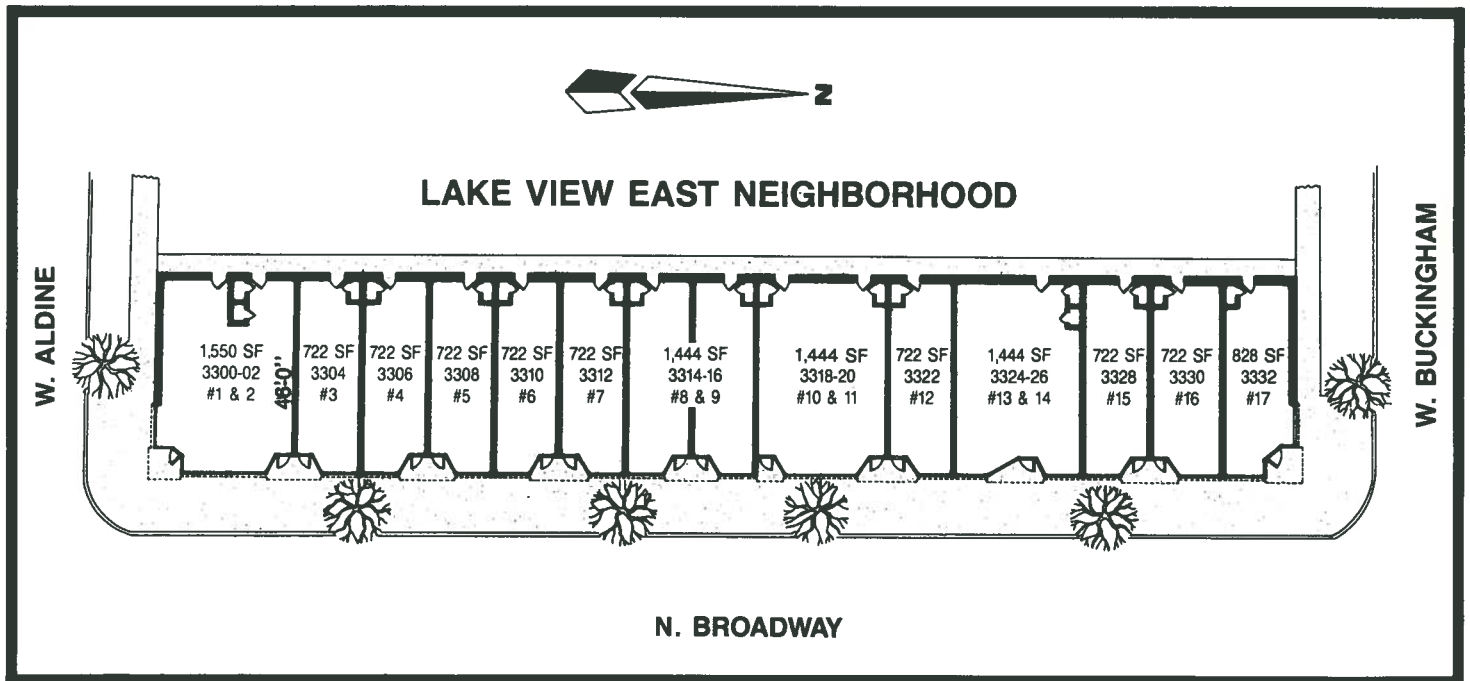


EUROPEAN WALK

3300 to 3332 N. Broadway, Chicago, Illinois 60657
PRIME RETAIL SPACE FOR LEASE



Developed, Leased and Professionally Managed by:



For further information **(773) 775-5005**



First Development Corporation

EUROPEAN WALK SHOPPING CENTER

3300-3332 N. Broadway, Chicago, Illinois 60657

LEASING INFORMATION YOU REQUESTED!

Formerly Dry Clean Direct
Beautiful Upscale Interior Finishes!!

- LOCATION:** The full city block at 3300-3332 N. Broadway from Aldine to Buckingham, north of Belmont in Chicago's premier Lake View East neighborhood, just north of Lincoln Park. **Join Caribou Coffee, Windy City Sweets, Ping Pong Asian Restaurant, Adesso Restaurant and Ultimate Exposure!**
- POPULATION:** Approximately **141,198** people are living within a 1-1/2 mile radius of the building and **83,999** people within 1 mile.
- INCOME:** The average household income of those living within a 1-1/2 mile radius is **\$90,537.00!**
- TRAFFIC COUNTS:** 15,900 cars per day on Broadway, plus tremendous **walking traffic from the neighborhood of over 8,000 persons per day!**
- TRADE AREA:** This high visibility property is located one block west of Lake Shore Drive and northeast of the successful Century Mall. **Your market area includes Lake View, Lincoln Park and Uptown including affluent lakefront residents along Lake Shore Drive.**
- PREMISES:** Upgraded interior, new flooring, with newer rooftop HVAC unit with 5 tons cooling, 200 amp, 3 phase electric service, many plumbing upgrades, many decor upgrades, ADA toilet room and much, much more! **Complete set of original construction plans available!**

(B: B: 3310-12 U: COVER - 04-2010)



First Development Corporation

LEASING INFORMATION YOU REQUESTED

Beautiful Upscale Interior Finishes!!

Formerly Dry Clean Direct

**Lake View East's Exclusive Shopping Center - "EUROPEAN WALK"
(3300 to 3332 North Broadway in Chicago)**

Address: 3310-12 North Broadway

Approx. Size: 1,444 SF

Shopping Center Information: "EUROPEAN WALK" is an award winning renovated shopping area one full city block long in the heart of the Lake View East Community. It is occupied by outstanding upscale merchants, many of whom present their wares in Old World style. This kind of tenancy is sought and encouraged by the landlord to service the surrounding residential community from the affluent Lake Shore Drive area to the ever burgeoning Lake View neighborhood. **ZONING IS B3-2.** Join **Windy City Sweets, Ping Pong Asian Restaurant, Ultimate Exposure Tanning Salon, Adesso Restaurant and CARIBOU COFFEE!**

Store Rental Information:

<u>ADDRESS</u>	<u>STORE SIZE</u>	<u>RENTAL RATE*</u>	<u>TOTAL MONTHLY RENTAL**</u>
3310-12 N. Broadway	1,444 SF	\$45.00/SF	\$6,748.29

*The **NET** rental rate **excluding** common area charges (CAM), insurance or taxes.
The **TOTAL RENT, including current CAM, insurance & taxes of \$11.08/SF. Tenant pays own gas and electric utilities.

Security Deposit: 2 Month's Rental (Except credit tenants)

Lease Term: Minimum of 3 Years

Availability: Immediately

Signage: Tenant must install approved exterior building standard storefront sign. **Signage available above both storefronts!**

Remodeling: All fixturing and remodeling over existing condition is by tenant and requires landlord's approval of all plans. **Many existing upgrades!**

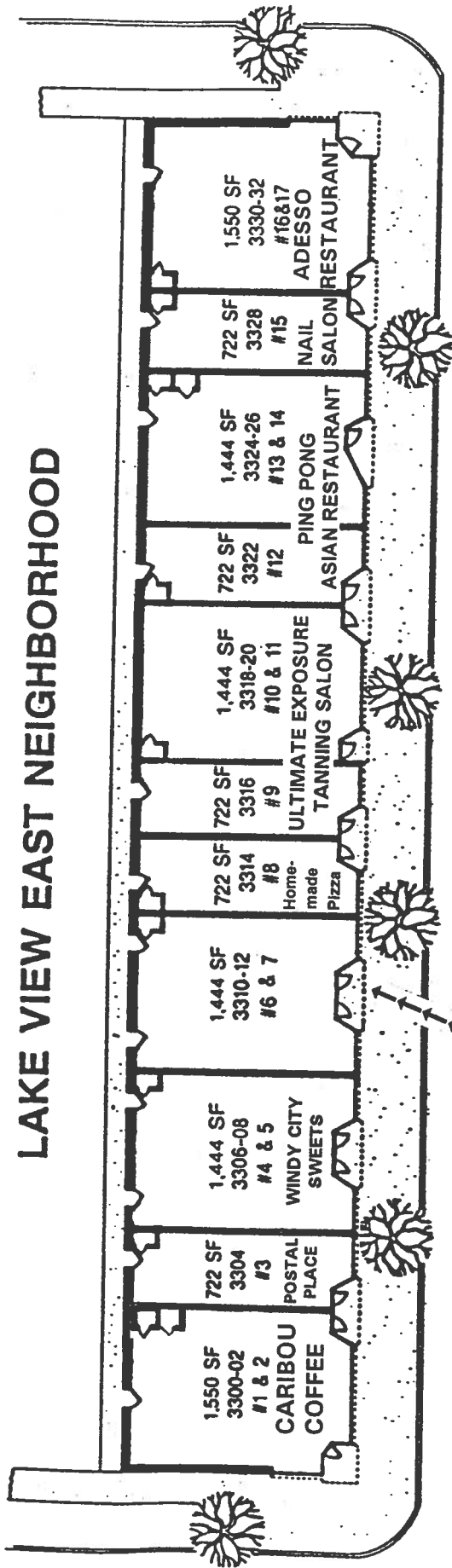
Contact: Jim Persino, Owner/Agent

(773) 775-5005

(B: B: 3310-12 UNIT: LEASE INFO - 04-2010)

Enclosed information is subject to verification or change without notice, and no liability for errors or omission is assumed. This is not a prospectus. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, though obtained from sources deemed reliable. Price and terms are subject to change and listing may be withdrawn without notice. Space for lease is subject to prior rental.

LAKE VIEW EAST NEIGHBORHOOD



W. ALDINE

W. BUCKINGHAM

1,550 SF
3300-02
#1 & 2
CARIBOU
COFFEE

722 SF
3304
#3
POSTAL
PLACE

1,444 SF
3306-08
#4 & 5
WINDY CITY
SWEETS

1,444 SF
3310-12
#6 & 7

722 SF
3314
#8
Home-
made
PIZZA

722 SF
3316
#9

1,444 SF
3318-20
#10 & 11
ULTIMATE EXPOSURE
TANNING SALON

722 SF
3322
#12

1,444 SF
3324-26
#13 & 14
PING PONG
ASIAN RESTAURANT

722 SF
3328
#15
NAIL
SALON

1,550 SF
3330-32
#16&17
ADESSO
RESTAURANT

AVAILABLE!!

N. BROADWAY

LAKE VIEW EAST

In Lake View East over 700 small businesses exist within one of the most highly-populated areas in the world. With an average household income of nearly \$91,000, and a market serving young families, young professionals, an active gay community, and senior citizens, there is always demand for new, unique businesses in Lake View East.

Through the years, Lake View East has enjoyed constant growth and re-development. Today, Lake View East is known as "Chicago's Soho," offering everything including casual to fine dining, many with outdoor cafes, theater, nightlife and all the basic retail and service needs. Through this growth, the natural layout of the neighborhood in conjunction with the sheer numbers of people living there, has created a neighborhood which fosters successful business. The five commercial thoroughfares all intersect the residential streets, where roughly 84,000 inhabitants call home, creates the perfect recipe for a viable commercial district. This explains why so many businesses begun up to 40 years ago continue to serve the community today.

Lake View East offers a captive audience with strong disposable income figures. A large portion of Lake View East residents do not own automobiles, and consequently enjoy the convenience of neighborhood shopping. Pedestrian traffic counts in Lake View East support this assertion. The tri-section at the south end of the neighborhood -- Clark, Diversey and Broadway -- boast foot traffic of up to 30,000 people daily; and at Broadway and Melrose, it's over 10,000/day. Because of Lake View East's proximity to the lakefront and parks, these figures may far exceed this during warm summer months.

The comprehensive and diverse retail district in Lake View East not only has something for everyone, but is accessible to everyone as well. In addition to the attractive demographics and physical lay-out, Lake View East benefits from three CTA elevated train lines at two stations along with seven bus routes, which all converge on the neighborhood. Lake View East is a destination for shoppers citywide -- the quintessential urban shopping experience.

The Lake View East Chamber of Commerce invites you to consider this lucrative and viable commercial area for your growing business. Chamber programs are in place to assist you with demographic research, site location, City of Chicago licensing and access to City-sponsored business assistance programs. If you would like more information on the opportunities awaiting your unique business in Lake View East, please contact the Chamber staff at (773)348-8608.

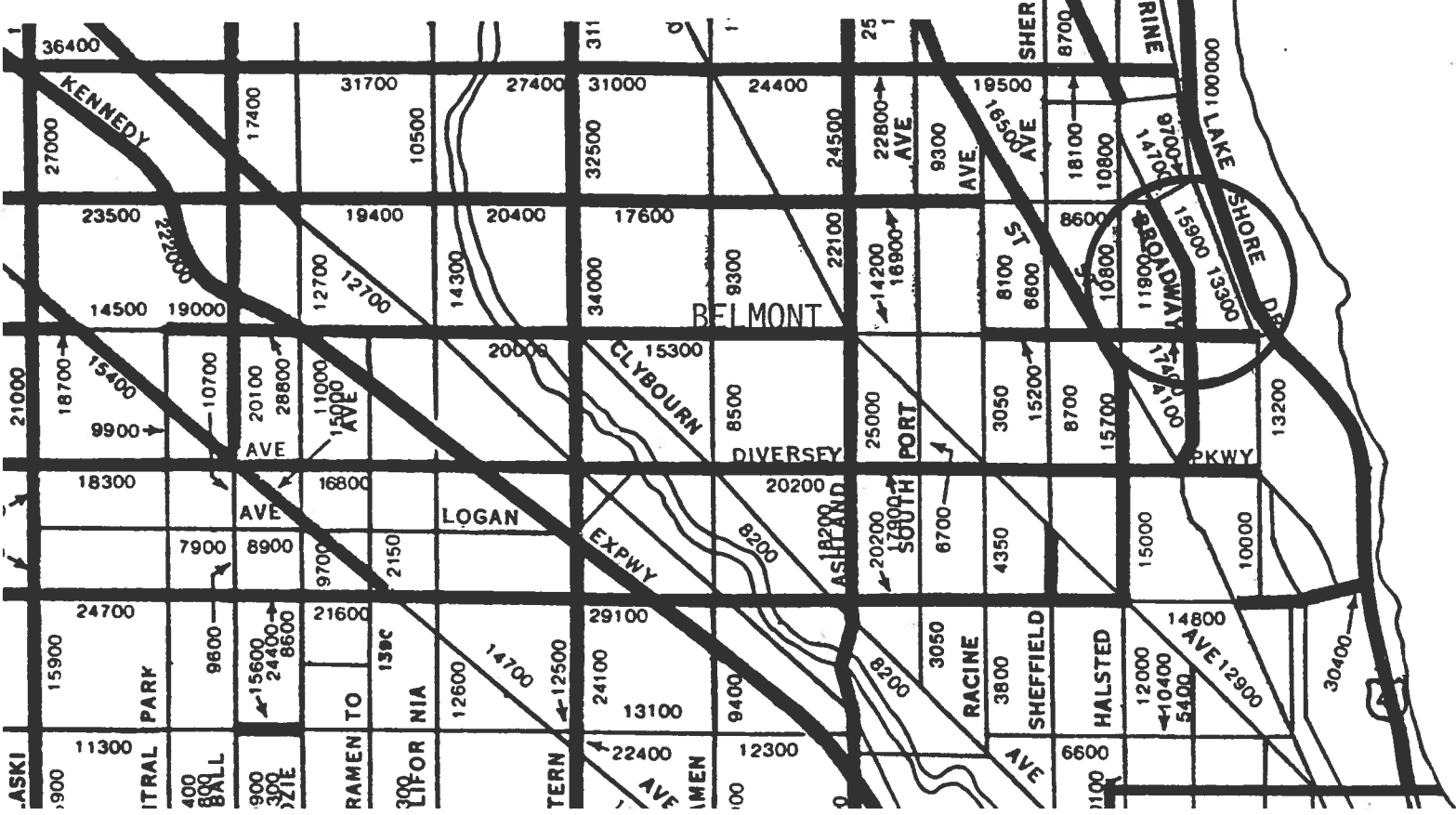
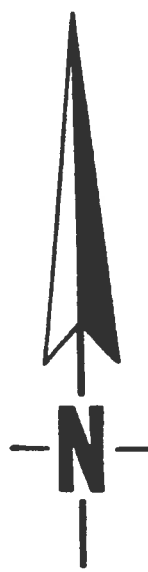
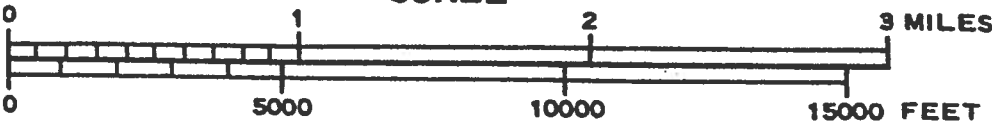
1979 TRAFFIC MAP CHICAGO, ILLINOIS

PREPARED JOINTLY BY
DEPARTMENT OF TRANSPORTATION
 OFFICE OF PLANNING AND PROGRAMMING
CHICAGO DEPARTMENT OF STREETS AND SANITATION
 BUREAU OF STREET TRAFFIC

CHICAGO DEPARTMENT OF PUBLIC WORKS
 DIVISION OF RESEARCH AND DEVELOPMENT
 AND IN COOPERATION WITH THE
U.S. DEPARTMENT OF TRANSPORTATION
 FEDERAL HIGHWAY ADMINISTRATION

AVERAGE DAILY TOTAL TRAFFIC

SCALE



Lake View East Pedestrian Traffic Study

August 1990

A project of Lake View East Development Corporation
in cooperation with
The Department of Economic Development, City of Chicago

Lake View East Pedestrian Traffic Study

Methodology

Five key corners within the Lake View East shopping area were chosen and pedestrian traffic at each corner physically counted.

Weekday counts were done on Mondays, Tuesdays or Wednesdays during August 1990. Saturday counts were taken during the same month.

Although there is strong late night traffic, no counts were made after 8 p.m.

Each of the locations chosen has specific characteristics, as follows:

Broadway-Belmont: A key corner and a bus transfer point, with a restaurant and a major grocer on the corner. Belmont is also something of a dividing line between two sub-neighborhoods.

Melrose-Broadway: This location lies in the midst of one of the more residentially oriented sections of the business district; the area is also home to many upscale individually owned small businesses.

Barry-Broadway: This location has no anchor and little to attract shoppers as a specific destination; virtually all traffic, therefore, is "natural" - simply there for any store choosing to locate there.

Clark-Wellington: There is a strip shopping district at this location, and parking is somewhat more available than at other locations. The location tends to attract more out-of-area shoppers than some of the other locations.

Clark-Diversey-Broadway: This is probably the single busiest intersection in Chicago outside the downtown shopping district. It borders on Lincoln Park, and is the interface for three unique shopping streets.

Aldine-Broadway: This location lies in the midst of one of the more residentially oriented sections of the business district; the area is also home to many upscale individually owned small businesses.

LAKE VIEW EAST DEVELOPMENT CORPORATION

Retail Pedestrian Traffic Study

Location: North Broadway and West Aldine

	WEEKDAY	SATURDAY
<u>8-9 A.M.</u>	408	250
<u>9-10 A.M.</u>	510	405
<u>10-11 A.M.</u>	310	722
<u>11-NOON</u>	340	815
<u>NOON-1 P.M.</u>	410	910
<u>1-2 P.M.</u>	520	906
<u>2-3 P.M.</u>	450	879
<u>3-4 P.M.</u>	460	725
<u>4-5 P.M.</u>	851	1021
<u>5-6 P.M.</u>	1254	892
<u>6-7 P.M.</u>	1577	905
<u>7-8 P.M.</u>	960	752
<u>TOTALS</u>	8050	9182

LAKE VIEW EAST DEVELOPMENT CORPORATION

Retail Pedestrian Traffic Study

Location: North Broadway and West Melrose

	WEEKDAY	SATURDAY
<u>8-9 A.M.</u>	<u>408</u>	<u>280</u>
<u>9-10 A.M.</u>	<u>510</u>	<u>615</u>
<u>10-11 A.M.</u>	<u>545</u>	<u>722</u>
<u>11-NOON</u>	<u>582</u>	<u>815</u>
<u>NOON-1 P.M.</u>	<u>626</u>	<u>910</u>
<u>1-2 P.M.</u>	<u>740</u>	<u>906</u>
<u>2-3 P.M.</u>	<u>795</u>	<u>1155</u>
<u>3-4 P.M.</u>	<u>730</u>	<u>1090</u>
<u>4-5 P.M.</u>	<u>851</u>	<u>1322</u>
<u>5-6 P.M.</u>	<u>1254</u>	<u>1009</u>
<u>6-7 P.M.</u>	<u>1577</u>	<u>905</u>
<u>7-8 P.M.</u>	<u>1489</u>	<u>912</u>
<u>TOTALS</u>	<u>10107</u>	<u>10641</u>

Realty & Building - July 27, 1985

Persino, Daniels Receive NSREB's Outstanding Good Neighbor Award

The North Side Real Estate Board's 1985 Outstanding Good Neighbor Award in the commercial category was presented in special ceremonies to



James Persino (second from left) and **Walter Daniels** (second from right), owners of the 12,000 sq. ft. building at 3300-3332 N. Broadway, which they totally renovated. Making the presentations were: 44th Ward Ald. **Bernard Hansen** (left) and **Michael J. Manno** (right), former North Side Real Estate Board president.

Winners from the more than 100 entries represented the best renovation efforts of residential and commercial property on Chicago's north side and were recognized for their contribution to the community in terms of property and neighborhood improvement. Three Chicago companies, controlled by Persino and Daniels, handled the Broadway project: First Development Corp. coordinated the financing and development; Specialty Builders Inc. served as general contractor; and Jasper Realty Corp. leased and manages the 13 stores.

POP-FACTS: DEMOGRAPHIC QUICK FACTS

Prepared For: **FIRST DEVELOPMENT CORP**

Project Code:

Order #: 962612967

Type: Radius
Coord: 41.9422 -87.6444

3300-3332 N BROADWAY ST
CHICAGO, IL

Site: 01

Description	.50 Mile Radius	Pct.	1.00 Mile Radius	Pct.	1.50 Mile Radius	Pct.
Population						
2008 Projection	31,044		85,379		143,842	
2003 Estimate	30,687		83,999		141,198	
2000 Census	30,509		83,230		139,643	
1990 Census	29,648		80,360		132,911	
Growth 1990 - 2000	2.90%		3.57%		5.07%	
Households						
2008 Projection	20,024		54,037		85,244	
2003 Estimate	19,845		53,289		83,702	
2000 Census	19,732		52,802		82,695	
1990 Census	19,131		50,106		77,581	
Growth 1990 - 2000	3.14%		5.38%		6.59%	
2003 Est. Population by Single Classification Race						
White Alone	25,448	82.93%	70,667	84.13%	117,759	83.40%
Black or African American Alone	1,568	5.11%	4,310	5.13%	8,104	5.74%
American Indian and Alaska Native Alone	85	0.28%	194	0.23%	372	0.26%
Asian Alone	2,111	6.88%	5,162	6.15%	7,776	5.51%
Native Hawaiian and Other Pacific Islander Alone	22	0.07%	59	0.07%	104	0.07%
Some Other Race Alone	774	2.52%	1,890	2.25%	4,049	2.87%
Two or More Races	679	2.21%	1,718	2.05%	3,033	2.15%
2003 Est. Population Hispanic or Latino						
Hispanic or Latino	2,108	6.87%	5,292	6.30%	10,878	7.70%
Not Hispanic or Latino	28,579	93.13%	78,707	93.70%	130,320	92.30%
2003 Tenure of Occupied Housing Units*						
Owner Occupied	4,791	24.14%	15,694	29.45%	26,645	31.83%
Renter Occupied	15,054	75.86%	37,595	70.55%	57,057	68.17%
2003 Average Household Size						
	1.52		1.56		1.64	
2003 Est. Households by Household Income						
Income Less than \$15,000	2,117	10.67%	5,254	9.86%	8,369	10.00%
Income \$15,000 - \$24,999	1,588	8.00%	3,934	7.38%	5,922	7.08%
Income \$25,000 - \$34,999	2,083	10.50%	4,725	8.87%	6,816	8.14%
Income \$35,000 - \$49,999	3,628	18.28%	8,924	16.75%	12,925	15.44%
Income \$50,000 - \$74,999	3,711	18.70%	10,174	19.09%	15,471	18.48%
Income \$75,000 - \$99,999	2,327	11.73%	6,616	12.42%	10,368	12.39%
Income \$100,000 - \$149,999	2,535	12.77%	7,472	14.02%	12,224	14.60%
Income \$150,000 - \$249,999	1,168	5.89%	3,875	7.27%	7,094	8.48%
Income \$250,000 - \$499,999	442	2.23%	1,485	2.79%	2,778	3.32%
Income \$500,000 and over	246	1.24%	831	1.56%	1,734	2.07%
2003 Est. Average Household Income						
	\$76,565		\$84,091		\$90,537	
2003 Est. Median Household Income						
	\$53,415		\$59,357		\$62,634	
2003 Est. Per Capita Income						
	\$49,790		\$53,478		\$54,000	

*In contrast to Claritas Demographic Estimates, "smoothed" data items are Census 2000 tables made consistent with current year estimated and 5 year projected base counts.



Prepared on: August 11, 2003

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