

# Demographic Summary Report

5454-5458 N Broadway St, Chicago, IL 60640

Building Type: **General Retail**      Total Available: **1,600 SF**  
 Secondary: **Storefront**              % Leased: **87.82%**  
 GLA: **13,134 SF**                      Rent/SF/Yr: **\$12.00**  
 Year Built: **1911**

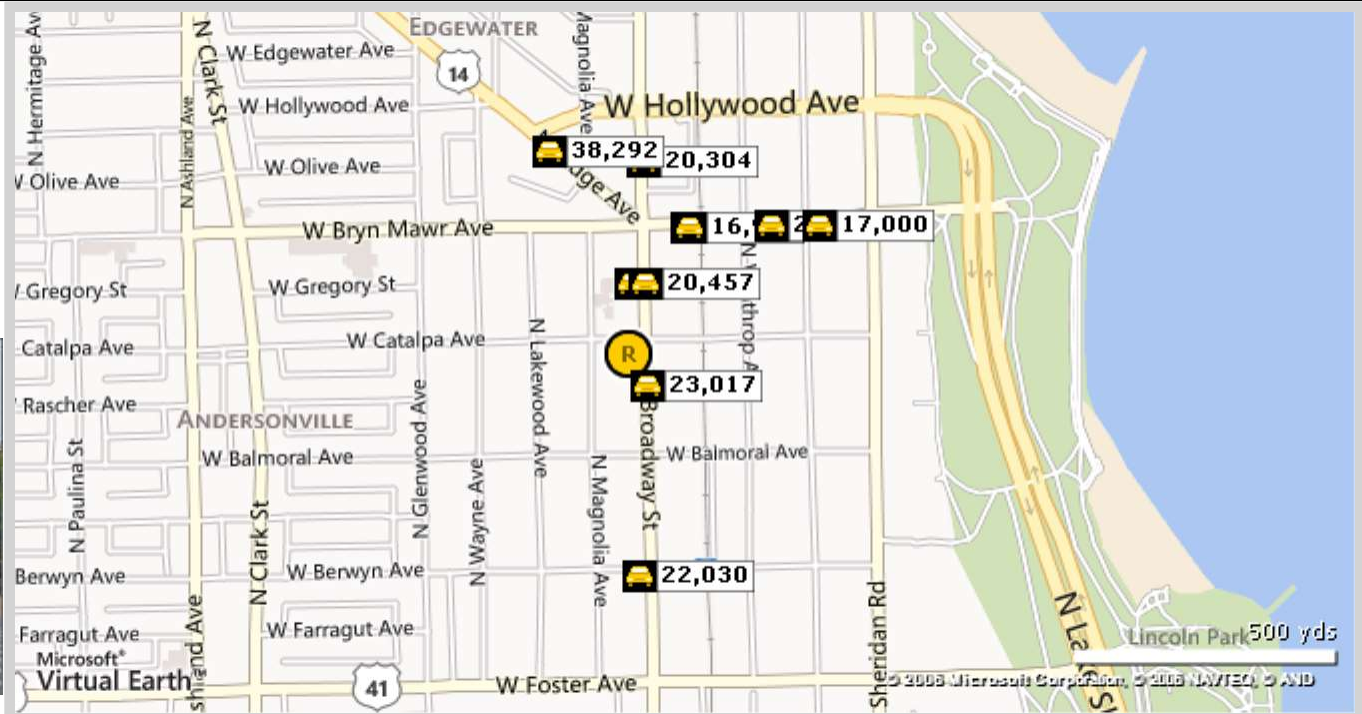


| Radius                                    | 1 Mile   |        | 3 Mile   |        | 5 Mile   |        |
|---|----------|--------|----------|--------|----------|--------|
| <b>Population</b>                         |          |        |          |        |          |        |
| 2019 Projection                           | 79,797   |        | 420,020  |        | 792,272  |        |
| 2014 Estimate                             | 77,367   |        | 413,192  |        | 784,612  |        |
| 2010 Census                               | 72,559   |        | 404,119  |        | 785,072  |        |
| Growth 2014 - 2019                        | 3.14%    |        | 1.65%    |        | 0.98%    |        |
| Growth 2010 - 2014                        | 6.63%    |        | 2.25%    |        | -0.06%   |        |
| <b>2014 Population by Hispanic Origin</b> | 13,663   |        | 87,457   |        | 191,594  |        |
| <b>2014 Population By Race</b>            | 77,367   |        | 413,192  |        | 784,612  |        |
| White                                     | 52,008   | 67.22% | 295,423  | 71.50% | 598,107  | 76.23% |
| Black                                     | 12,056   | 15.58% | 52,269   | 12.65% | 74,139   | 9.45%  |
| Am. Indian & Alaskan                      | 738      | 0.95%  | 3,715    | 0.90%  | 6,870    | 0.88%  |
| Asian                                     | 10,563   | 13.65% | 50,462   | 12.21% | 84,539   | 10.77% |
| Hawaiian & Pacific Island                 | 28       | 0.04%  | 376      | 0.09%  | 829      | 0.11%  |
| Other                                     | 1,975    | 2.55%  | 10,947   | 2.65%  | 20,127   | 2.57%  |
| <b>Households</b>                         |          |        |          |        |          |        |
| 2019 Projection                           | 41,692   |        | 190,282  |        | 348,585  |        |
| 2014 Estimate                             | 40,580   |        | 187,981  |        | 345,994  |        |
| 2010 Census                               | 38,563   |        | 186,474  |        | 348,815  |        |
| Growth 2014 - 2019                        | 2.74%    |        | 1.22%    |        | 0.75%    |        |
| Growth 2010 - 2014                        | 5.15%    |        | 1.09%    |        | -0.64%   |        |
| Owner Occupied                            | 14,367   | 35.40% | 69,852   | 37.16% | 143,800  | 41.56% |
| Renter Occupied                           | 26,213   | 64.60% | 118,128  | 62.84% | 202,195  | 58.44% |
| <b>2014 Households by HH Income</b>       | 40,579   |        | 187,982  |        | 345,993  |        |
| Income: <\$25,000                         | 14,223   | 35.05% | 53,587   | 28.51% | 87,086   | 25.17% |
| Income: \$25,000 - \$50,000               | 9,604    | 23.67% | 41,533   | 22.09% | 74,081   | 21.41% |
| Income: \$50,000 - \$75,000               | 5,710    | 14.07% | 29,890   | 15.90% | 54,531   | 15.76% |
| Income: \$75,000 - \$100,000              | 4,151    | 10.23% | 21,110   | 11.23% | 39,291   | 11.36% |
| Income: \$100,000 - \$125,000             | 2,439    | 6.01%  | 14,227   | 7.57%  | 28,050   | 8.11%  |
| Income: \$125,000 - \$150,000             | 1,409    | 3.47%  | 8,223    | 4.37%  | 17,133   | 4.95%  |
| Income: \$150,000 - \$200,000             | 1,559    | 3.84%  | 8,961    | 4.77%  | 19,428   | 5.62%  |
| Income: \$200,000+                        | 1,484    | 3.66%  | 10,451   | 5.56%  | 26,393   | 7.63%  |
| <b>2014 Avg Household Income</b>          | \$60,143 |        | \$71,623 |        | \$80,287 |        |
| <b>2014 Med Household Income</b>          | \$38,936 |        | \$49,205 |        | \$54,862 |        |

# Traffic Count Report

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| Street             | Cross Street             | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|--------------------|--------------------------|----------------|------------|------------------|-------------|-------------------------|
| 1 N Broadway St    | W Catalpa Ave            | 0.05 N         | 2012       | 23,017           | MPSI        | .04                     |
| 2 N Broadway St    | W Hollywood Ave          | 0.21 N         | 2010       | 21,948           | MPSI        | .08                     |
| 3 N Broadway St    | Alley                    | 0.04 S         | 2012       | 20,457           | MPSI        | .08                     |
| 4 W Bryn Mawr Ave  | Alley                    | 0.01 W         | 2012       | 10,592           | MPSI        | .15                     |
| 5 W Bryn Mawr Ave  | Alley                    | 0.01 W         | 2011       | 16,977           | MPSI        | .15                     |
| 6 N Broadway St    | Alley                    | 0.02 S         | 2012       | 20,304           | MPSI        | .21                     |
| 7 Alley            | W Bryn Mawr Ave          | 0.00           | 2012       | 20,784           | MPSI        | .21                     |
| 8 N Ridge Ave      | W Hollywood Ave          | 0.02 NW        | 2012       | 38,292           | MPSI        | .24                     |
| 9 N Broadway St    | United States Highway 41 | 0.11 S         | 2010       | 22,030           | MPSI        | .25                     |
| 10 W Bryn Mawr Ave | N Kenmore Ave            | 0.01 W         | 2011       | 17,000           | MPSI        | .25                     |