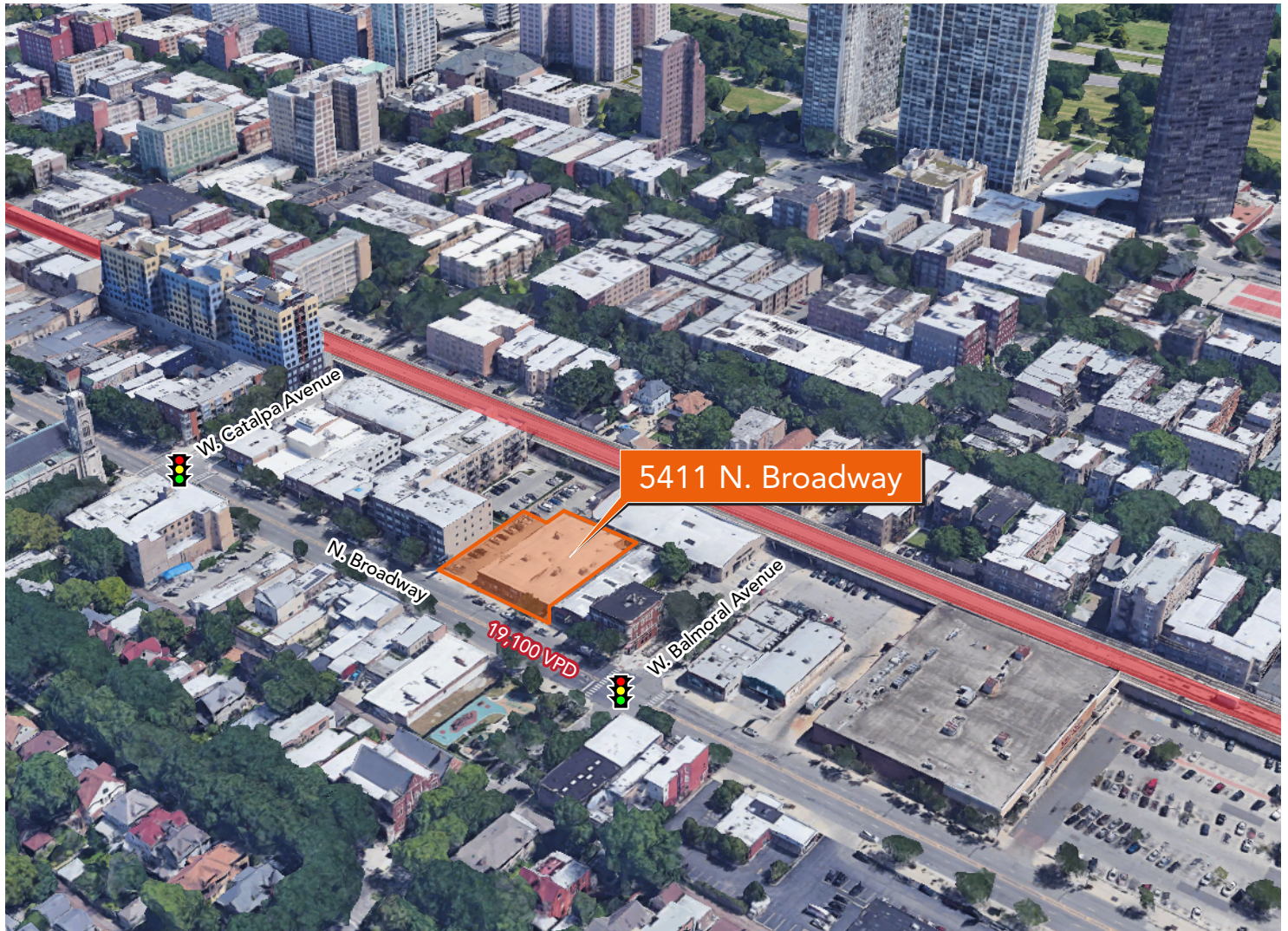


5411 N. Broadway

CHICAGO, IL 60640 | EDGEWATER

For Lease

RETAIL PROPERTY



- ▶ ±2,500 SF available
- ▶ Join co-tenants Anytime Fitness and Sherwin Williams
- ▶ Storefront and pylon signage available
- ▶ Adjacent surface parking lot with 25+ spaces
- ▶ 5 minute walk to CTA Red Line Berwyn 'L' Station (1M annual riders)
- ▶ Area retailers include Jewel-Osco, Pearl's Southern Comfort, Pizzeria Aroma, Herb, Subway, Starbucks, Chipotle, CVS, PetSmart, and more

REDUCED RENTAL RATE: \$5,500 / month modified gross

DEMOGRAPHIC SUMMARY

	.25 Mi	.50 Mi	1 Mi
Estimated Population	7,912	25,639	74,007
Adj. Daytime Demographics	6,984	22,183	65,768
Estimated Households	4,516	14,606	39,772
Estimated Average Household Income	\$79,804	\$79,036	\$82,216

TYLER DECHTER

tyler@baumrealty.com
312.275.3132

ARI TOPPER, CFA

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312.275.3113

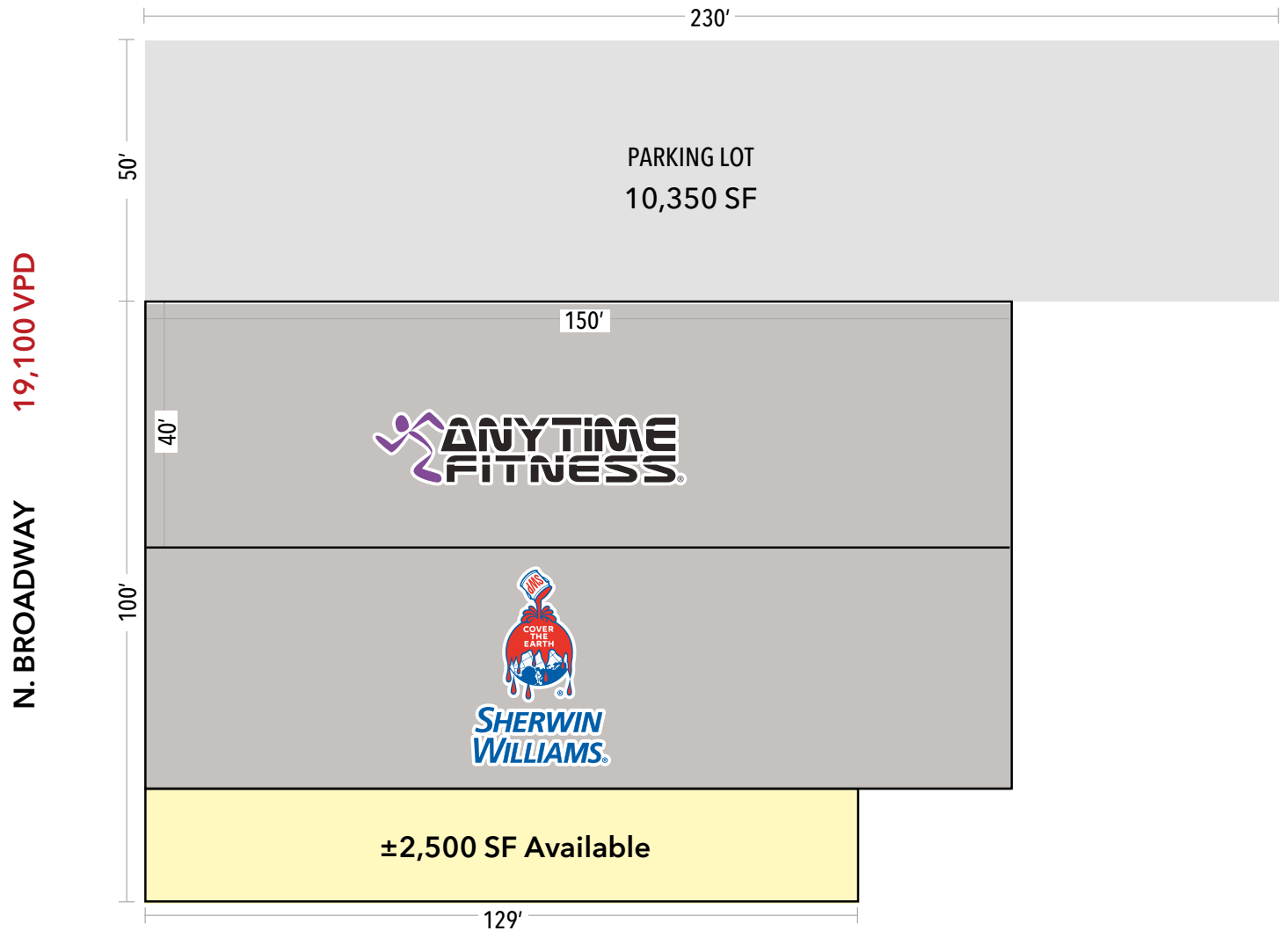
OWEN WIESNER

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SITE PLAN



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