

Magnolia Glen/Edgewater

Two-story property with parking available for sale or lease.



1629 North Halsted Street, Floor 1
Chicago, Illinois 60614
kudangroup.com

5838-40 N. Broadway St., Chicago, IL



Demographics

Population	2-Mile	5-Mile
2010 Population	212,276	746,575
2022 Population	212,276	732,931
2027 Population Projection	211,545	721,627
Annual Growth 2010-2022	0.4%	-0.2%
Annual Growth 2022-2027	-0.1%	-0.3%

Households

2010 Households	94,741	329,626
2022 Households	95,952	317,894
2027 Household Projection	95,021	311,742

Income

Avg. Household Income	\$81,252	\$106,347
Median Household Income	\$56,706	\$75,901

Source: Costar

Nearby Businesses

Mas Alla del Sol	Fifth Third Bank
Chengdu Impression	Cookies & Carnitas
Broadway Armory Park	Alice & Friends' Vegan Kitchen
Moody's Pub	Marais Home & Garden
MB Financial Bank	Sfera Sicilian Street Food

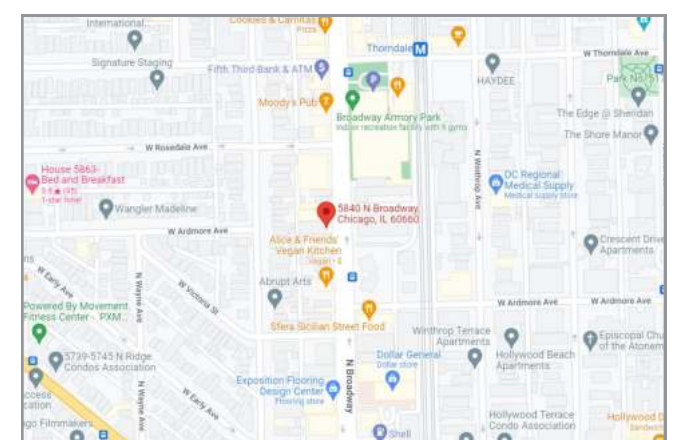
Location: Edgewater

Edgewater hugs the water's edge, with miles of beaches and green spaces to relax in — and pretty stunning views over Lake Michigan from seven miles north of the Loop. Family-friendly Edgewater is an antique and vintage shopper's haven. Browse for hours at Broadway Antique Market and nearby Edgewater Antique Mall, then continue the vintage vibe in the neighborhood's Bryn Mawr Historic District, a charming reminder of 1920s Chicago. Edgewater's global mix of cultures, makes the neighborhood a culinary feast. It's also famous for authentic delis, boutique grocery stores and specialty farm stands.

—choosechicago.com

Map

On North Broadway Street Between West Rosedale Avenue and West Ardmore Avenue.



Property Description

Two-level freestanding commercial property with 20+ gated parking lot available for lease or sale. The building is located just five blocks from Loyola University campus on Broadway Street, a major arterial from the Northshore suburbs. Increase the leasable footprint by redeveloping the four contiguous lots. The retail/office space features a large open area, private offices, conference rooms on each level.

Purchase Price: \$2,350,000 (Real Estate)

Property Taxes: \$6/SF (Based on 2021)

Lease Rate: \$27/SF Modified Gross

OpEx: N/A

Size (Approx.): 12,990 SF (Bldg.), 12,135 SF (Lot)

Zone: B1-2

For additional information or to schedule a showing, contact:

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