6130 NORTH BROADWAY

FOR SALE

The Broadway Antique Market

Edgewater | Chicago, IL

SVN CHICAGO COMMERCIAL

6130 NORTH BROADWAY

Exclusively listed by:

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CHICAGO COMMERCIAL

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Investment Summary

Asking Price $2,500,000	**Total Land Size*** ±10,711 SF
Zoning B3-5	**Building Size** ±21,404 SF
No. of Floors Two (2)	**Basement** Yes
Frontage 86’	**Year Built/Renovated** 1940/1998
PIN 14-05-122-065-0000	**Alderman/Ward** Manaa-Hoppenworth 48th Ward

- Ideal for Owner/User and RedevelopmentPpotential
- Prime Edgewater Location
- Steps to CTA Trains and Buses
- Strong Area Co-tenancy
- Near Several Approved/Proposed Developments
- 86’ Frontage Along Busy N Broadway
- Tremendous Signage Opportunity

***No survey was available to verify the lot’s square footage. As a result, square footage figures may vary slightly among available sources and should be considered approximate.*

Offering Overview

SVN Chicago Commercial, as the Exclusive Listing Broker, is pleased to present the opportunity to acquire 6130 N Broadway, Chicago, IL, the ("Property") and the going concern of the Broadway Antique Market ("BAM").

This is a rare opportunity to acquire Chicago's oldest and largest antique department store, alongside its prime 21,404 SF, two-story Art Deco building.

Located in the high-density, culturally diverse North Side neighborhood of Edgewater, this turn-key acquisition pairs a highly stable, cash-flowing retail operation with a high-barrier, transit-oriented real estate asset.

Investment Highlights

STORIED HISTORY & TURNKEY OPERATIONAL MODEL

- **Institutional Longevity:** Established in its current form in 1998 (evolving from the 1990s Wrigleyville Antique Mall), offering a highly reliable, 30-year track record of operational stability.

- **Built-In Revenue Scale:** Operates seamlessly via 50 high-quality, professional independent dealers across two giant levels.

- **Passive Inventory Curation:** Dealers rent space and manage their own booths, yielding a diversified, self-updating product mix with minimal overhead or procurement effort for ownership.

- **Secondary Revenue Streams:** Highly profitable auxiliary business acting as a premier prop supplier and location for over 200 television, film, and theater productions across the Midwest.

Investment Highlights

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BRAND IDENTITY & ELITE MEDIA VALIDATION

- **Prestigious Accolades:** Named "Chicago's #1 Shopping Destination" in Geo & Mondadori's Top 10 International Travel Guide and routinely ranked as the Midwest's premier vintage destination.

- **Elite Media Pedigree:** Extensively featured in premier publications including The New York Times, Architectural Digest, Crain's Chicago Business, House & Garden, Metropolitan Home, Maine Antique Digest, and Oprah Winfrey's "O" Magazine.

- **Celebrity & Designer Magnet:** A trusted destination for high-profile celebrity designers such as Jonathan Adler, Thomas O'Brien, and Nate Berkus.

- **Broad Media Presence:** Featured on numerous HGTV television shows, as well as countless appearances across every major Chicago network.

Investment Highlights

BRAND IDENTITY & ELITE MEDIA VALIDATION

- **Museum-Quality Presentation:** Unlike standard tired, traditional antique malls, BAM is celebrated for its pristine, upscale, and "glamorous" museum-quality staging.
- **Turnkey Digital Footprint:** Active digital infrastructure including a thriving eBay Store, a highly rated Yelp Business Page, and a robust social media community with over 15,000 engaged followers.

Investment Highlights

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PRIME REAL ESTATE, TRANSIT, & UPZONING VALUE

- **High-Barrier Asset:** Features a stunning, historically significant Art Deco building structure with 20,000 square feet of highly adaptable commercial space.

- **Transit-Oriented Placement:** Strategically situated less than one block from the CTA Granville Red Line 'L' station, unlocking immediate, high-volume foot traffic from the urban core.

- **Vibrant Neighborhood Density:** Located in Edgewater, an exceptionally dense North Side neighborhood nestled right alongside Lake Michigan's beaches.

- **Chicago's Broadway Upzoning Advantage:** The business is poised to capitalize directly on the City of Chicago's strategic upzoning of Broadway, which includes:

1. Upgraded public transit, street infrastructure, and high-visibility signage.
2. Increased height restrictions for new construction, drastically multiplying the underlying land and vertical development value of the real estate asset.

Investment Highlights

CAPITALIZING ON THE $300B MACRO RESALE BOOM

- **The Resale Revolution:** The circular economy and secondhand market have exploded into a $300 billion global industry. Resale is no longer a niche hobby; it is a booming mainstream economic driver.
- **Younger Demographic Capture:** Gen Z and Millennial consumer segments are driving an unprecedented surge in secondhand retail, explicitly prioritizing sustainability and unique vintage aesthetics over mass-produced furniture.
- **Mid-Century Modern Demand:** The business acts as the central destination for high-demand 1950s–1980s Art Deco and Mid-Century Modern design trends, attracting premium margins from modern interior designers.
- **Counter-Cyclical Sustainability:** Resale businesses present an exceptional hedge against inflation, simultaneously capturing budget-conscious treasure hunters and elite collectors looking for rare artifacts.

Interior Photos

Strategic Growth Opportunities

6130 NORTH BROADWAY

FOR THE NEXT OPERATOR

To further scale the business and maximize the valuation of the real estate asset, a new owner can immediately implement:

PHYSICAL FOOTPRINT EXPANSION

Execute minor renovations on the second-floor showroom to expand the dealer footprint from 50 to 100+ rental booths, instantly doubling rental scale.

EXPANDED OPERATING SCHEDULE & DAILY HOURS

Optimize retail revenue by shifting from the current 4-day schedule to expanded daily hours (10:00 AM – 7:00 PM), satisfying strong customer demand for longer store hours.

AGGRESSIVE E-COMMERCE & SOCIAL MEDIA INTEGRATION

Modernize online sales by linking independent dealer inventories directly to premier luxury platforms like Chairish or a centralized Shopify node. Leverage AI to scale daily Instagram and Facebook posts to funnel digital traffic straight to the physical store.

ENTERTAINMENT & FILM LOCATION MONETIZATION

Expand BAM's footprint as a premium commercial, independent film, and television shooting location. BAM has already proven its screen value as the site for major cable shows, including multiple episodes of TruTV's #1 show, "The Carbonaro Effect" (2014-2019).

EXPERIENTIAL RETAIL ADDITIONS

Utilize a portion of the massive square footage to introduce an in-house espresso bar or boutique event venue space, creating a lifestyle destination tailored directly to younger consumer groups.

Location Overview

Situated along a highly trafficked commercial corridor in Chicago's **vibrant Edgewater neighborhood**, the property occupies a prime stretch of North Broadway—one of the area's primary retail and service thoroughfares. The immediate trade area features strong co-tenancy with national and regional retailers.

The property is **positioned just steps from the Lake Shore Campus of Loyola University Chicago**, a major institutional anchor with more than 17,000 students, faculty, and staff supporting consistent pedestrian activity and neighborhood demand.

The surrounding area also offers a strong mix of cultural and community destinations, including the Chicago Mosaic School and the Broadway Armory Park recreation complex.

Accessibility is exceptional, with **immediate access to CTA Red Line service at Granville and Loyola stations**, providing direct connectivity to downtown Chicago and the North Side lakefront.

With **±18,400 vehicles per day along Broadway** and continued residential and mixed-use development throughout the submarket, the property benefits from strong visibility, dense population, and sustained neighborhood growth.

Edgewater **Demand Generators**

- Whole Foods Market
- Walgreens
- CVS pharmacy
- LA Fitness
- Starbucks Coffee
- Target
- Ann Sather
- Ethiopian Diamond
- Jimmy John's Gourmet Sandwiches

Public **Transportation**

cta

Red Line
Granville, Thorndale & Loyola

Bus Lines
22, 36, 147, 151 & 155

1-Mile **Demographics**

Estimated Population
72,071

Estimated Households
37,466

Average Household Income
$92,968

Median Age
37.1

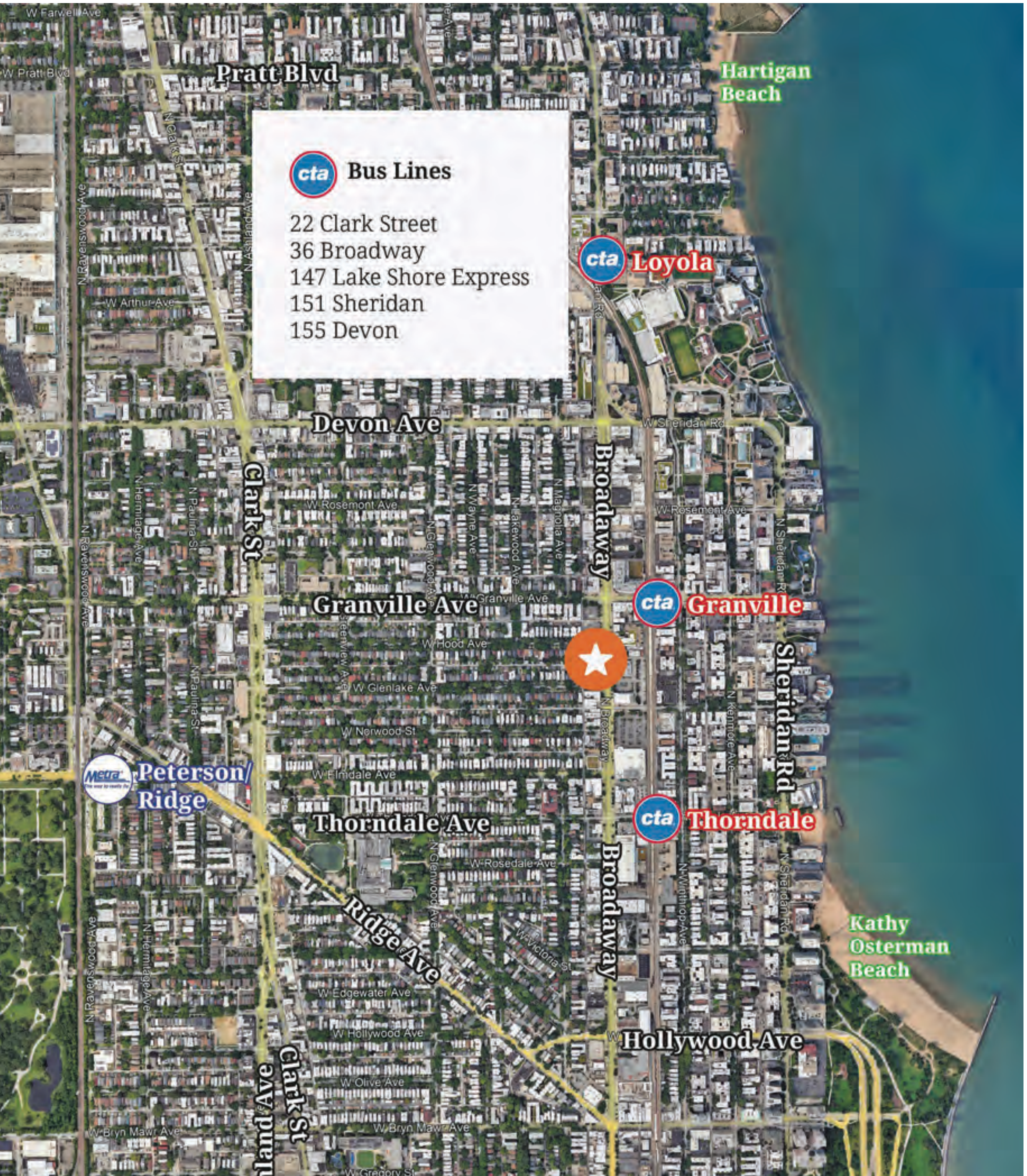
Estimated Daytime Population
36,359

Total Businesses | Employees
1,851 | 13,777

Area Map


KEY
1. Sasapueto Restaurant
2. Beard & Belly
3. Milo's Pita
4. Kukulu Market
5. Ethiopian Diamond
6. Lickity Split Frozen
7. Edge of Sweetness
8. Sovereign Liquors
9. Ann Sather
10. Gino's North
11. Yatai Asian Street Food
12. Dak
N
Orangetheory FITNESS
ALDI
Flaco's Tacos
Walgreens
cta
THORNDALE RED LINE STATION
LOYOLA
LOYOLA UNIVERSITY
cta
GRANVILLE RED LINE STATION
cta
LOYOLA RED LINE STATION
WHOLE FOODS
BROADWAY ARMORY PARK
McDonald's
LifeStorage
LA FITNESS
N BROADWAY
THORNDALE AVE
18,400 VPD
N SHERIDAN
W DEVON
11,200 VPD
CVS pharmacy
physicians immediate care
WING STOP
CHICAGO PUBLIC LIBRARY
6130 NORTH BROADWAY
GRANVILLE
TACO BELL
TARGET
POPEYES LOUISIANA KITCHEN, INC.
DUNKIN'
STARBUCKS COFFEE
CVS pharmacy
Google Earth

Transportation Map



North Facing Aerial

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South Facing Aerial

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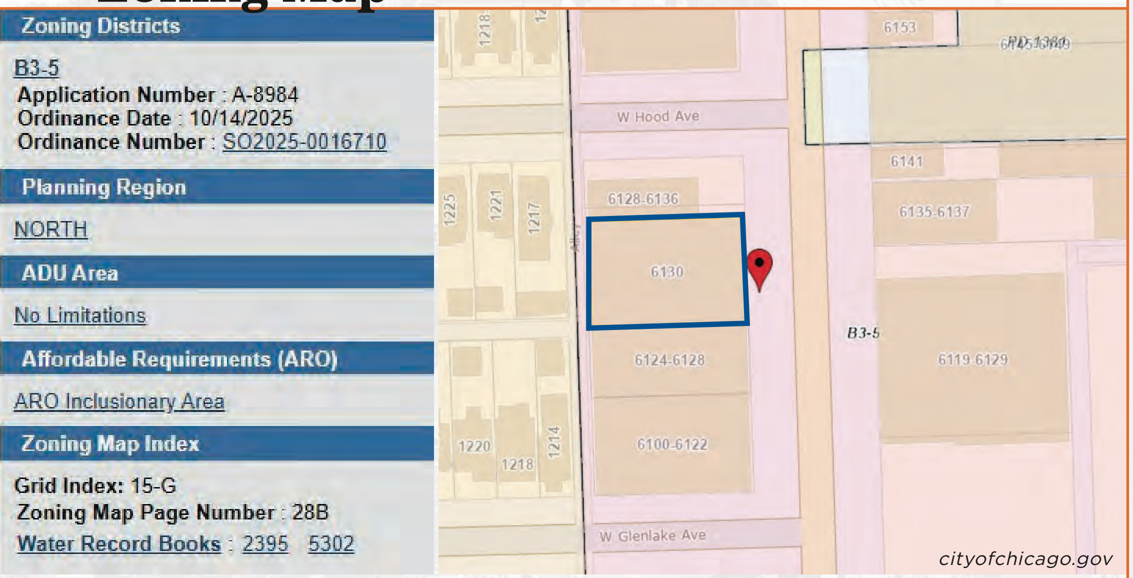
Zoning Overview

Zoning Map



**Zoning information is provided for general reference only and is believed to be accurate; however, no representation or warranty is made regarding its completeness or applicability. Prospective purchasers should independently verify all zoning classifications, permitted uses, requirements, and development regulations with the appropriate municipal authorities.*

6130 NORTH BROADWAY

B3-5: Community Shopping District

Chicago's Broadway Upzoning Advantage represents a high-value real estate opportunity created by the city's Broadway Land Use Framework. By relaxing building constraints, the city has directly multiplied the financial potential of properties along this corridor.

Relaxed Height and Density Restrictions:
New zoning laws (primarily shifting to B3-5 and C1-5 designations) permit significantly taller buildings—allowing structures up to 80 feet high by right.

Exponential Asset Valuation:
Raising vertical construction limits instantly multiplies both the underlying land value and the overall developable square footage.

Transit-Oriented Premium:
The upzoned corridor directly runs alongside the newly reconstructed CTA Red Line in Uptown and Edgewater, qualifying projects for maximum density perks.

Streamlined Development Options:
The framework removes severe zoning hurdles, enabling high-density, mixed-use residential units and active ground-floor storefronts without requiring lengthy custom city variances.

Zoning Details *1 of 2*

Mixed-Use Redevelopment Potential — B3-5 Corridor		
Metric	Amount	
Lot Size	10,901 SF	
Base FAR (By-Right)		5
Maximum Base Buildable Area	54,505 SF	
Achievable FAR with Bonuses	6.0 – 7.0+	
Estimated Buildable Area with Bonuses	64,000 – 75,000+ SF	
Illustrative Density Scenarios		
FAR	Total Building Area	
5.0 (Base)	54,505 SF	
6	65,406 SF	
7	76,307 SF	
Residential Development Potential		
Scenario	Avg Unit Size (Net)	Estimated Units
Larger Units	900–1,000 SF	40–50
Typical Market Mid-Rise	700–800 SF	55–70
High Efficiency Layout	550–650 SF	70–90+
Most Likely Outcome	—	55–75 Units
Residential yield primarily governed by FAR rather than fixed unit caps in most B3 districts.		
Typical Mixed-Use Building Program		
Component	Typical Allocation	
Ground Floor Retail / Restaurant	10,000 – 12,000 SF	
Residential Efficiency	80% – 85%	
Upper Floor Configuration	Double-loaded corridor	
Unit Mix	Studios, 1BR, 2BR	
-----Parking Environment		
Category	Expected Outcome	
Standard Requirement (Non-TOD)	~1 space per unit (varies)	
Transit-Oriented Development (TOD)	Major reductions permitted	
Typical Modern Corridor Projects	0 to 0.5 spaces per unit	
Minimum Parking	Often eliminated	
If within TOD proximity to Chicago Transit Authority rail service, parking may be minimal or optional.		

Zoning Details *2 of 2*

Common Density Enhancements	
Mechanism	Impact
Affordable Housing Bonus	Increased FAR
Transit-Served Location Bonus	Additional density
TOD Parking Reductions	Lower development cost
Reduced Lot Area per Unit	Higher unit yield
Planned Development Approval	Height flexibility
Commercial Corridor Revitalization	Supports intensified use
Widely applied along major development corridors in Chicago.	
Conceptual Market-Standard Redevelopment	
Characteristic	Typical Outcome
Building Type	6-story mixed-use mid-rise
Ground Floor	~10,500 SF retail + lobby
Residential Floors	12–15 units per level
Total Units	60–75
Building Size	65,000 – 75,000 SF
Height	~65–80 feet
Parking	Limited or none
Primary Use	Retail + Residential Mixed-Use
-----Development Snapshot	
Category	Realistic Expectation
Base Buildable Area	~54,505 SF
With Bonuses	64,000 – 75,000+ SF
Building Height	5–7 stories
Residential Units	55–75 typical
Parking	Minimal or none
Primary Use	Retail + Residential Mixed-Use

Offering Disclaimer

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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