

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



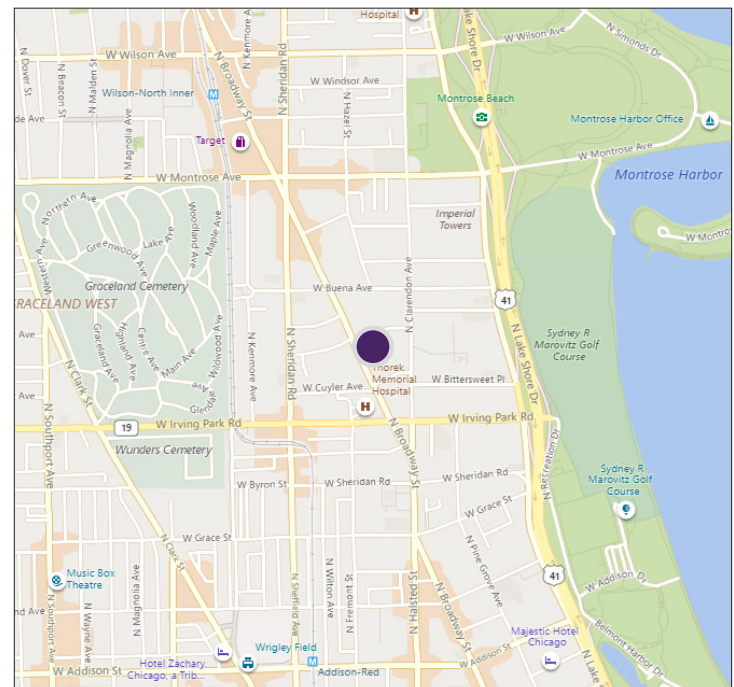
Property Highlights

- 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 (2021): \$46,595.19

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 corridors 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

Susan B. Silver
Executive Director
(312) 338 - 3001
ssilver@mpirealestate.com

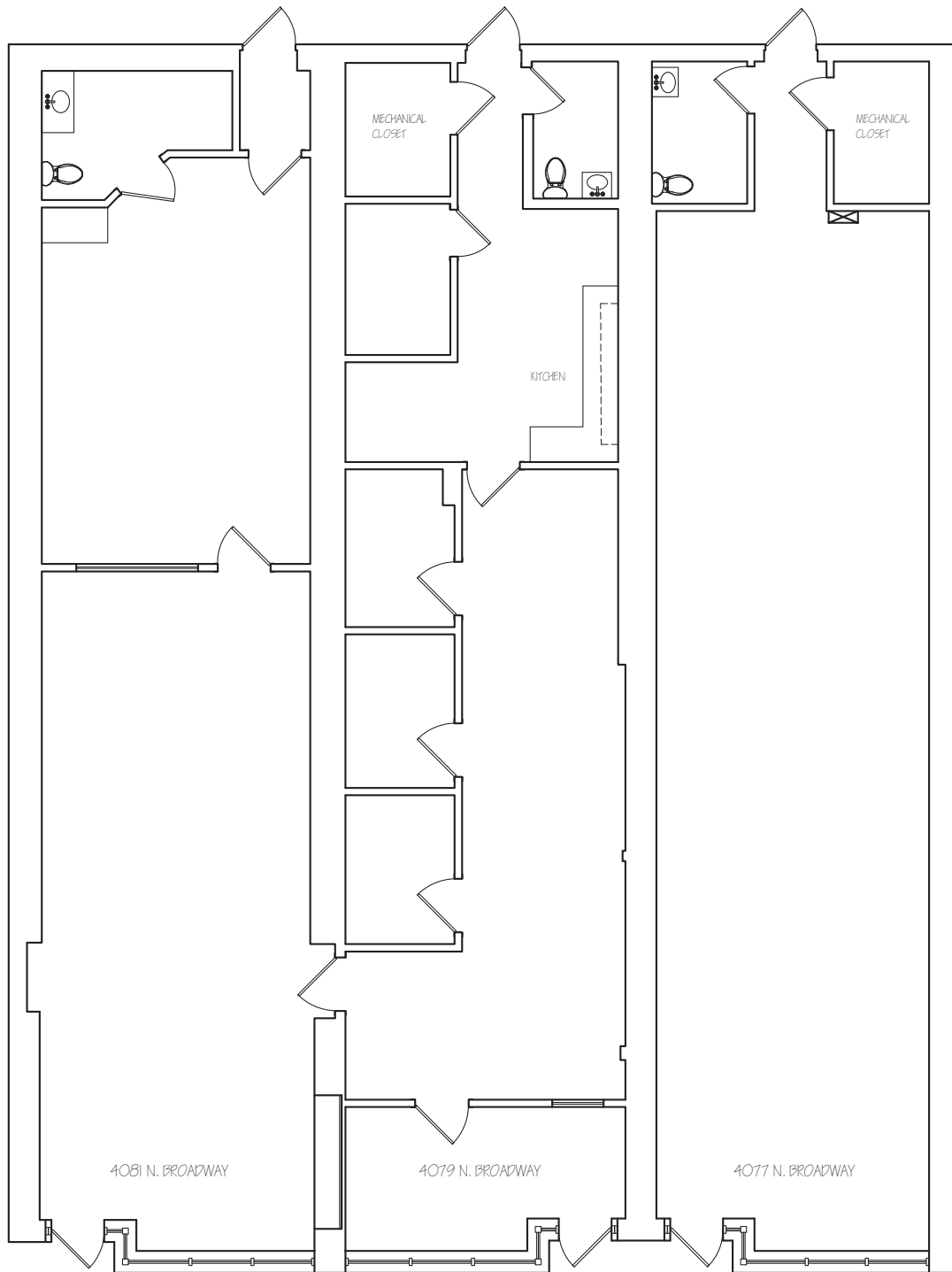
mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.

4075-89 N. Broadway, Chicago, IL

\$20.00/SF MG

FLOORPLAN



○ 4077-81 N. BROADWAY
NOT TO SCALE



Susan B. Silver
Executive Director
(312) 338 - 3001
ssilver@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.

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

Unit 4079-81



Waiting Room



Hall with Offices



Private Office



Kitchenette

Susan B. Silver
Executive Director
(312) 338 - 3001
ssilver@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.

4075-89 N. Broadway, Chicago, IL

\$20.00/SF MG

Demographics

Radius	1 Mile	3 Mile	5 Mile
Population:			
2010 Population	74,885	386,206	928,486
2022 Population	79,997	385,762	949,217
2027 Population Projection	80,051	381,124	942,060
Annual Growth 2010-2022	0.6%	0%	0.2%
Annual Growth 2022-2027	0%	-0.2%	-0.2%
Households:			
2010 Households	41,700	195,704	426,003
2022 Households	43,244	191,258	433,987
2027 Household Projection	43,020	188,065	430,274
Annual Growth 2010-2022	0.2%	0.1%	0.4%
Annual Growth 2022-2027	-0.1%	-0.3%	-0.2%
Owner Occupied Households	15,381	70,907	171,414
Renter Occupied Households	27,639	117,159	258,860
Avg Household Income	\$105,170	\$116,341	\$115,611
Median Household Income	\$76,941	\$85,816	\$85,358
2022 Households by Household Income:			
Less than \$25,000	7,415	28,265	65,671
\$25,000 - 50,000	6,890	29,596	67,095
\$50,000 - 75,000	6,909	28,278	63,646
\$75,000 - 100,000	5,260	21,935	49,672
\$100,000 - 125,000	4,195	18,756	42,637
\$125,000 - 150,000	3,171	14,733	32,886
\$150,000 - 200,000	3,859	18,024	41,623
Greater than \$200,000	5,546	31,672	70,756
Business Employment:			
Total Number of Businesses	2,418	17,008	46,774
Total Number of Employees	19,044	125,626	448,303

Susan B. Silver
Executive Director
(312) 338 - 3001
ssilver@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.

4075-89 N. Broadway, Chicago, IL

\$20.00/SF MG

Consumer Spending (2022) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	\$1,245,805	\$5,950,396	\$13,614,732
Apparel	\$64,409	\$310,347	\$731,094
Women's Apparel	\$25,149	\$121,978	\$286,775
Men's Apparel	\$13,892	\$65,878	\$153,956
Girl's Apparel	\$4,396	\$21,631	\$51,210
Boy's Apparel	\$3,168	\$15,413	\$36,700
Infant's Apparel	\$3,263	\$15,336	\$35,704
Footwear	\$14,540	\$70,110	\$166,749
Entertainment, Hobbies & Pets	\$186,314	\$874,329	\$1,966,461
Entertainment	\$14,862	\$70,372	\$163,653
TV, Radio & Sound Equipment	\$42,557	\$193,327	\$438,348
Reading Material	\$3,400	\$15,647	\$34,231
Pets, Toys, Hobbies	\$33,660	\$158,640	\$350,208
Personal Items	\$91,835	\$436,342	\$980,021
Food & Alcohol	\$358,007	\$1,688,622	\$3,883,324
Food at Home	\$166,689	\$790,586	\$1,854,611
Food Away From Home	\$160,240	\$753,002	\$1,705,121
Alcoholic Beverages	\$31,077	\$145,034	\$323,592
Household	\$218,992	\$1,049,777	\$2,395,665
House Maintenance & Repair	\$31,845	\$152,595	\$359,176
Household Equipment/Furniture	\$85,237	\$399,770	\$916,176
Household Operations	\$69,026	\$336,298	\$760,827
Housing Costs	\$32,884	\$161,115	\$359,486
Health Care	\$58,934	\$281,527	\$643,487
Medical Services	\$36,680	\$176,199	\$401,862
Medical Supplies	\$6,816	\$32,007	\$73,635
Prescription Drugs	\$15,438	\$73,320	\$167,990
Education & Daycare	\$101,290	\$499,902	\$1,129,794
Education	\$63,068	\$312,375	\$711,408
Fees & Admissions	\$38,222	\$187,528	\$418,386

Susan B. Silver
Executive Director
(312) 338 - 3001
ssilver@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.

4075-89 N. Broadway, Chicago, IL

\$20.00/SF MG

Consumer Spending (2027) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	\$1,348,887	\$6,362,552	\$14,733,790
Apparel	\$68,319	\$325,050	\$772,213
Women's Apparel	\$26,766	\$128,252	\$304,277
Men's Apparel	\$14,686	\$68,865	\$162,597
Girl's Apparel	\$4,799	\$23,079	\$54,735
Boy's Apparel	\$3,450	\$16,443	\$39,167
Infant's Apparel	\$3,191	\$14,942	\$35,501
Footwear	\$15,427	\$73,470	\$175,936
Entertainment, Hobbies & Pets	\$194,560	\$901,712	\$2,052,782
Entertainment	\$15,014	\$70,455	\$165,607
TV, Radio & Sound Equipment	\$43,435	\$194,959	\$447,084
Reading Material	\$3,438	\$15,661	\$34,768
Pets, Toys, Hobbies	\$34,442	\$160,272	\$358,440
Personal Items	\$98,230	\$460,365	\$1,046,882
Food & Alcohol	\$389,852	\$1,816,254	\$4,219,489
Food at Home	\$183,525	\$858,970	\$2,030,592
Food Away From Home	\$174,307	\$809,343	\$1,854,265
Alcoholic Beverages	\$32,020	\$147,941	\$334,631
Household	\$223,699	\$1,059,661	\$2,456,745
House Maintenance & Repair	\$32,705	\$154,519	\$368,781
Household Equipment/Furniture	\$85,946	\$398,078	\$924,846
Household Operations	\$70,901	\$342,086	\$788,934
Housing Costs	\$34,147	\$164,978	\$374,184
Health Care	\$66,826	\$314,364	\$725,582
Medical Services	\$41,356	\$195,685	\$451,059
Medical Supplies	\$7,684	\$35,622	\$82,817
Prescription Drugs	\$17,786	\$83,056	\$191,706
Education & Daycare	\$112,556	\$547,530	\$1,253,581
Education	\$73,198	\$357,174	\$822,368
Fees & Admissions	\$39,358	\$190,356	\$431,213

Susan B. Silver
Executive Director
(312) 338 - 3001
ssilver@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.