

# Edgewater - Chicago

## MIXED-USE PROPERTY FOR SALE OR SPACE FOR LEASE NEAR RED LINE STOP



566 W. Lake St., Ste. 225  
Chicago, Illinois 60661-1411  
kudangroup.com



### Edgewater

Edgewater is a lakefront community area on the North Side of the city of Chicago. Bounded by Foster Avenue on the south, Devon Avenue on the north, Ravenswood Avenue on the west, and Lake Michigan on the east, Edgewater boasts many beaches that residents enjoy for the better part of the year. Chicago's largest park, Lincoln Park, stretches south from Edgewater for seven miles along the waterfront, almost to downtown.

1130 W. Bryn Mawr Ave., Chicago, IL 60660

Size (Approx.) 3,000 SF (1st Fl.), 1,000 SF (2nd Fl.), 3,766 SF (Lot)

Lease Rate \$19/SF Modified Gross

Asking Price \$615,000.00 (Real Estate)

For additional information or to schedule a showing contact:

Adam Salamon

312-575-0480 Ext. 16

773-531-4806 (Cell)

Adam@kudangroup.com

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice.

### Demographics

	2 mile	5 mile
2010 Population	201,484	762,882
2020 Population	207,991	755,140
2025 Population Projection	207,061	745,720
Annual Growth 2010-2020	0.3%	-0.1%
Annual Growth 2020-2025	-0.1%	-0.3%

2010 Households	97,230	339,039
2020 Households	97,701	330,156
2025 Household Projection	96,763	324,954

Avg Household Income	\$77,896	\$100,410
Median Household Income	\$52,856	\$70,569

Source: Costar

### Nearby Businesses

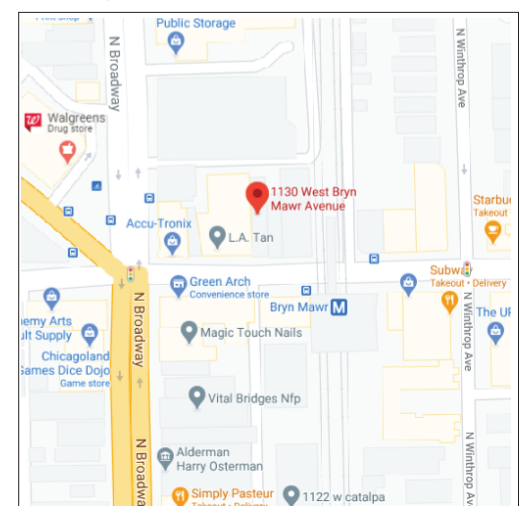
Salon Echo Little Vietnam Restaurant  
LA Tan Ben's Noodles and Rice  
Taqueria Uptown Edgewater Fitness Center  
Walgreens

### Description

Mixed-Use property in the heart of Edgewater available for sale or lease. Conveniently located just steps from the Bryn Mawr Red Line train station. The commercial space features unobstructed wide open space with high ceilings and a floor to ceiling glass storefront. Ideal for retail office or convert to a restaurant/bar. Add additional income from the raw second floor.

### Map

On West Bryn Mawr Avenue Between North Broadway Avenue and North Winthrop Avenue



A184 10-16-20

**DATA SHEET – 1130 W. BRYN MAWR AVE.**

Agent(s) Responsible	Adam Salamon <a href="mailto:adam@kudangroup.com">adam@kudangroup.com</a> 312-575-0480 Ext. 16 773-531-4806 (Cell)
Transaction Type	Real Estate Sale or Lease
<b>Property Data</b>	
Address	1130 W. Bryn Mawr Ave.
City, Zip Code	Chicago, 60660
Area	Edgewater
County	Cook
Sale Price	\$615,000.00
Lease Rate	\$19/SF
Lease Type	Modified Gross
Yearly Adjustment	3% Annually
Security Deposit	TBD
Taxes	\$13,827.26 (2019)
Building Type and Year Built	Mixed Use Brick,
Stories	Two
Size (Approx.)	3,000 SF (1st Fl.) 1,000 SF (2nd Fl.) In raw condition.
Lot Size (Approx.)	3,766 SF
Parking	Street Parking
Zoning	B1-3
A/C & Heat	Central HVAC
Electric (amps)	N/A
Ceiling Heights	10'
Ward	48th
Alderman	Harry Osterman
Nearby Businesses	Salon Echo, Little Vietnam Restaurant, LA Tan, Ben's Noodles and Rice, Taqueria Uptown, Edgewater Fitness Center, Walgreens
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Cross Streets	On West Bryn Mawr Avenue Between North Broadway Avenue and North Winthrop Avenue