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

# THE SHOPPES AT IRVING PARK & BROADWAY

3949-3959 N. Broadway | Chicago



#### **SPACE AVAILABLE**

## Space A

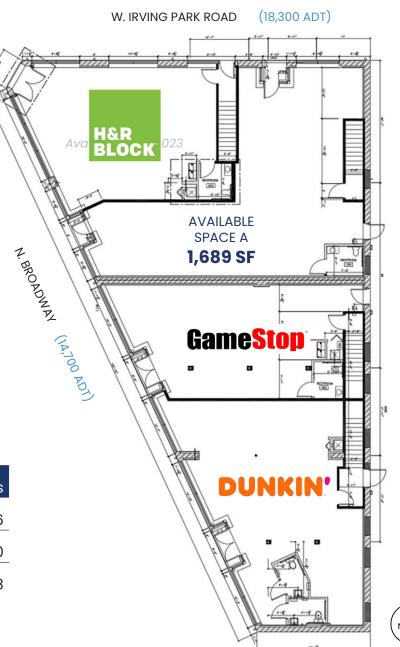
» 1,689 SF Second Gen Restaurant with black iron

### **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

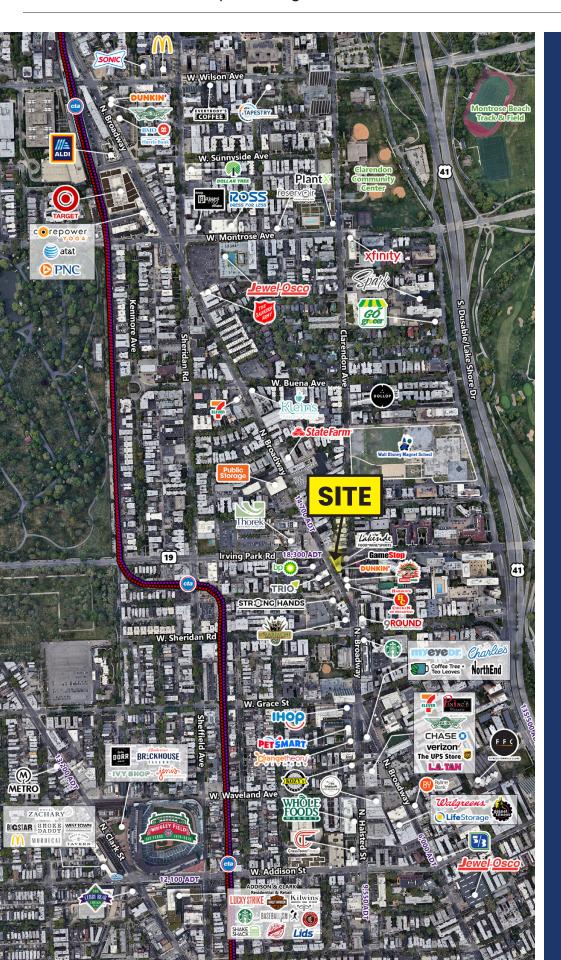
## **DEMOGRAPHICS**

	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



# THE SHOPPES AT IRVING PARK & BROADWAY

3949-3959 N. Broadway | Chicago



FOR MORE INFORMATION, CONTACT

MATT CAVANAGH matt@arcregrp.com 630.908.5694

LAUREN SZYMELL Iszymell@arcregrp.com 630.908.5703

> A-R-C REAL ESTATE

© 2022 ARC Real Estate. All information is from sources believed reliable, not independently verified, and thus subject to errors, omissions, and modifications such as price, listing, square footage, rates and commissions. All information, estimates and projections subject to change, market assumptions, unknown facts and conditions, and future potentialities. ARC Real Estate makes no express or implied representations or warrranties, as facts and results may vary materially from all information, estimates and projections. All renderings presented are conceptual.

