

BROADWAY PLAZA

SEC BROADWAY ST. & BERWYN AVE.
CHICAGO, ILLINOIS

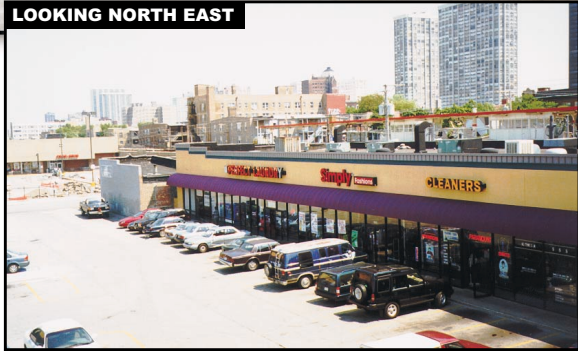
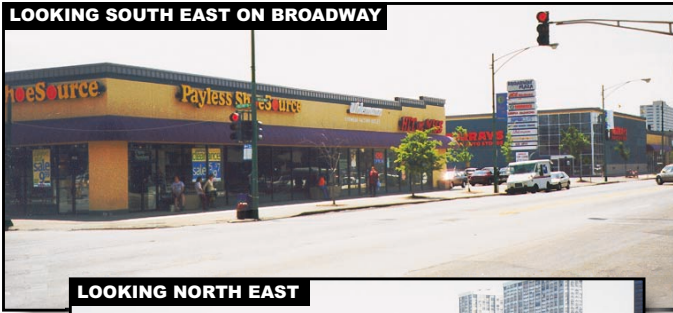
MARLIN COMMERCIAL REAL ESTATE SERVICES, INC.

One Northfield Plaza, Suite 305

Northfield, IL 60093

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MAP



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION*	89,186	437,995	815,939
AVERAGE HH INCOME**	\$41,874	\$46,859	\$51,953

*1995 Estimate

DETAILS

Center Size	54,090 Square Feet
Space Available	1000, 1200, & 3000 SF
Lease Terms	3 Year Minimum
Lease Rate	\$16.00 - \$18.00 / SF
Lease Type	Triple Net
Build Out Provided	"As Is"
Additional Charge	Common Area Maintenance Estimated at \$1.70/ SF
Anchor Tenants	Ace Hardware, Hit or Miss, Payless Shoes, Dollar Bills
Comments	<ul style="list-style-type: none"> -Off Street Parking totaling nearly 100 Spaces -Conveniently located near all public transportation stations servicing over 15,000 commuters a week -Great Demo's and High Traffic Counts -Excellent Signage on both building and Streets -Neighboring Businesses: Jewel/Osco, Pier 1 Imports & Blockbuster Video

SITE PLAN

