

RETAIL SPACE
AVAILABLE FOR LEASE

5948-60 N. Broadway Ave.
EDGEWATER - CHICAGO



CANVAS

EDGEWATER

Located at the Southwest corner
of Elmdale and Broadway

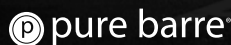
HIGHLIGHTS

- 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



FIFTH THIRD BANK



DEMOGRAPHICS



361k+

Total Population
3 Miles



\$114k+

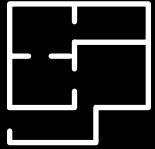
Average HH Income
3 Miles



266k+

Daytime Population
3 Miles

SPACE AVAILABLE



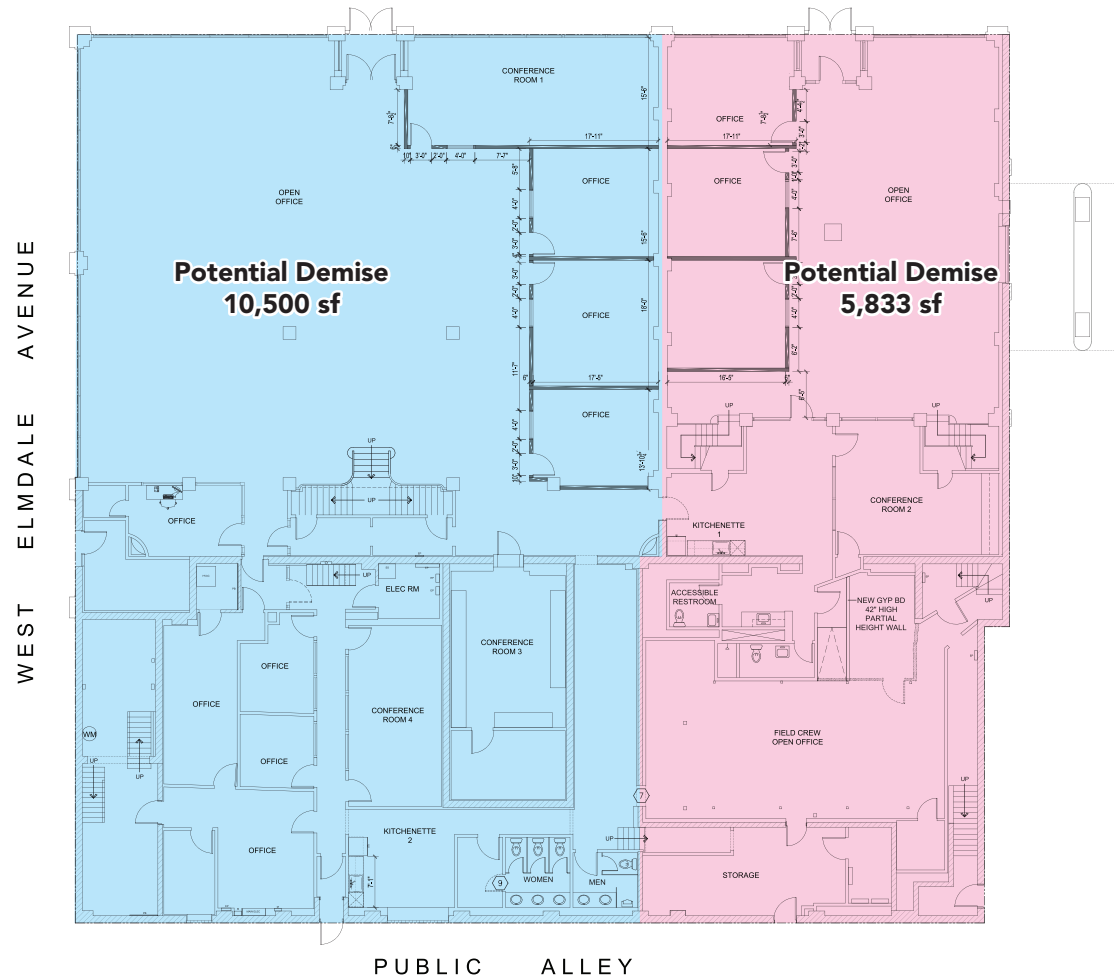
16,333 sf

Ground Floor

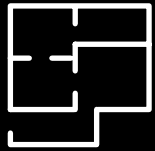
Demisable to
10,500 SF and **5,833 SF**
on the ground floor.

GROUND FLOOR PLAN

NORTH BROADWAY AVENUE

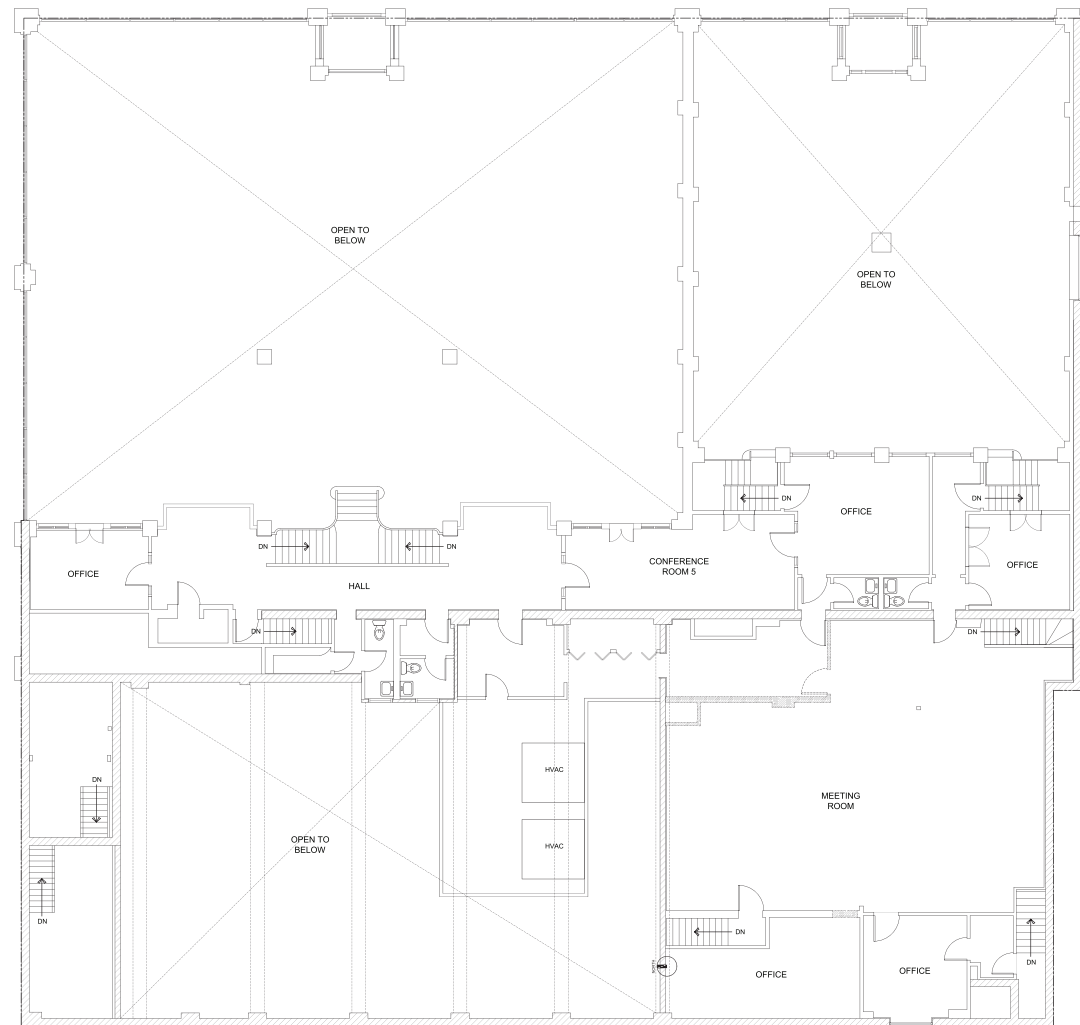


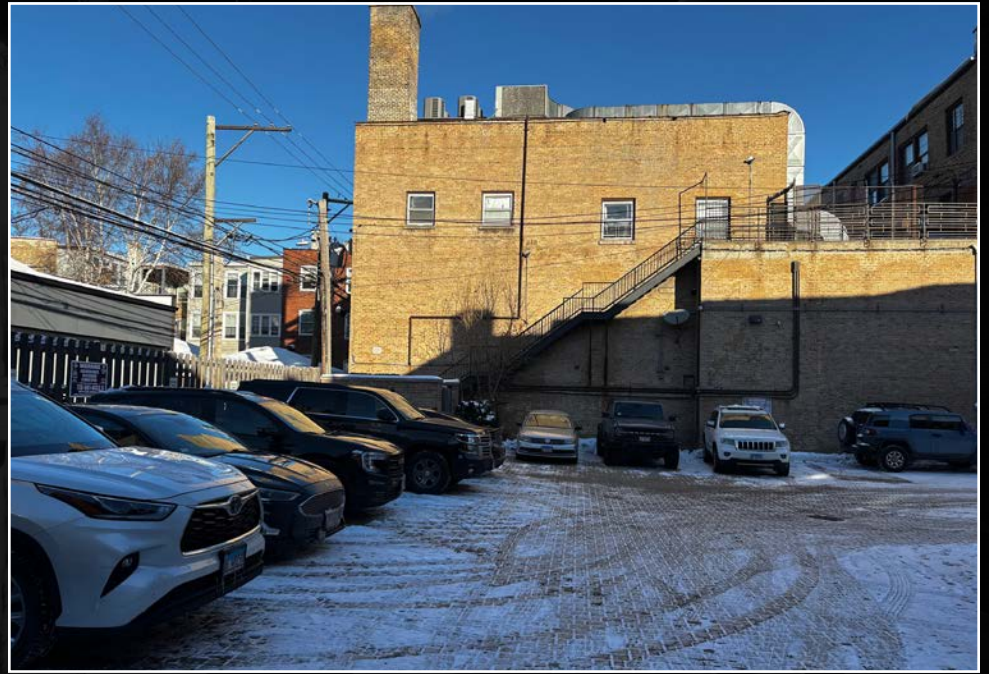
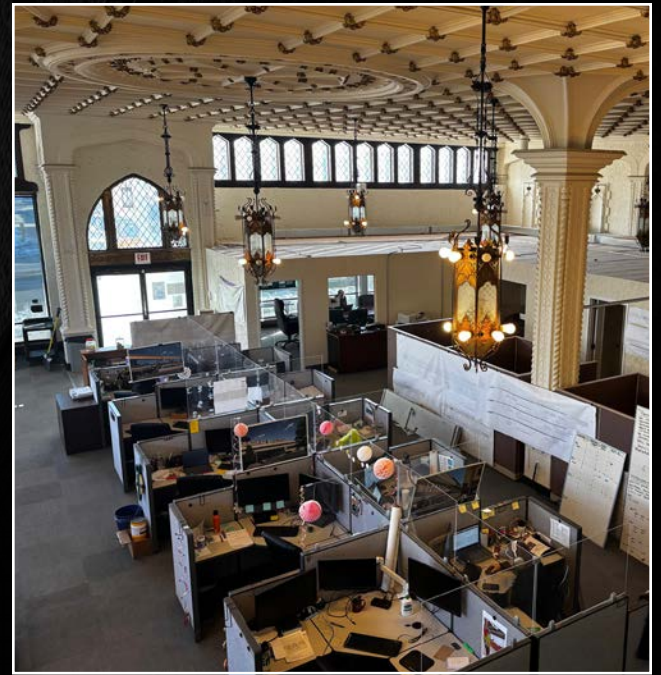
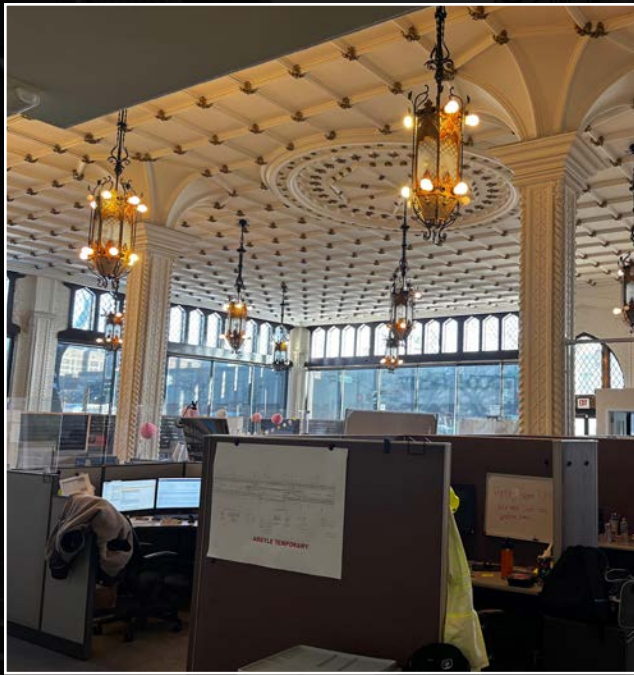
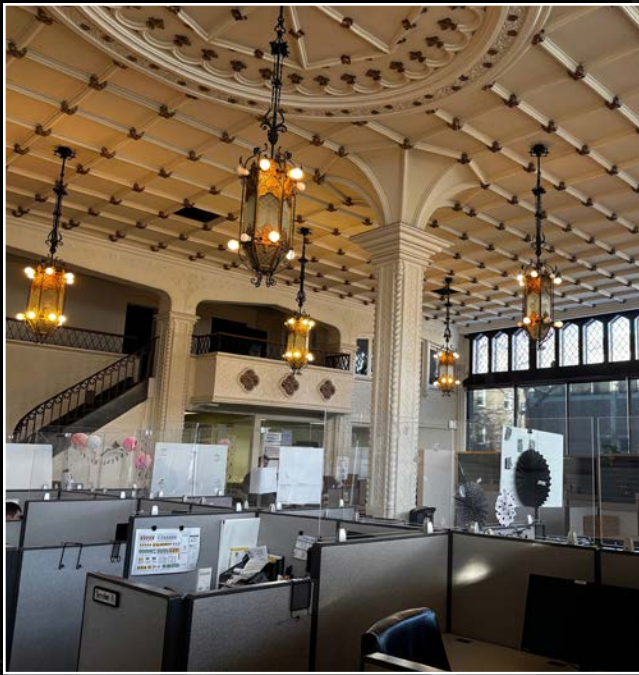
SPACE AVAILABLE



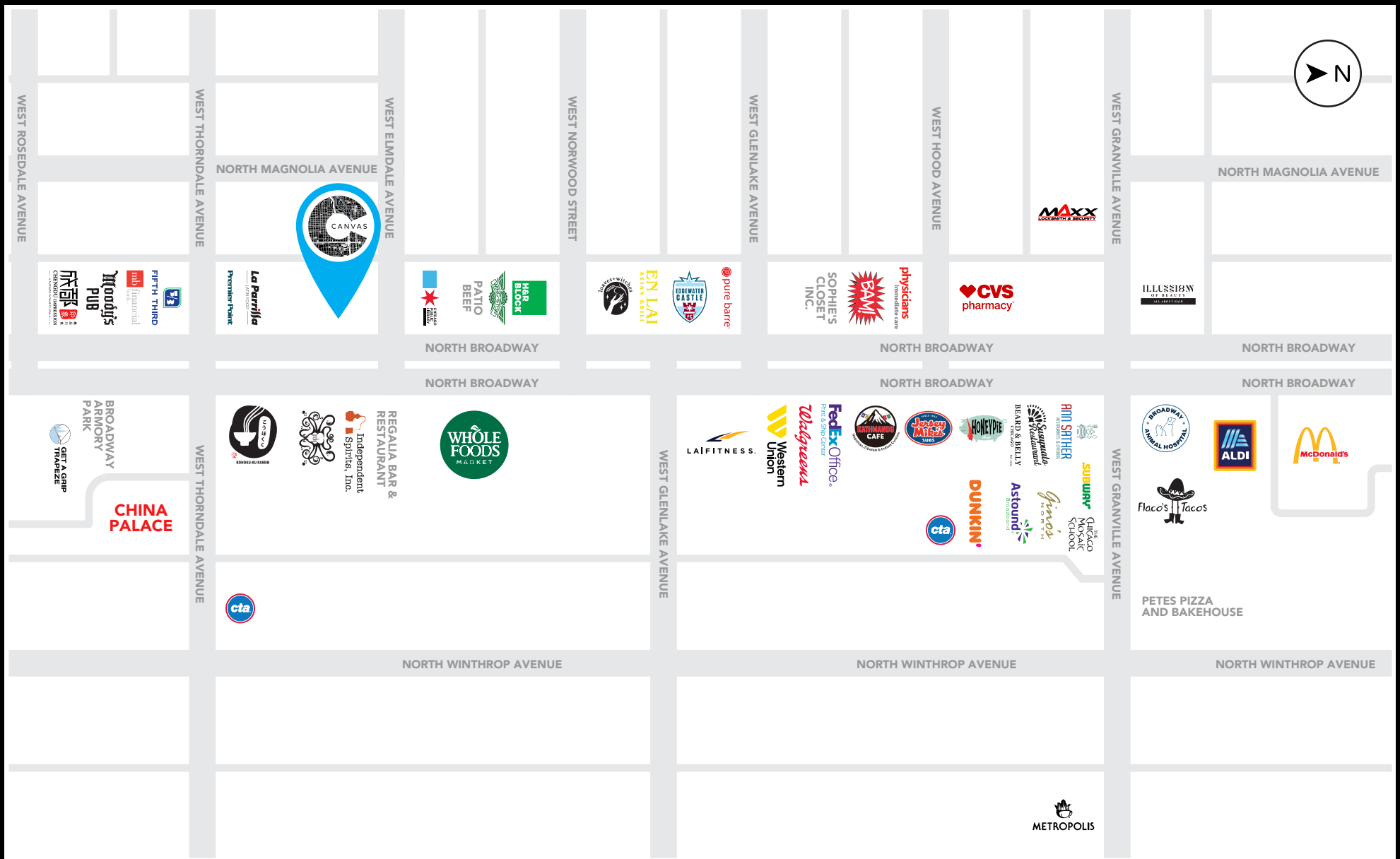
5,000 sf
Mezzanine

MEZZANINE PLAN





CANVAS



FOR MORE INFORMATION, PLEASE CONTACT

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