

For Lease

Retail Space

4635-4641 N. Broadway

Chicago, IL 60640 | Uptown



- 2,829 SF available, divisible
- Great visibility and frontage along Broadway in Uptown's excellent shopping and entertainment corridor
- Faces the remodeled Wilson CTA Red Line 'L' station with 1.9M annual riders, which is finalizing a \$203M reconstruction
- ¼ mile from Truman College, the second largest of the City of Colleges of Chicago with 17,000+ students
- Area retailers include Target, Jewel-Osco, Aldi, Ace Hardware, Corepower Yoga, Starbucks, AT&T and many more

DEMOGRAPHIC SUMMARY

	RADIUS		
	.25 MILE	.5 MILE	1 MILE
AVERAGE HHI	\$58,036	\$60,771	\$78,096
DAYTIME POPULATION	6,292	21,081	44,355
RESIDENTIAL POPULATION	6,922	28,767	75,116

TRAFFIC COUNTS

N. BROADWAY	10,100 VPD
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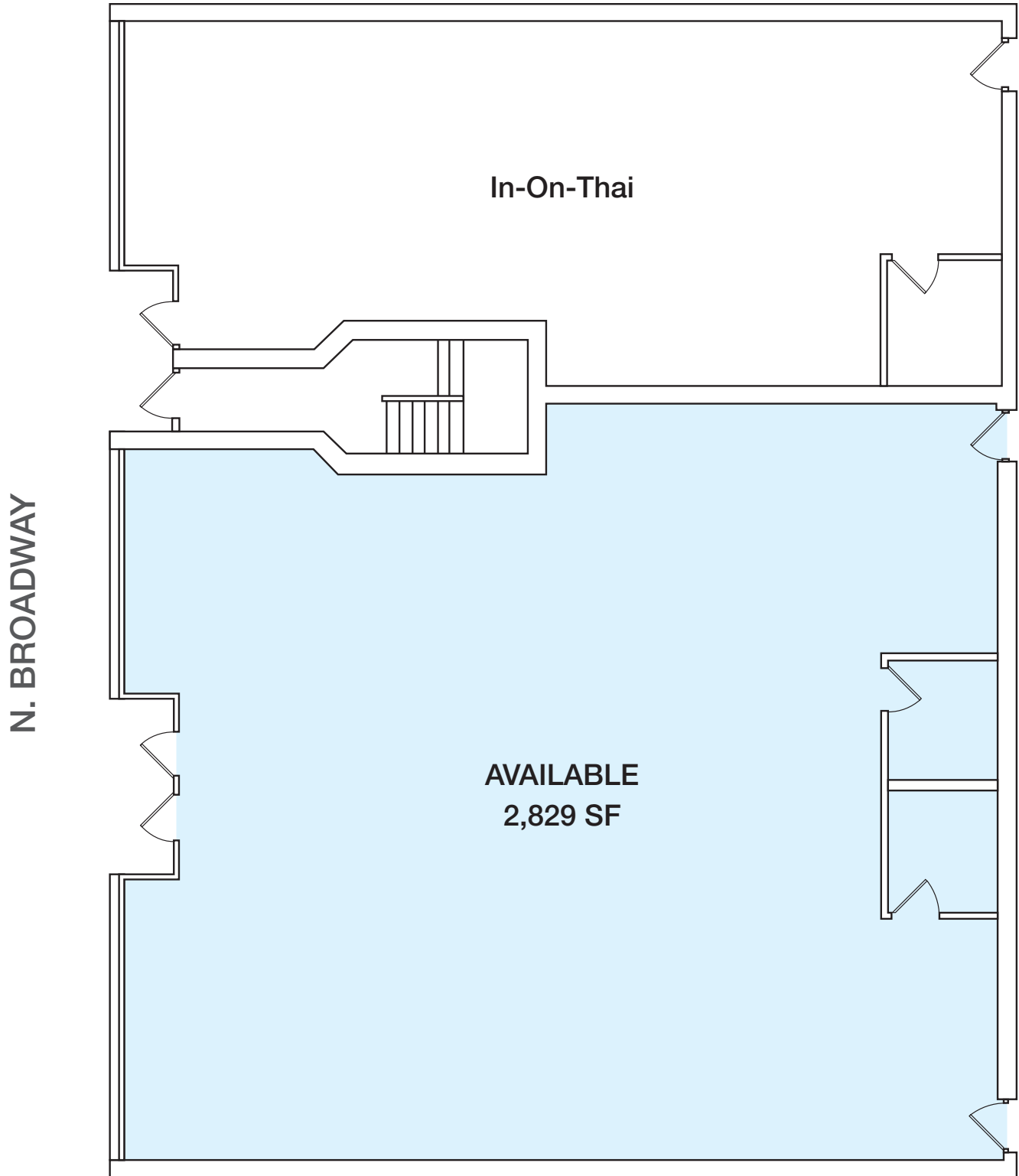


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