Pizzeria, Eggsperience Cafe, GNC, Jersey Mike's, JuiceRx, Lakeview Athletic Club, Laugh Factory, Solidcore, Stan's Donuts, UFC Gym, US Bank, Walgreen's.



CANVAS

FLOOR PLAN

SPACE AVAILABLE



7,500 sqft

Total

FRONTAGE



49 ft

on N. Broadway

TRAFFIC



7,400 VPD

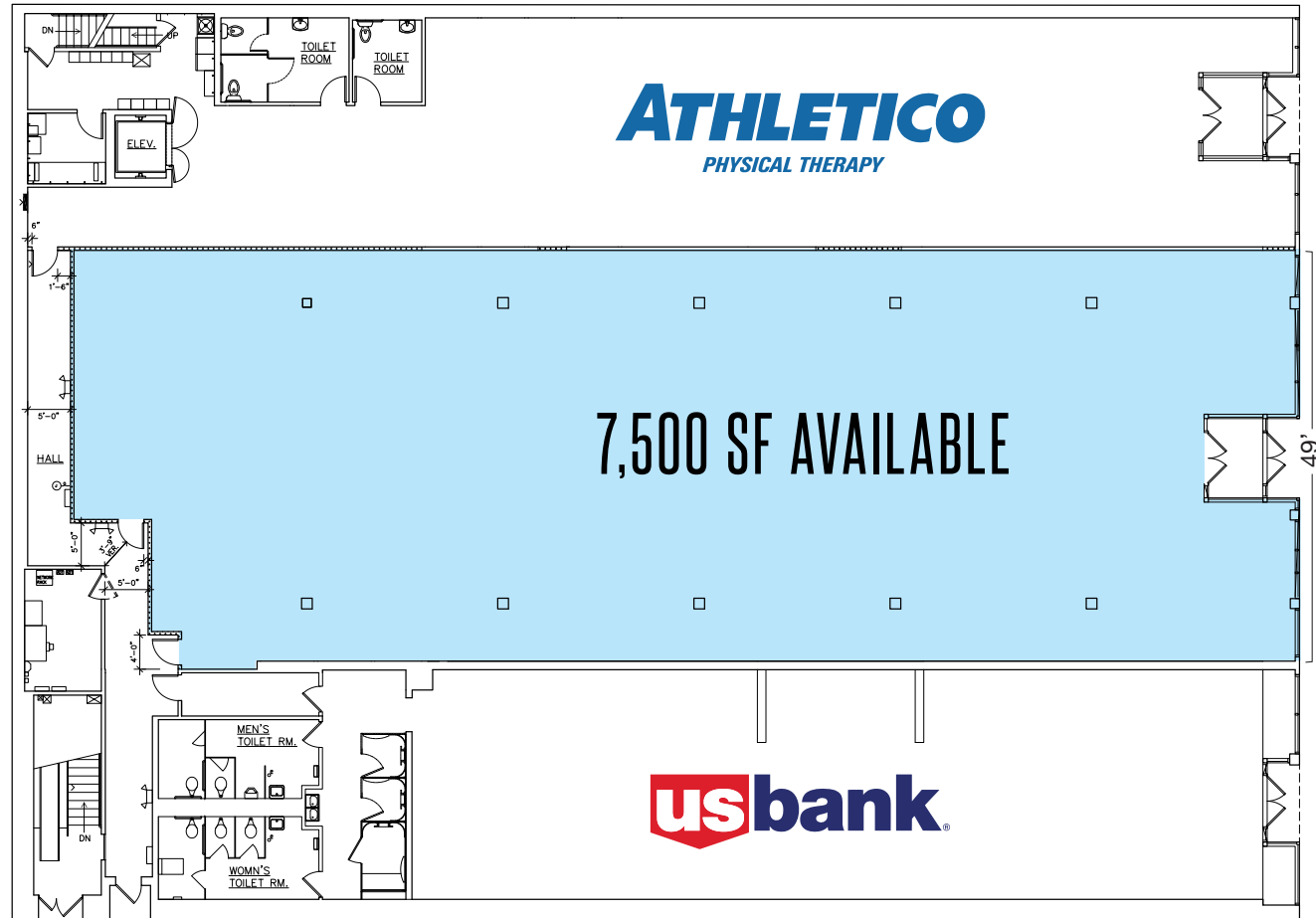
N. Broadway



17,700 VPD

W. Belmont

West Melrose Street



North Broadway: 7,400 vpd

CANVAS



DEMISED SCENARIO

SPACE AVAILABLE



4,500 sqft

Tenant A



3,000 sqft

Tenant B

FRONTAGE



28 ft

Tenant A



21 ft

Tenant B

TRAFFIC



7,400 VPD

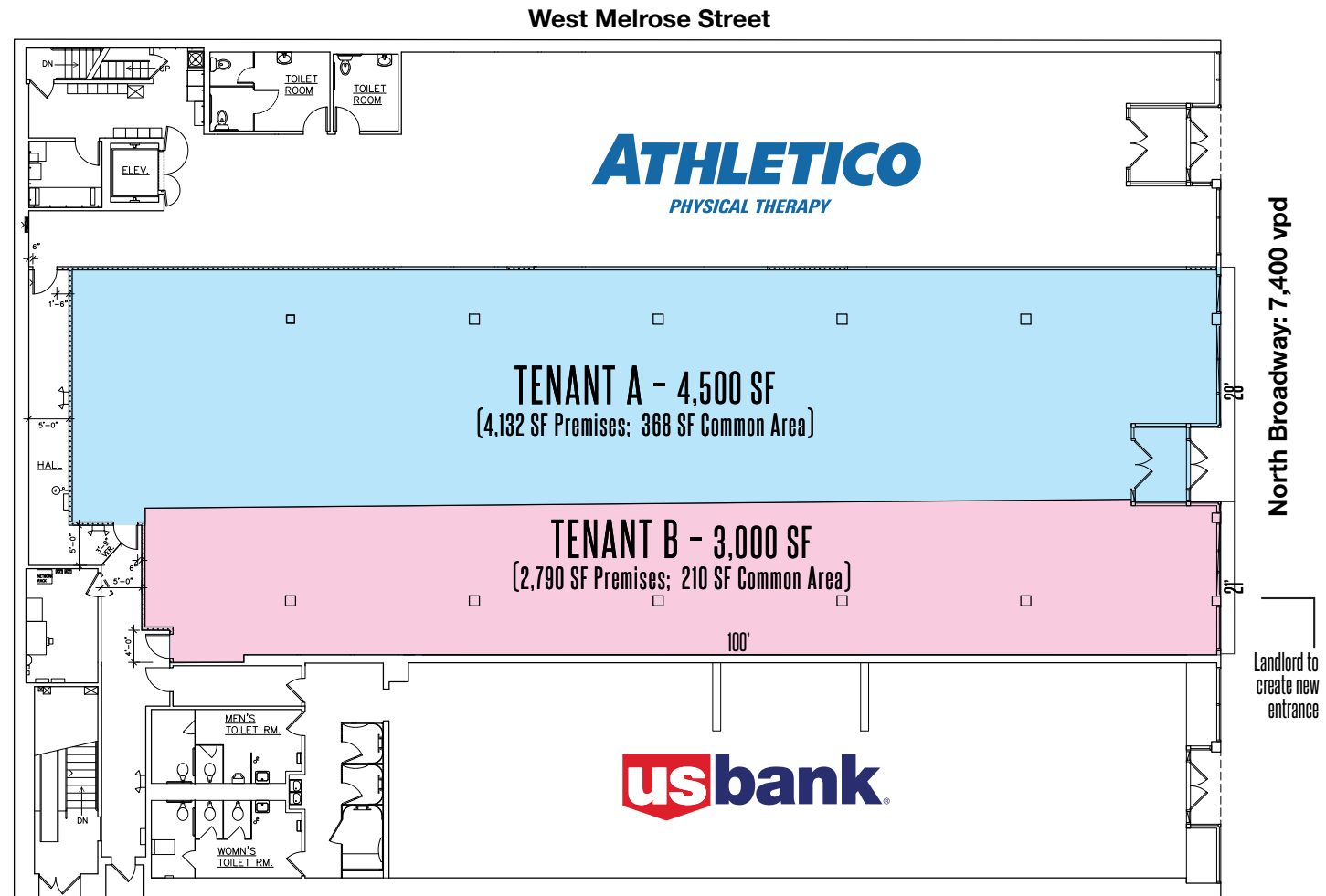
N. Broadway



17,700 VPD

W. Belmont

CANVAS



STREET MAP

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CHICAGO, ILLINOIS

SPACE FOR LEASE



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