

1122-1126 W. Bryn Mawr Avenue

EDGEWATER | CHICAGO, IL 60660

For Lease

RETAIL SPACE



- ▶ Up to ±4,875 SF with demising options available
- ▶ Black iron available
- ▶ Private parking optional
- ▶ Adjacent to the CTA Red Line Bryn Mawr 'L' station
(635K annual riders)
- ▶ Access to Lake Shore Drive directly to the east
- ▶ Just off the heavily trafficked Broadway / Ridge/ Bryn Mawr intersection (57,550 combined VPD)
- ▶ 1 mile south of Loyola University
- ▶ Nearby retailers include Walgreens, pHlour Bakery & Cafe, Blowfish Sushi & Ramen, Lenscrafters, Chase, LA Tan, Subway, School of Rock, and more

DEMOGRAPHIC SUMMARY

	.25 Mi	.50 Mi	1 Mi
Estimated Population	8,713	26,053	71,289
Adj. Daytime Population	5,359	16,429	50,404
Estimated Households	5,462	15,704	40,465
Estimated Average Household Income	\$88,351	\$100,767	\$103,310

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BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · WWW.BAUMREALTY.COM

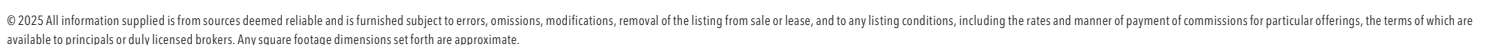
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1122-1126 W. Bryn Mawr Ave
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Kathy
Osterman
Beach

