

3109 N. BROADWAY ST.



PREMIER REAL ESTATE OPPORTUNITY

KG
KUDAN
GROUP

PRESENTED BY:

JARRETT FRADIN
312.575.0480 Ext. 2
Jarrett@kudangroup.com

566 W. Lake St. Suite 320
Chicago, IL 60661

WWW.KUDANGROUP.COM

AVAILABILITY

3109 N. BROADWAY ST.
CHICAGO, IL 60657

REAL ESTATE SALE:
\$3,000,000

SPACE AVAILABLE:
+/- 4,716 SF Building
+/- 5,123 SF Land

Single-story commercial building located on approximately 5,125 SF of land with associated 65' (5'x59') parcel of land extending from the rear of the building to Barry Street on the South.

House of Fine Chocolates previously operated out of this space for 75 years. Current tenant, Lakeview Pantry and Kitchen, completed a full rebuild of the space in the last year and is currently operating a Shared-Kitchen concept.



Current Tenant



Previous Tenant

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PROPERTY DATA

Property Type	Free-Standing Single Story Commercial Building
2014 Property Taxes	\$15,623.17
Property Index Number	14-28-105-048
Zoning	C-4
Parking	Street
Electrical Service	200 Amps
A/C	(2) 7 Ton Units & (1) 17 Ton Unit = 31 Tons Total
Construction Type	Brick, Concrete
Year Built	1932
Parcel Number	06
Acres	0.1176
Lot Size	40.31 X 112 X 117 X 59.69
Cross Streets	Broadway/Barry

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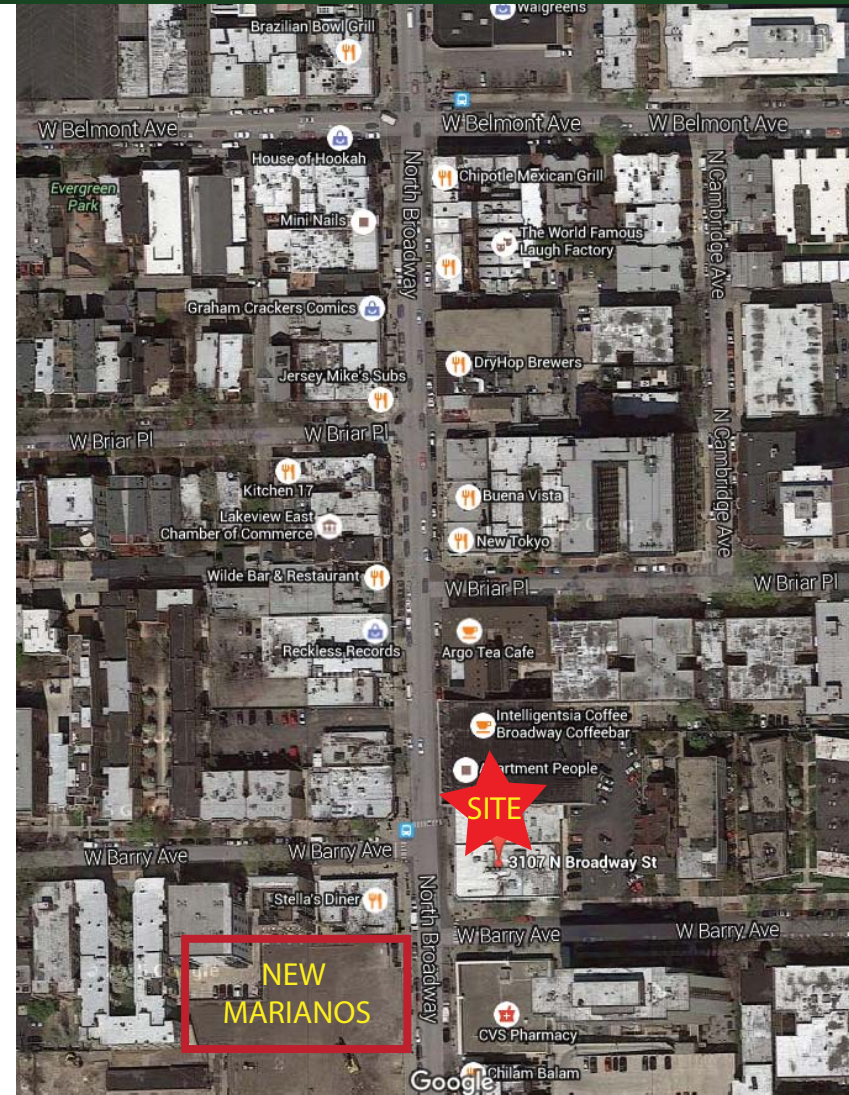
LOCATION

Lakeview is bordered by West Diversey Pkwy. on the south, West Irving Park Rd. on the north, North Ravenswood Ave. on the west, and the shore of Lake Michigan on the east. Lakeview's diverse dining, shopping and entertainment options offer a broad appeal to visitors and residents of all ages. This sprawling North Side community, one of Chicago's largest, is characterized by a vast culinary landscape of cuisines and cultures, and equally plentiful shops and boutiques. Lakeview encompasses two popular districts: Wrigleyville, home of the Wrigley Field and the Chicago Cubs; and Boystown, one of the nation's largest and most vibrant LGBT communities.

NEARBY BUSINESSES

Mariano's - Opening the Summer of 2016
The Bagel
Divy Station
CVS Pharmacy
Apartment People
Intelligentsia Coffee
Sage Boutique
Stella's Diner

Taco & Burrito House
L.A. Tan
Tom Yum Cafe
Glaze Teriyaki
Ceres' Table
Argo Tea
Get Nail'd
Reckless Records



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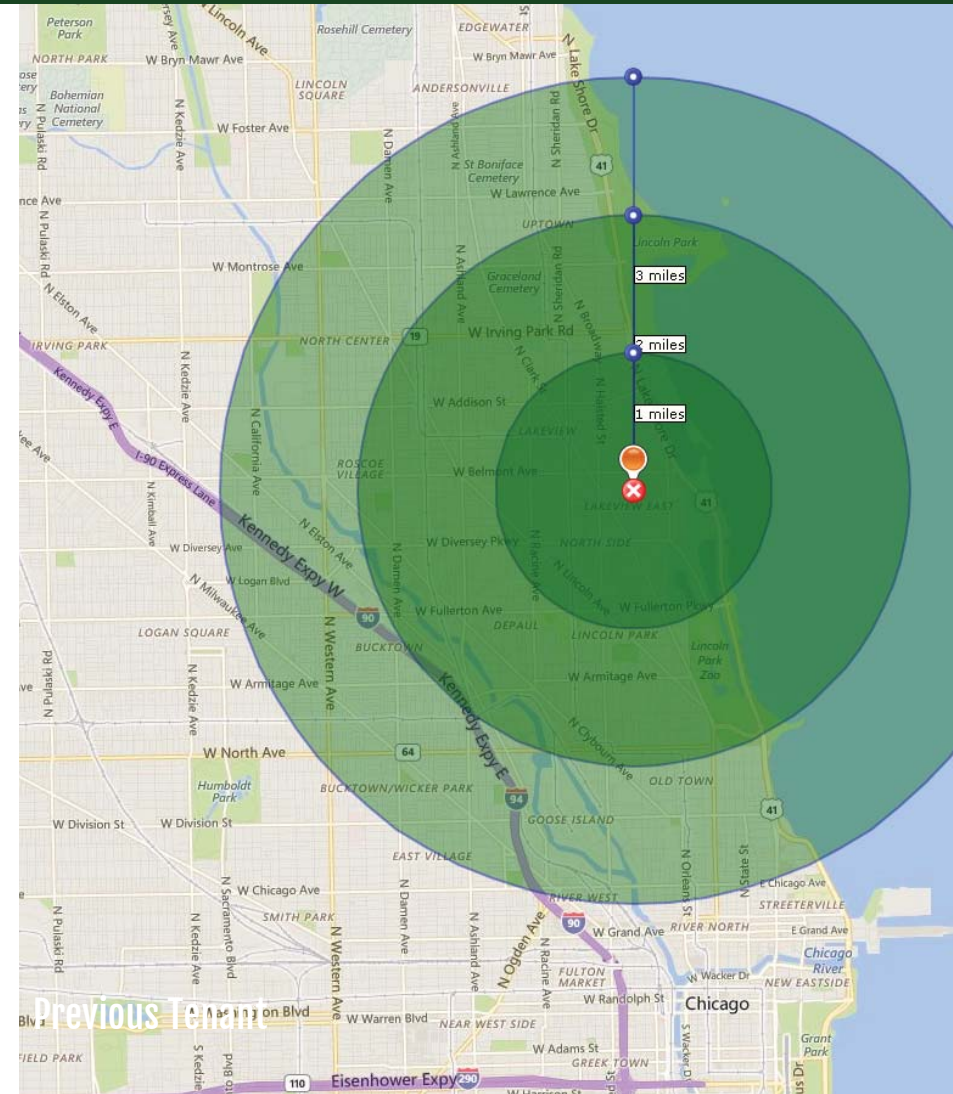
DEMOGRAPHICS

POPULATION

	1-mi.	2-mi.	3-mi.
2015 Male Population	40,384	190,194	468,847
2015 Female Population	41,801	195,143	470,541
Total Population	82,185	385,337	939,388
Daytime Population	63,926	365,439	1,456,533
2015 Households	49,107	202,574	431,899

INCOMES

	1-mi.	2-mi.	3-mi.
Median Household Income	\$65,251	\$68,155	\$59,725
Average Household Income	\$99,020	\$102,706	\$91,174
Per Capita Income	\$59,672	\$55,472	\$43,120



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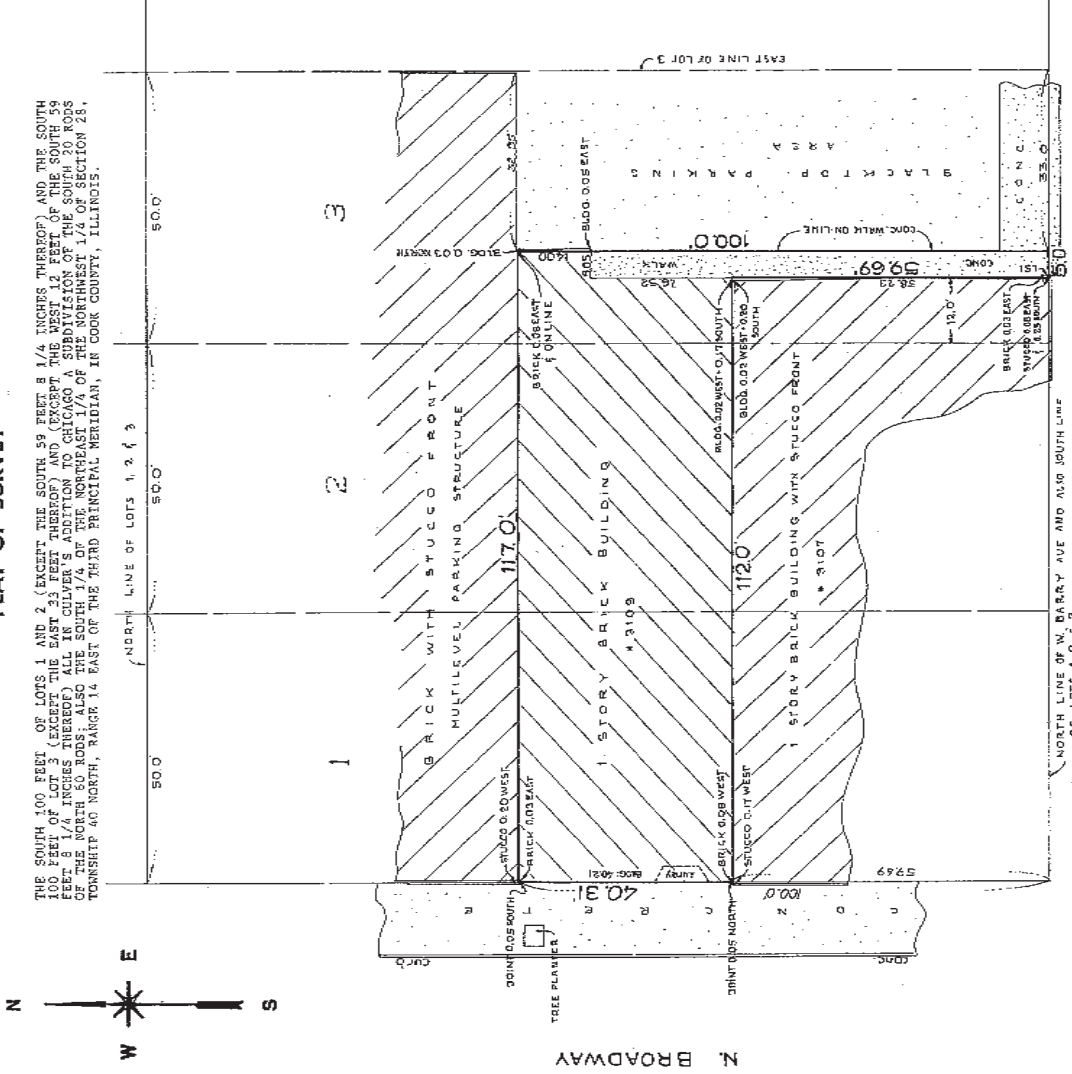
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SURVEY

5740 NORTH ELSTON AVENUE
CHICAGO, ILLINOIS 00946

CERTIFIED SURVEY CO. PLAY OF SURVEY

Phone: (312) 775-7755
Fax: (312) 775-2855



THE SOUTH 100 FEET OF LOTS 1 AND 2 (EXCEPT THE SOUTH 59 FEET & 1/4 INCHES THEREOF) AND THE SOUTH 100 FEET OF LOT 3 (EXCEPT THE SOUTH 59 FEET & 1/4 INCHES THEREOF) ARE HEREBY SET AS A PLAY OF SURVEY TO THE SOUTH 100 FEET & 1/4 INCHES THEREOF) ALL IN CLARIFY ADDITION TO CHICAGO SUBDIVISION OF THE SOUTH 30 FEET OF THE NORTH 60 RODS; ALSO THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

IN CHICAGO, ILL. THIS MEANS THE SURVEY HAS BEEN REGISTERED IN THE PUBLIC RECORDS OF THE COUNTY OF COOK, ILLINOIS. THE SURVEYOR'S NAME AND THE DATE OF THE SURVEY ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 921443
Scale: 1" = 30'
Date: DEC. 6, 1997
Ordered By: AGENCE OF EMBROIDERIES

BUILDING LINES AND DIMENSIONS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS; OTHERWISE REFER TO THE ORIGINAL RECORDS AS A BASIS AND THE DIMENSIONS THEREOF.

Dimensions at feet and fractions thereof	Dimensions at feet
01" = 1/8"	07" = 7/8"
02" = 1/4"	08" = 1"
03" = 3/8"	11" = 1 1/4"
04" = 1/2"	14" = 1 1/2"
05" = 5/8"	17" = 1 3/4"
06" = 3/4"	20" = 2"
07" = 7/8"	23" = 2 1/4"
08" = 1"	26" = 2 1/2"
09" = 1 1/8"	29" = 2 3/4"
10" = 1 1/4"	32" = 3"
11" = 1 1/8"	35" = 3 1/4"
12" = 1 1/2"	38" = 3 1/2"
13" = 1 3/8"	41" = 3 3/4"
14" = 1 1/2"	44" = 4"
15" = 1 5/8"	47" = 4 1/4"
16" = 1 3/4"	50" = 5"
17" = 1 7/8"	53" = 5 1/4"
18" = 2"	56" = 5 1/2"
19" = 2 1/8"	59" = 5 3/4"
20" = 2 1/4"	62" = 6"
21" = 2 1/2"	65" = 6 1/4"
22" = 2 3/8"	68" = 6 3/4"
23" = 2 1/2"	71" = 7"
24" = 2 5/8"	74" = 7 1/4"
25" = 2 3/4"	77" = 7 3/4"
26" = 2 7/8"	80" = 8"
27" = 3"	83" = 8 1/4"
28" = 3 1/8"	86" = 8 3/4"
29" = 3 1/4"	89" = 9"
30" = 3 1/2"	92" = 9 1/4"
31" = 3 3/8"	95" = 9 3/4"
32" = 3 1/2"	98" = 10"
33" = 3 5/8"	101" = 10 1/4"
34" = 3 3/4"	104" = 10 3/4"
35" = 3 7/8"	107" = 11"
36" = 4"	110" = 11 1/4"
37" = 4 1/8"	113" = 11 3/4"
38" = 4 1/4"	116" = 12"
39" = 4 1/2"	119" = 12 1/4"
40" = 4 3/8"	122" = 12 3/4"
41" = 4 1/2"	125" = 13"
42" = 4 5/8"	128" = 13 1/4"
43" = 4 3/4"	131" = 13 3/4"
44" = 4 7/8"	134" = 14"
45" = 5"	137" = 14 1/4"
46" = 5 1/8"	140" = 14 3/4"
47" = 5 1/4"	143" = 15"
48" = 5 1/2"	146" = 15 1/4"
49" = 5 3/8"	149" = 15 3/4"
50" = 5 1/2"	152" = 16"



MADE ALL POINTS BEFORE BUILDING BY OWNER AND BY OWNER REPORT OF SURVEYOR.

City of Cook } ss.
I, R. F. Mistral,
Professional Land Surveyor,
State of Illinois,
do hereby certify that we have
surveyed the above described property and that the plat heron
is a correct representation of said survey.

R. F. Mistral
REG. ILL. Land Surveyor



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