

RETAIL SPACE  
AVAILABLE FOR LEASE

5948-60 N. Broadway Ave.  
EDgewater - CHICAGO



CANVAS

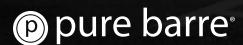
# EDGEWATER

Located at the Southwest corner  
of Elmdale and Broadway

## HIGHLIGHTS

- 16,333 SF of highly visible retail space with flexible demising options of 10,500 SF and 5,833 SF plus a 5,000 SF Mezzanine
- Rare opportunity to lease a large, historic building in the heart of Edgewater
- Prime location directly across from Whole Foods and just steps from the Thorndale CTA Red Line station
- On-site parking for 15-18 vehicles — a major convenience in this dense neighborhood
- Surrounded by dense residential population, strong daytime traffic, and established neighborhood retailers

## NEIGHBORHOOD RETAILERS



## DEMOGRAPHICS



**361k+**  
Total Population  
3 Miles

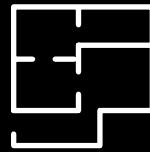


**\$114k+**  
Average HH Income  
3 Miles



**266k+**  
Daytime Population  
3 Miles

# SPACE AVAILABLE



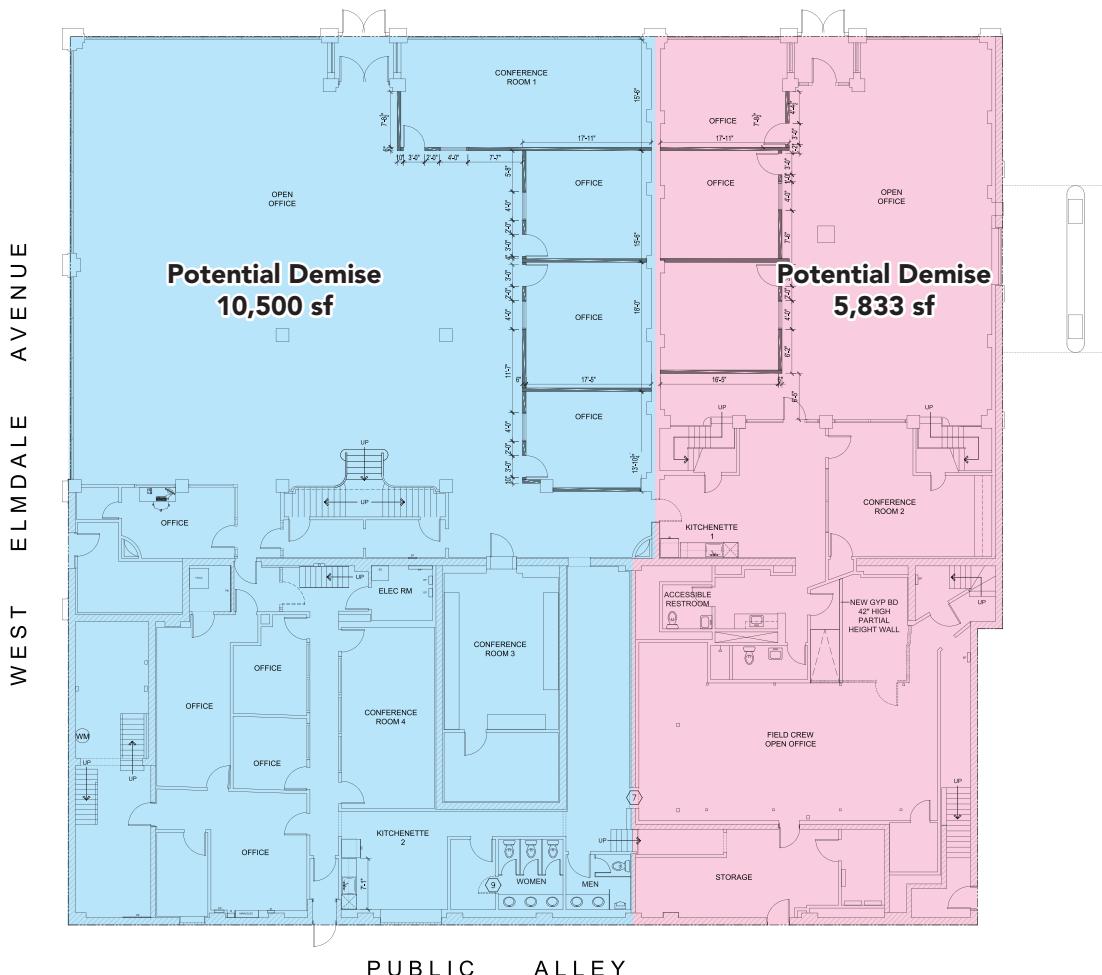
**16,333 sf**

## Ground Floor

**Demisable to  
10,500 SF and 5,833 SF  
on the ground floor.**

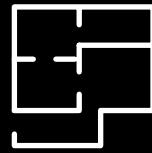
## GROUND FLOOR PLAN

NORTH BROADWAY AVENUE



# CANVAS

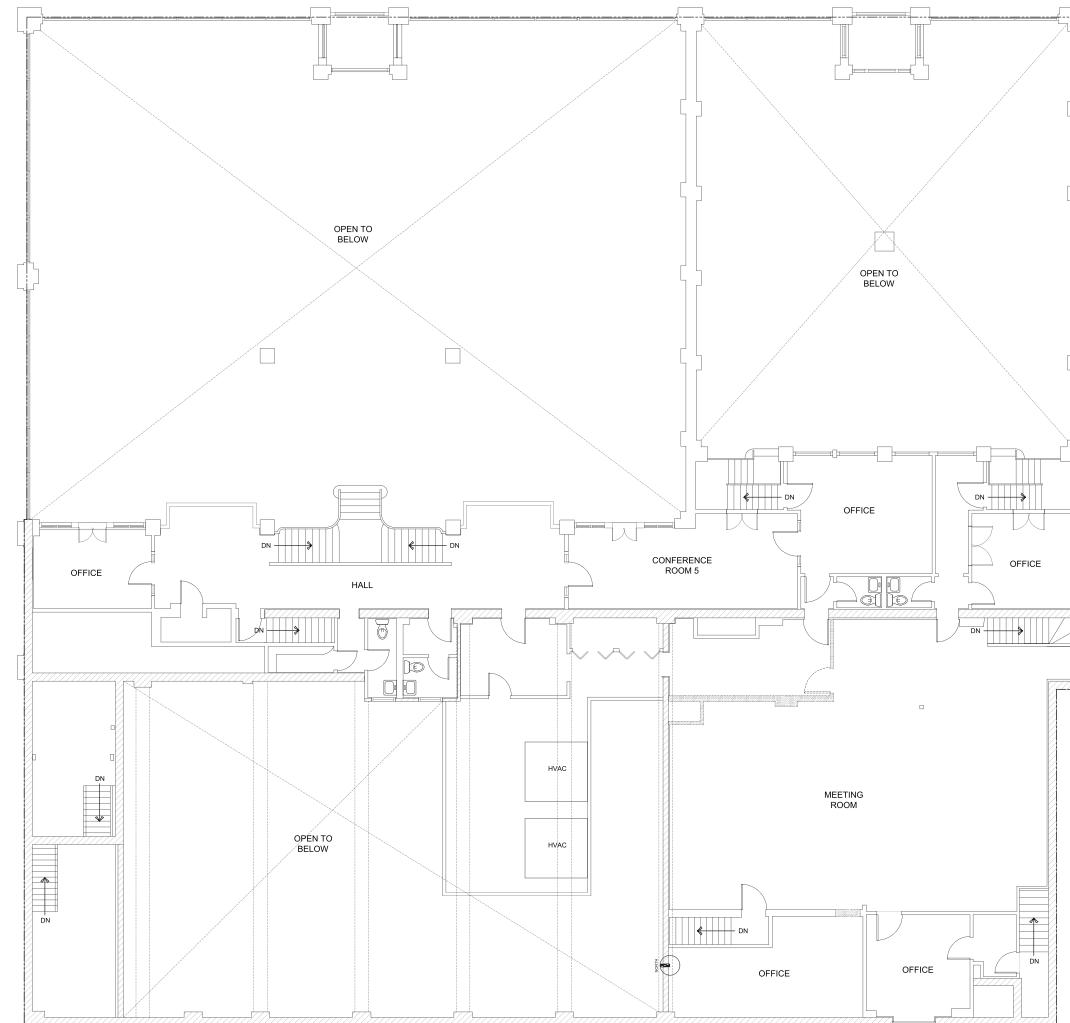
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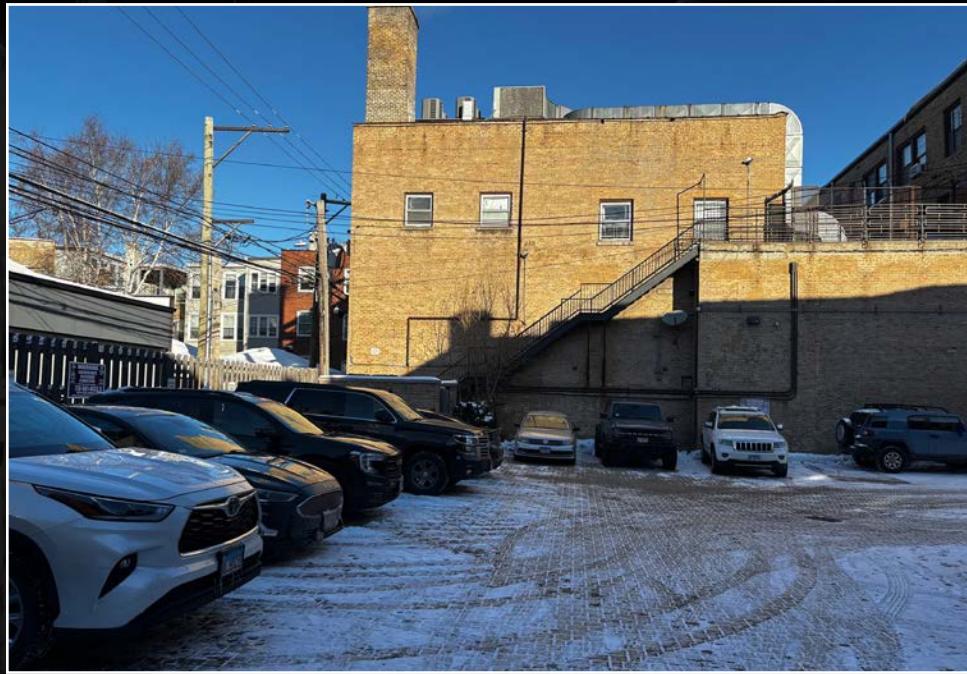
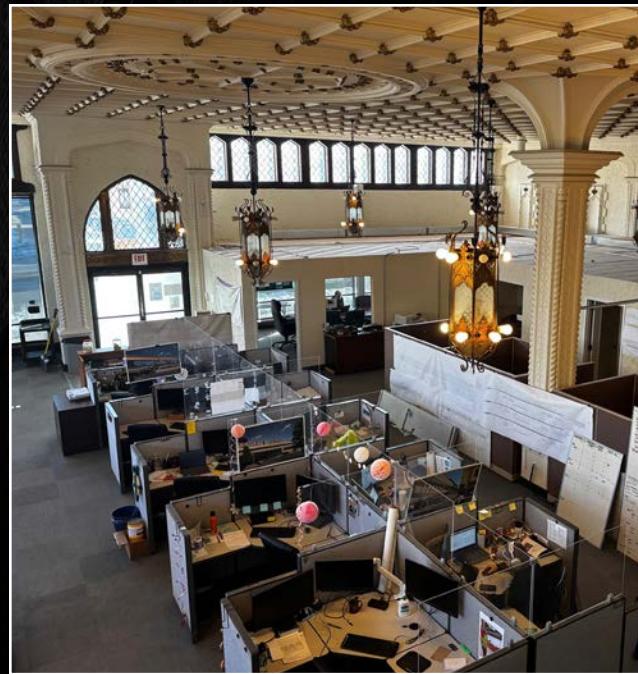
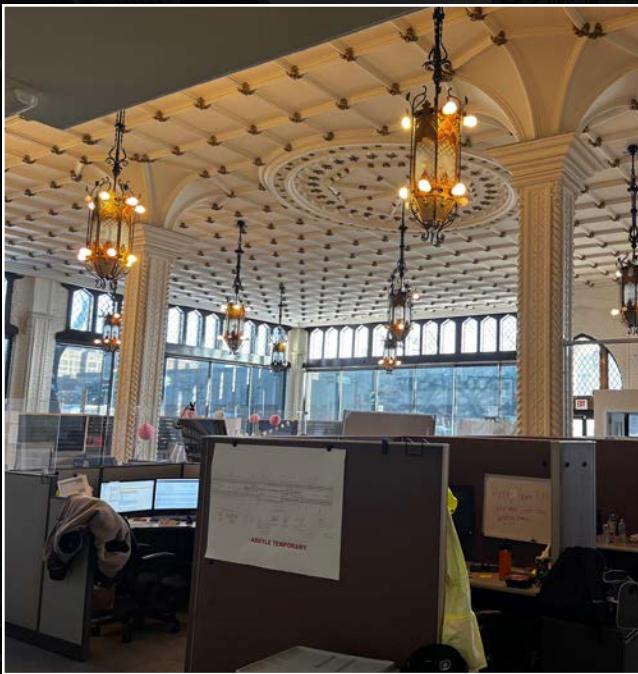
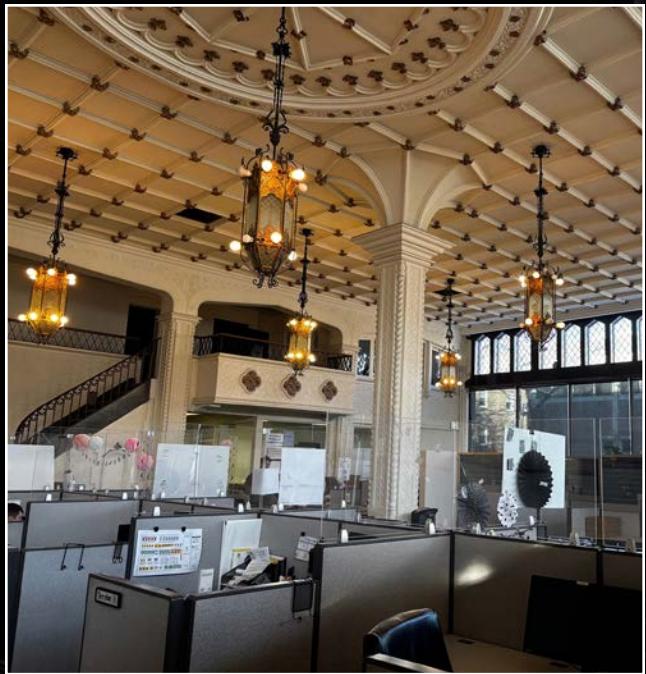


**5,000 sf**

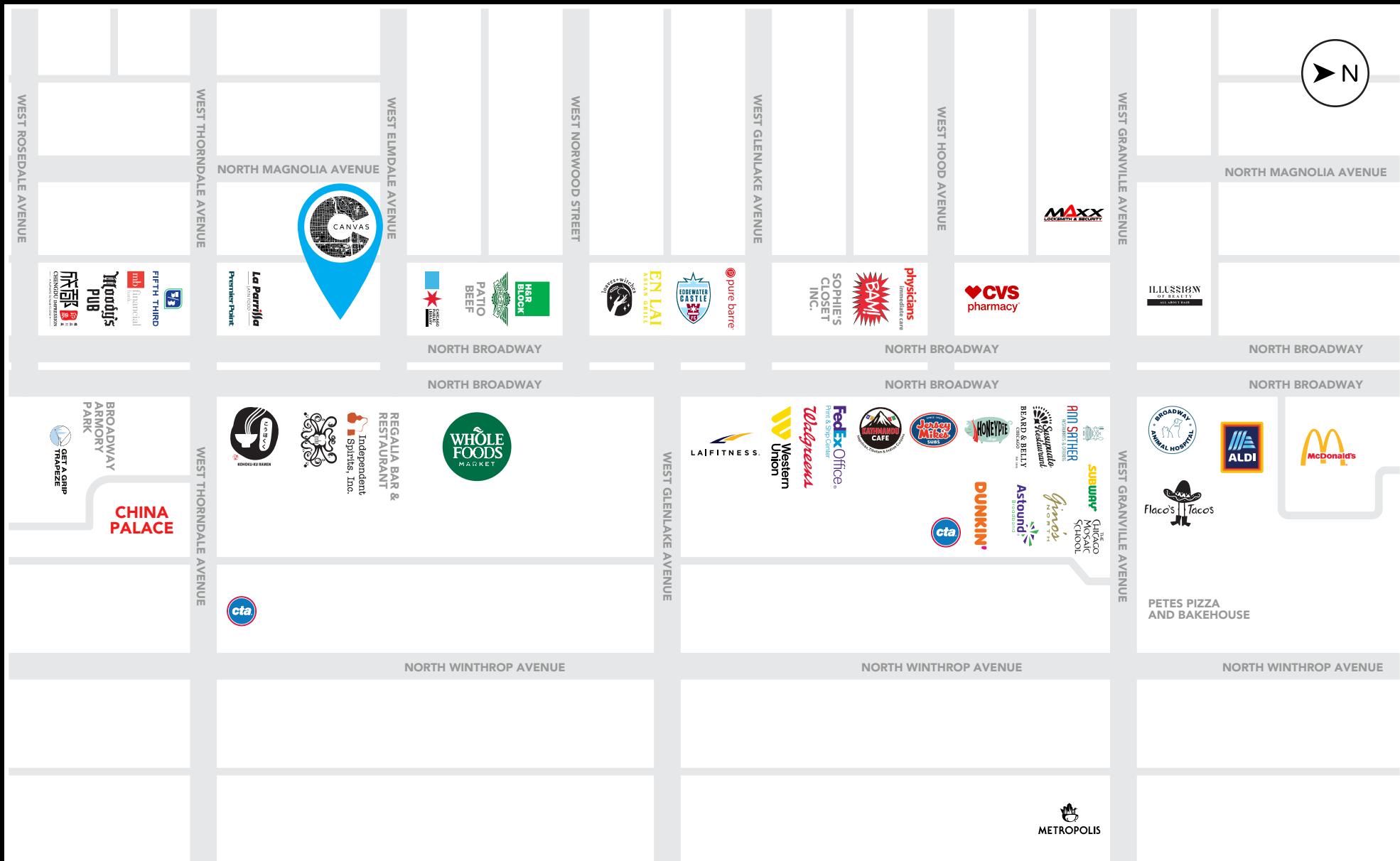
Mezzanine

## MEZZANINE PLAN





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FOR MORE INFORMATION, PLEASE CONTACT

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