

# MILLENNIUM PROPERTIES R/E *For Lease: Prime Retail/Office* *Up to 2,400 SF in Uptown*

4075-89 N. Broadway, Chicago, IL

**\$20.00/SF MG**



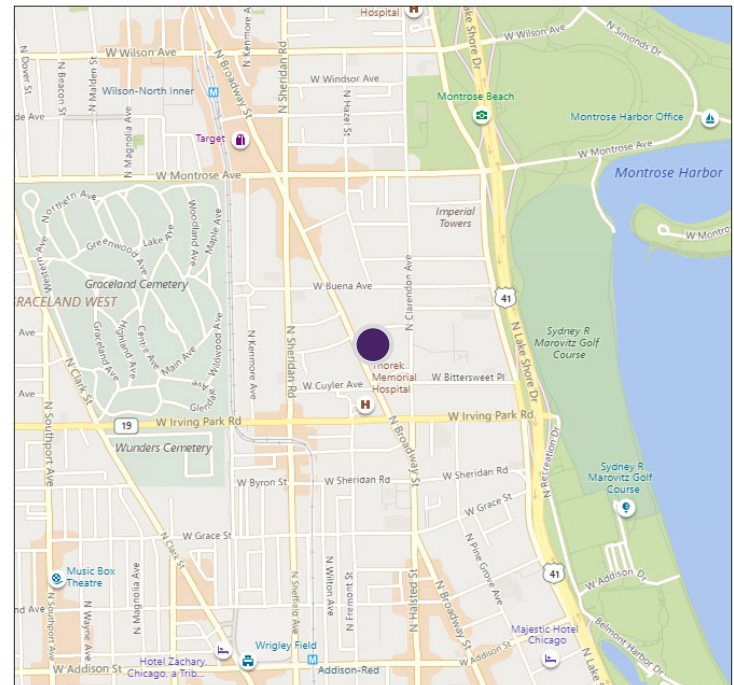
## Property Highlights

- Office or retail storefronts for lease
  - ~~4077: 1,200 SF Unit - LEASED~~
  - 4079-81: 2,400 SF office with waiting area, 3 offices, cubicle area, conference room
    - This combined unit can be subdivided into two, 1,200 SF units
  - ~~4085: 1,200 SF Units - LEASED~~
- Part of 11,000 SF single-story building
- Co-tenant with Michael's Original Pizzeria, State Farm, Seven Heaven Smoke Shop, Lucky Star Massage Spa & bike shop
- Just north of Irving Park Road
- Situated on main commercial corridor
- Perfect location for retail or office
- Part of Buena Park Historic District
- Zoning: C1-3
- Taxes (2022): \$54,398.92

## Property Overview

Two storefronts with up to 2,400 square feet are available for lease just north of Irving Park Road. Unit 4079-81 is a 2,400 square foot office with a waiting area, three offices, a cubicle area, a conference room and kitchen. This unit can be subdivided to 1,200 square feet and can be easily used for both retail or office.

The Uptown neighborhood is a diverse community located on the north side of Chicago. Broadway is one of the main commercial corridor for the neighborhood, attracting a wide variety of local businesses.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	82,501	393,016	948,544
Households	44,462	197,017	435,968
Median Income	\$68,944	\$71,083	\$69,512

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