

For Lease | 2 Restaurant Spaces in Edgewater

5357 N Broadway Chicago, IL 60640

CRER



Tuyen Nguyen

Director

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Chicago Real Estate Resources, Inc.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney.

Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Chicago Real Estate Resources, Inc. (CRER) in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY DETAILS

PROPERTY TYPE	RETAIL	YEAR BUILT	1915
PROPERTY SUBTYPE	STOREFRONT	PARKING RATIO	1.04/1,000 Sq. Ft.
GROSS LEASABLE AREA	6,700 Sq. Ft.		

AVAILABLE SPACES

SPACE	SIZE	TERM	RATE	TYPE
1st Fl, Ste 5359	1,800 Sq. Ft.	Negotiable	Request	Negotiable
1st Fl, Ste E	725 Sq. Ft.	Negotiable	Request	Negotiable

ABOUT THE PROPERTY

CRER is pleased to offer two spaces for lease at the Balmoral and Broadway intersection in Chicago’s Edgewater neighborhood. Suite 5359 is a fully equipped 2nd generation restaurant in excellent condition featuring a fully built-out kitchen ready for your ideas. A great opportunity for an established operator to be part of the Edgewater Restaurant Community Vision scene. Suite E is an office space located in-line with other retailers on Balmoral Ave.

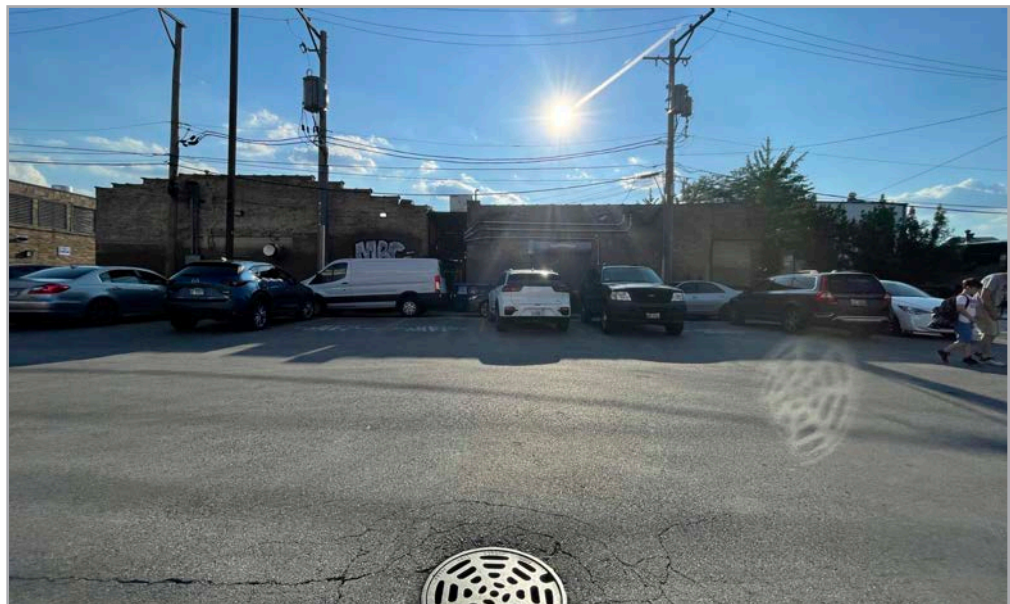
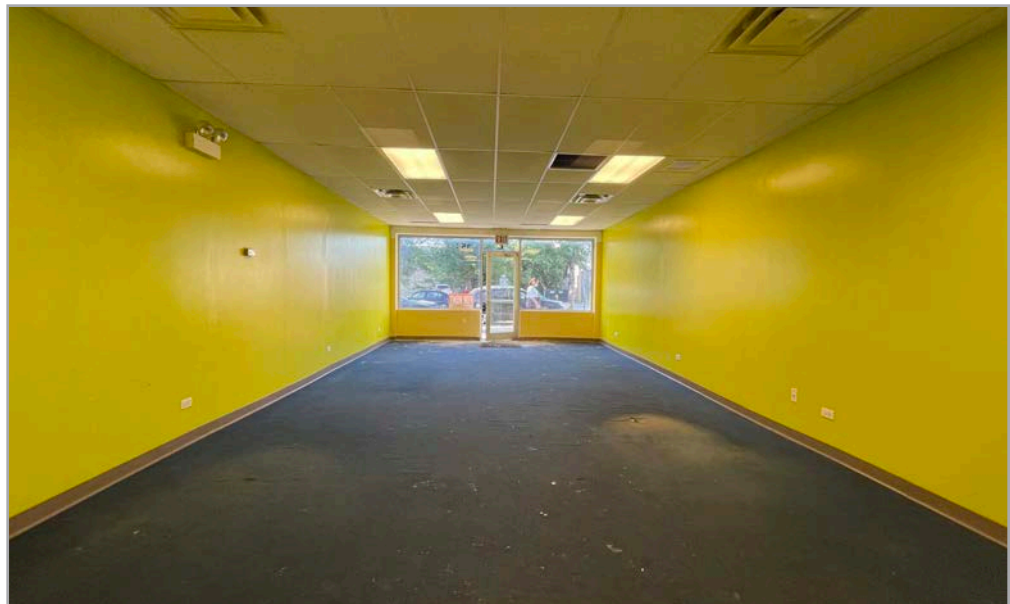


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PROPERTY PHOTOS

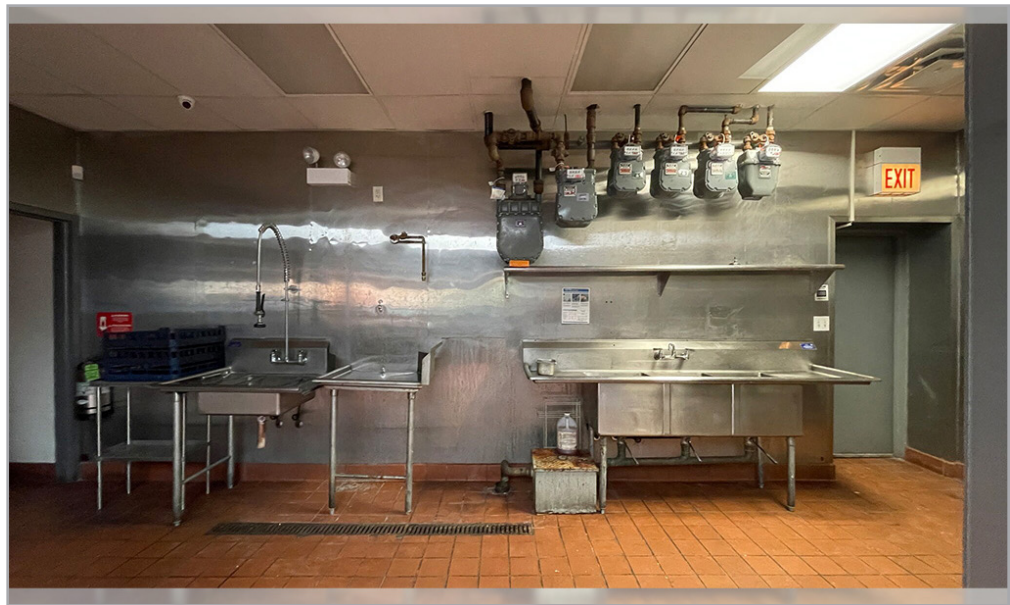


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AREA MAP



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RETAIL AREA MAP



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DEMOGRAPHICS

INFORMATION	1 MILE	3 MILE	5 MILE
2022 Total Population	76,274	413,642	773,298
2027 Population	75,833	409,651	761,054
Pop Growth 2022-2027	(0.58%)	(0.96%)	(1.58%)
Average Age	42	38	38
2022 Total Households	38,675	186,671	338,273
HH Growth 2022-2027	(1.25%)	(1.56%)	(1.99%)
Median Household Inc	\$58,824	\$68,169	\$78,590
Avg Household Size	1.80	2.10	2.10
2022 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$296,235	\$336,873	\$375,700
Median Year Built	1951	1948	1948

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TRANSPORTATION

TRANSIT / SUBWAY

		CTA Berwyn Station (Red Line)	1 min drive	4 min walk	0.2 mi
		CTA Bryn Mawr Station (Red Line)	1 min drive	6 min walk	0.3 mi
		CTA Argyle Station (Red Line)	2 min drive	11 min walk	0.5 mi
		CTA Thorndale Station (Red Line)	2 min drive	15 min walk	0.7 mi
		CTA Lawrence Station (Red Line)	3 min drive	16 min walk	0.8 mi

COMMUTER RAIL

	Ravenswood Station Commuter Rail (Union Pacific North Line)	5 min drive	1.8 mi
	Rogers Park Station Commuter Rail (Union Pacific North Line)	6 min drive	2.7 mi

AIRPORT

	Chicago O'Hare International Airport	24 min drive	14.1 mi
	Chicago Midway International Airport	29 min drive	20.1 mi

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ABOUT NATE GAUTSCHE



Tuyen Nguyen

Director



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Tuyen Nguyen has been a licensed broker since 2003 with extensive commercial leasing and consultative experience. She is a broker, of both real estate and businesses – for nail salons, restaurants, daycare centers, fitness centers, and franchised tea/coffee shops, and investment property.

As a landlord representative, she has worked with Dunkin' Donuts, Curves, Domino's Pizza, Title Boxing, Harold's Chicken, Just Turkey, Boost Mobile, and more.

As a trusted advisor with a history of success upon a service-oriented approach, Tuyen truly believes that every client can achieve their real estate goals when given the best possible support, resources, and tools to make it happen.

With a B.S. in Computer Information Technology from DeVry University, she learned how to leverage her analytical and technical skills through the implementation of software utilities for marketing and strategic planning and execution of portfolios.

Tuyen's family immigrated from Vietnam to Chicago in 1979 and she grew up on the North Side of Chicago. She possesses diverse knowledge of the local real estate market; business and corporate objectives.

She speaks fluent Vietnamese and is extensively involved with the Asian-American community. Between 2019 and 2020, she served as the President of the Asian Real Estate Association of America (AREAA), which she has been a part of since 2010. She also served on AREAA'S National Commercial Board, CAR Global Council, and CAR Commercial Forum.

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ABOUT THE COMPANY

Chicago Real Estate Resources (CRER) is a full-service, boutique commercial real estate firm devoted to providing exceptional service for your every real estate need. From new regulations to emerging technologies, the commercial real estate market is constantly changing. It's our job to simplify that complexity and empower you with clear information so you can make the best decisions for your own portfolio. Founded in 2004 by Chicago real estate veteran Eric Janssen, Chicago Real Estate Resources specializes in a multitude of services including investment real estate sales and leasing, tenant representation, property management and receivership services.

CRER is partnered with TCN Worldwide, a consortium of independent commercial real estate firms serving more than 200 markets worldwide. The national platform provides the opportunity for our brokers to directly market our assignments to a much larger audience which is very beneficial to our clients.



TCN Worldwide, provides complete integrated real estate solutions locally and internationally. An extensive range of real estate services coupled with a personal commitment to exceed expectations is what allows TCN Worldwide to be a leader in this competitive industry. Comprised of leading independent brokerage firms, TCN combines an entrepreneurial approach with years of local experience. TCN's more than 1,500 brokers have a well-earned reputation for providing straightforward expert advice.

Company Achievements

- 96% Satisfaction rate among our clients
- 16 Years - Average CRER broker experience
- 30% of CRER brokers are CCIM designees
- \$2.5 Billion sold by CRER brokers
- 75% of CRER listings sell within 90 days
- 17 Years of continuous company growth

Company Mission

CRER is dedicated to providing the finest commercial real estate services; maintaining a reputation for honesty and ethical behavior, and keeping the client's needs as the top priority.

Our goal is to consistently exceed your expectations and facilitate a lucrative transaction. We value the long-term alliances we have forged with our clients, and the strong business results they have achieved.

Professional Associations



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