

1,689 SF Restaurant Space with Black Iron

THE SHOPPES AT IRVING PARK AND BROADWAY

3949-3959 N. Broadway | Chicago



SPACE A
1,689 SF
BLACK IRON

0.25 M
to Lake
Shore Dr

W. IRVING PARK RD
18,300 ADT

N. BROADWAY
14,700 ADT

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SPACE AVAILABLE

Space A

- » 1,689 SF Second Gen Restaurant with black iron

SITE SUMMARY

- High exposure, high density corner retail position available with 60K VPD
- Second Generation restaurant space, includes restrooms, HVAC, electrical distribution, and full-height basement storage
- Located across from 218 bed Thorek Hospital (400 Employees)
- High Volume CTA Bus Service at front door, walk to Sheridan Red Line; Route #36 (4M/yr) and Route #80 (3.4M/yr)
- 1 block to new 437 unit housing development
- 1/4 mile from Lake Shore Drive

DEMOGRAPHICS

	1/2 Mile	1 Mile	2 Miles
Total Population	30,268	79,042	239,546
Average HH Income	\$153,140	\$156,780	\$172,740
Daytime Population	18,836	55,017	179,663



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FOR MORE INFORMATION,
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