

3109 N. BROADWAY ST.



## REAL ESTATE SALE

**KG**  
KUDAN  
GROUP

*PRESENTED BY:*

**JARRETT FRADIN**

312.575.0480 Ext. 15

Jarrett@kudangroup.com

[WWW.KUDANGROUP.COM](http://WWW.KUDANGROUP.COM)

# AVAILABILITY

3109 N. BROADWAY ST.  
CHICAGO, IL 60657

## SPACE AVAILABLE:

+/- 4,716 SF Building  
+/- 5,123 SF Land

Single-story commercial building with fully built-out kitchen. 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. Located across from Mariano's and surrounded by national retail shops and restaurants. Available for development or owner/operator use.

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 recent years and is currently operating a Shared-Kitchen concept.



Current Tenant



Previous Tenant

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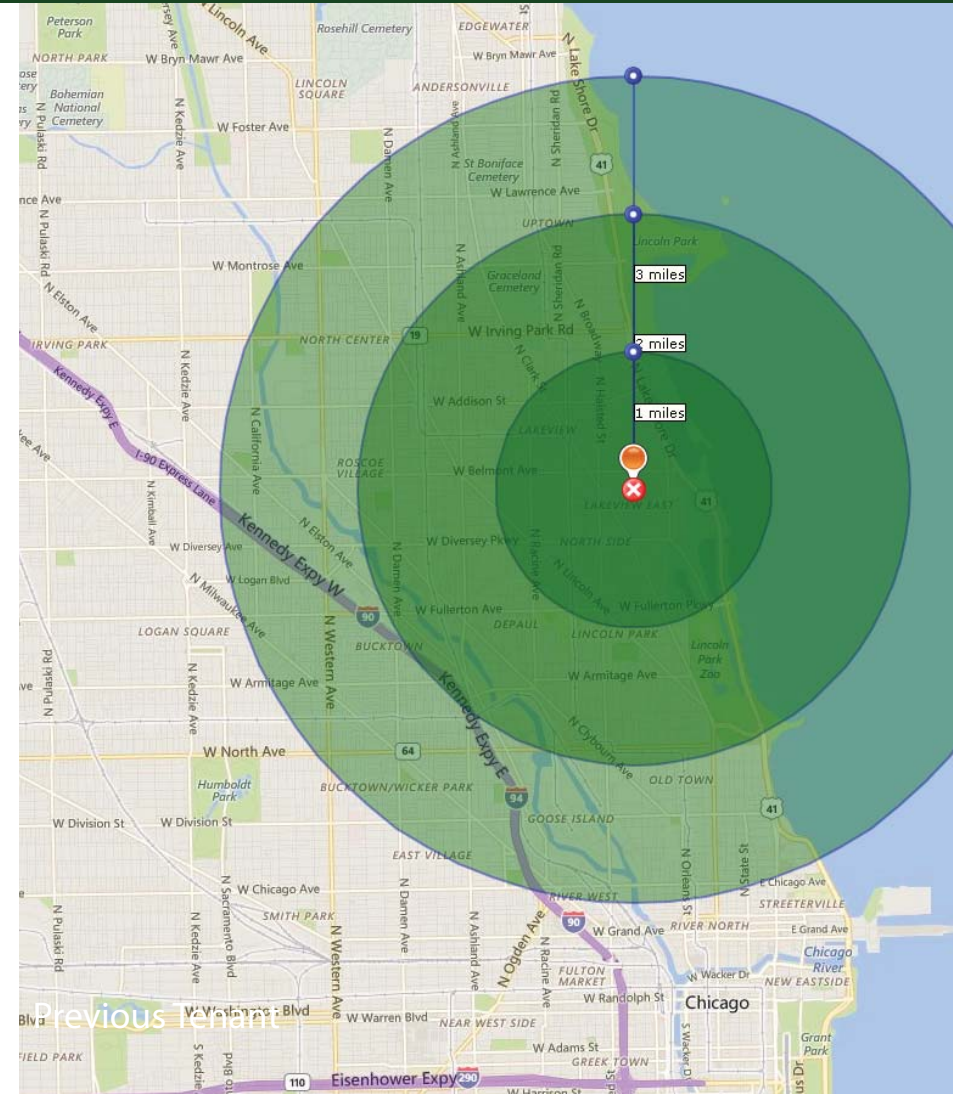
# DEMOGRAPHICS

## 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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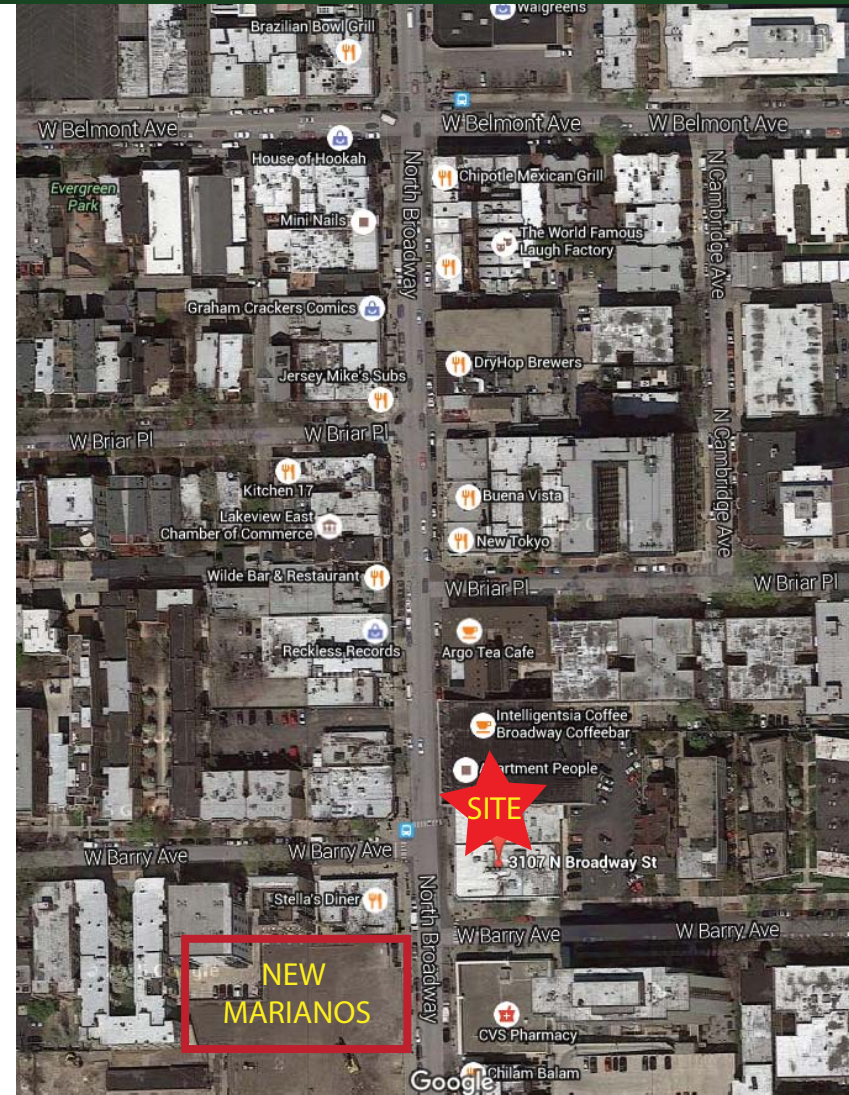
# LOCATION

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  
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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# PROPERTY DATA

Property Type	Free-Standing Single Story Commercial Building
2017 Property Taxes	\$33,845.60
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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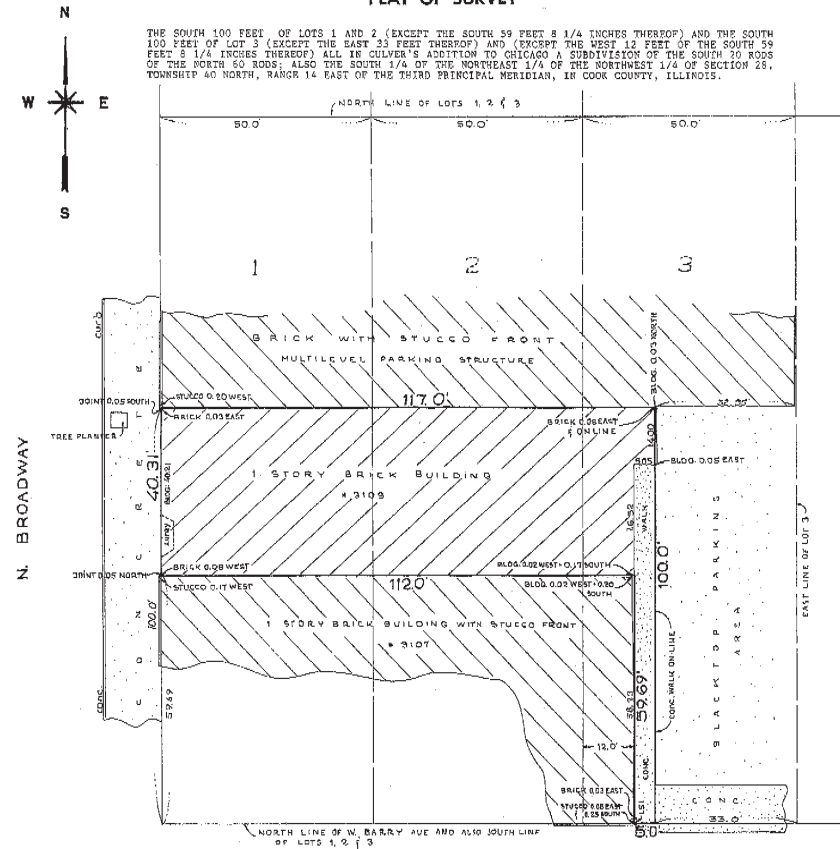
# SURVEY

5740 NORTH ELSTON AVENUE  
CHICAGO, ILLINOIS 60646

## CERTIFIED SURVEY CO.

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

### PLAT OF SURVEY



NO CHECK (✓) IN BOX MEANS THIS SURVEY HAS BEEN MADE FOR CONFORMANCE WITH A REAL ESTATE OR SURVEYING LAW, TRANSCRIPTION AND LIST TO THE GRID DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

Order No. 991443

Scales: feet

Date: DEC 8, 1993

Ordered by: HOUSE OF CHOCOLATES

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS. OTHERWISE REFER TO YOUR DEED OR ABSTRACT FOR THE LOCATION OF BUILDING LINES AND EASEMENTS.

Diagrams of a foot and their equivalent in inches and fractions thereof:

21" = 18"	22" = 18"	23" = 18"
24" = 18"	25" = 18"	26" = 18"
27" = 18"	28" = 18"	29" = 18"
30" = 18"	31" = 18"	32" = 18"
33" = 18"	34" = 18"	35" = 18"
36" = 18"	37" = 18"	38" = 18"
39" = 18"	40" = 18"	41" = 18"
42" = 18"	43" = 18"	44" = 18"
45" = 18"	46" = 18"	47" = 18"
48" = 18"	49" = 18"	50" = 18"



COMPARE ALL RIGHTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE

State of Illinois ) ss.  
County of Cook )

WE, CERTIFIED SURVEY CO. do hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

*Robert J. Mistral*  
REG. ILL. Land Surveyor



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