



FOR SALE EDGEWATER RETAIL

6232-38 N Broadway Street
Chicago, IL 60660



HIGHLIGHTS

Property Type: Retail / Restaurant
Taxes: \$36,598.58 (2017)
PIN #(s): 14-05-115-037-0000
Size: 5,466 Sq Ft
Zoning: B1-2
Alderman: Osterman

SNAPSHOT



- Four ground floor units totaling 5,466 Sq Ft of retail for sale in the heart of Edgewater
- High-visibility location with over 31,900 vehicles per day and a Walk Score of 93
- Conveniently located on #36 Broadway / Rosemont bus route, 0.1 miles to Granville Red Line station, and 0.3 miles to Loyola University Chicago
- Electric & gas for the commercial spaces are paid for by the tenants and water/sewer/scavenger are paid by the condo association
- Projected HOA fees of \$657.74 are due to the 6232-6238 North Broadway Condominium Association on the first of each month

4 UNITS:

Space 1 - 6232 N Broadway: 2,420 Sq Ft, Currently Leased to Vee Vee African Restaurant

Space 2 - 6234 N Broadway: 1,005 Sq Ft, Vacant

Space 3 - 6236 N Broadway: 938 Sq Ft, Currently Leased to Broadway Computers

Space 4 - 6238 N Broadway: 1,103 Sq Ft, Currently Leased to Chicago Vapor Zone

DEMOGRAPHICS



Population

1 Mile 77,330



Households

1 Mile 36,980



Avg Household
Income

1 Mile \$61,306



Consumer Spending

1 Mile \$700,589

AREA MAP



ADDITIONAL PHOTOS



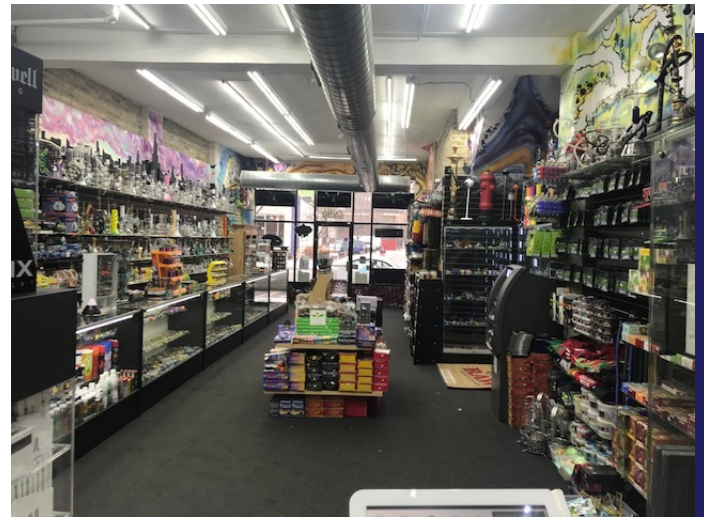
6232 N Broadway Street
Vee Vee African Restaurant



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