

# FOR SALE

## 5530 N Broadway Completely Renovated in 2017



**Sale: \$799,000**

**3,750 Square foot  
Freestanding Building**

- **Excellent Storefront w/ signage & loading zone**
- **Bryn Mawr Business District**
- **Zoning B1-2 - Perfect for retail, office or medical use**
- **2017 Property Taxes - \$21,331**
- **Possible Sale/Leaseback Terms Negotiable**





# 5530 N Broadway Area Demographics

## Population

Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	79,427	406,679	773,752
2023 Population:	80,114	405,681	768,083
Pop Growth 2018-2023:	0.86%	(0.25%)	(0.73%)
Average Age:	40.10	37.00	36.70
<b>Households</b>			
2018 Total Households:	40,956	183,623	340,227
HH Growth 2018-2023:	0.52%	(0.59%)	(0.93%)
Median Household Inc:	\$49,353	\$58,040	\$65,810
Avg Household Size:	1.80	2.10	2.20
2018 Avg HH Vehicles:	1.00	1.00	1.00
<b>Housing</b>			
Median Home Value:	\$248,584	\$295,943	\$338,177
Median Year Built:	1955	1949	1949

## Businesses

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## Consumer Spending

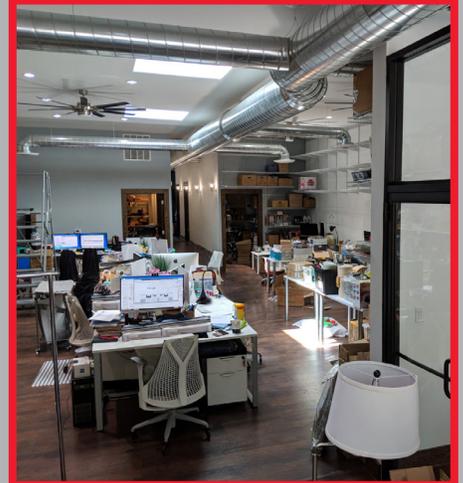
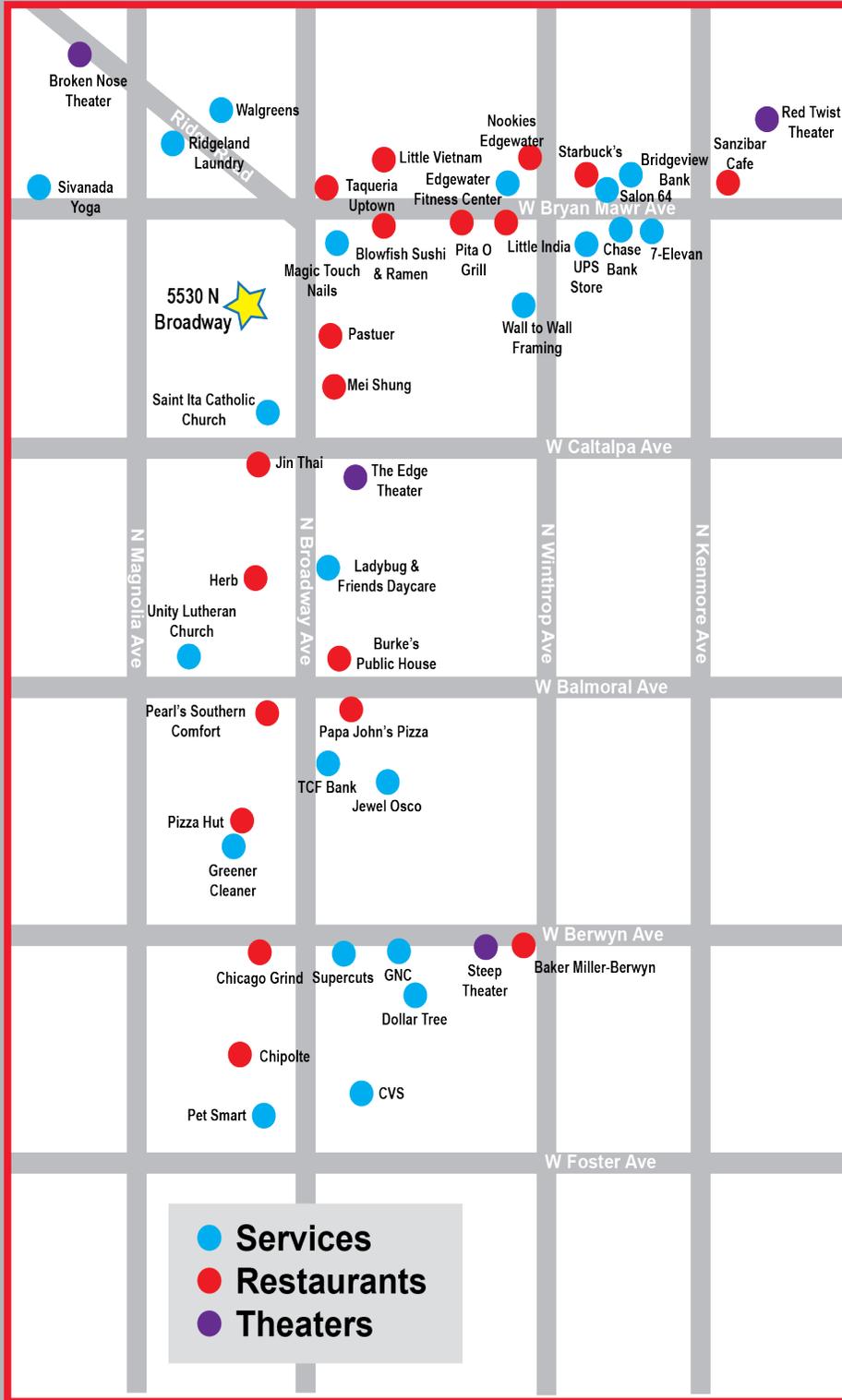
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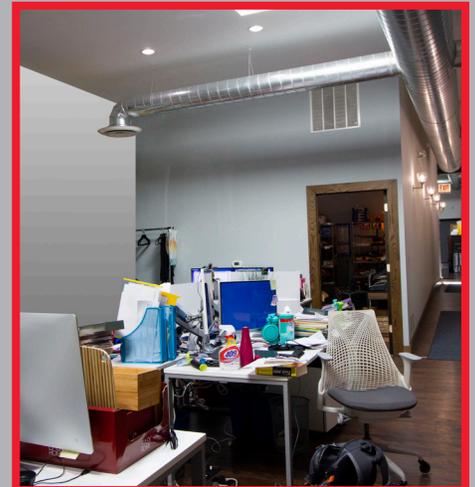
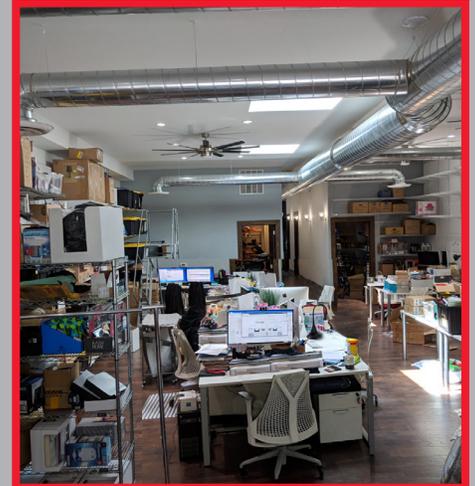


# 5530 N Broadway Area Amenities



# 5530 N Broadway Renovations

- **Roof**  
Tear off roof, new modified bitumen w/ silicon top coating.
- **HVAC**  
12.5 ton American Standard RTU Unit
- **Electrical**  
200 Amp 3 Phase power
- **Plumbing**  
New plumbing for kitchen and bathrooms, instant water heater, laundry hook up.
- **Storefront**  
Refurbished storefront
- **Framing**  
Foam insulated walls provide low energy costs.
- **Security**  
Intercom system w/ remote door entry. Key pad or fob entry system for employees. ADP security System.
- **Additional Info**
  - 3 new skylights
  - Plentiful shelving throughout
  - Electrical and Voice / Data outlets distributed throughout the premises.
  - New lighting and ceiling fans throughout the building.
  - Loading zone in front of building.
  - Furniture and Equipment can be available.



# Bryn Mawr/Broadway TIF

**Designation: 1996    Expiration: 2019**

The Bryn Mawr/Broadway TIF district was created to support an economically diverse mix of area residents and to revitalize the Broadway and Bryn Mawr Avenue commercial corridors as a cohesive neighborhood mixed-use district. Early priorities included the conversion of the Belle Shore and Bryn Mawr hotels for affordable housing. Ongoing efforts involve the assembly of land for new retail and restaurant projects. The 15-block district is also intended to enhance a common identity in Edgewater by establishing streetscape and common design guidelines, by improving local transit facilities, and through infrastructure upgrades involving street surfaces and utilities.

