

The Savills logo consists of a yellow square above the word "savills" in a lowercase, red, sans-serif font.A teal-colored rectangular banner with the text "Retail Space Available" in white, bold, sans-serif font.

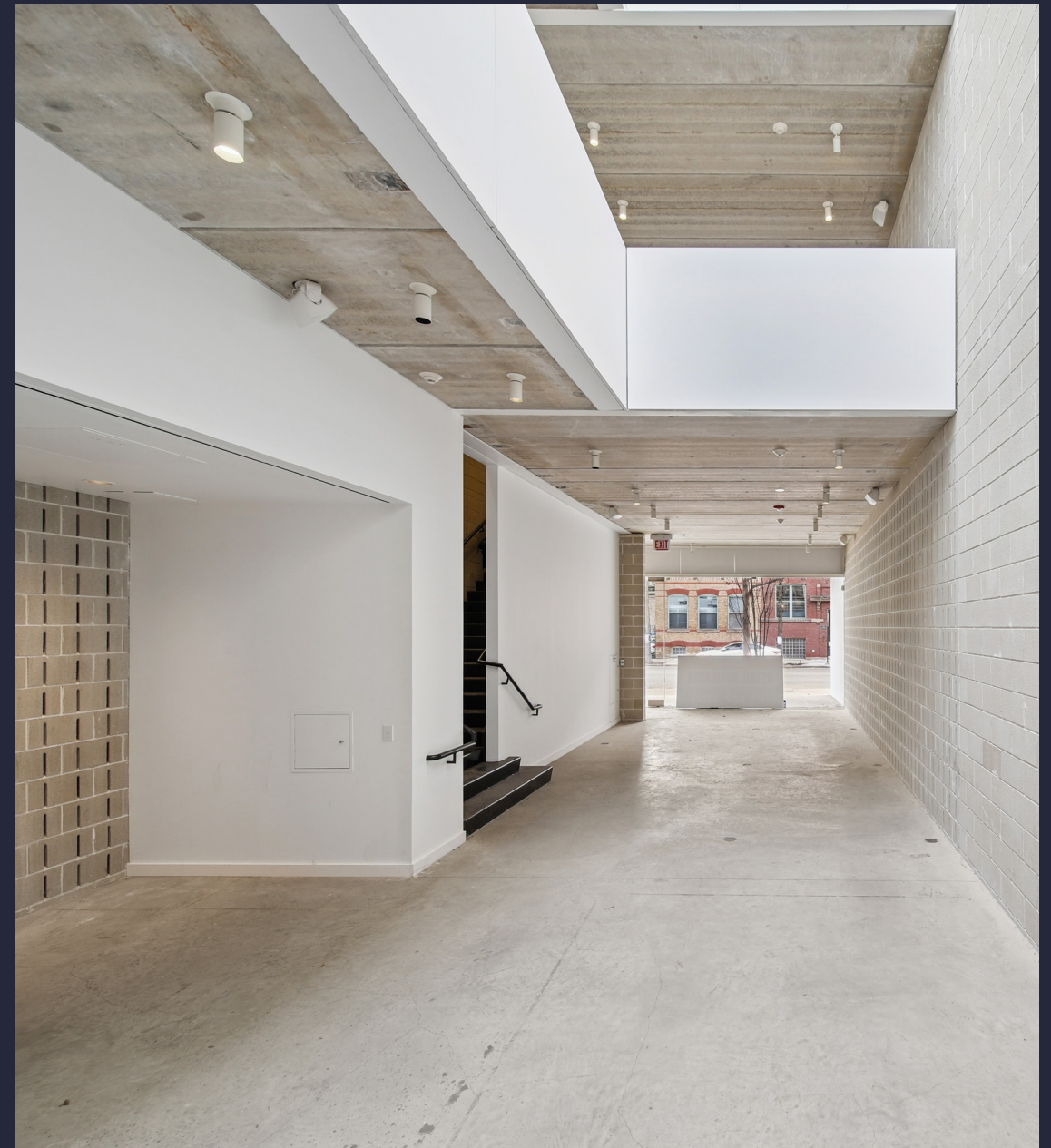
1704 N. Damen Avenue

CHICAGO, ILLINOIS

5,139 SF For Lease

THE OPPORTUNITY

- **Modern mixed-use building** in the heart of Bucktown/Wicker Park's premier retail corridor
- **5,139 SF across 3 stories** – brand new 2018 construction with high-end finishes
- **Prime Damen Avenue exposure** at the epicenter of Chicago's trendiest shopping district
- **Steps from The 606 Trail** and Damen Blue Line CTA station
- **Surrounded by nationally-recognized retailers:** Marine layer, Shinola, Salomon, Bluemercury, Barnes & Noble
- **Thriving dining scene:** The Goddess & Grocer, Dove's Luncheonette, Big Star, and La Colombe
- **B3-2 zoning** allows for flexible retail, office, or mixed-use configuration
- **Unprecedented location connectivity:** Minutes to Lincoln Park, West Loop, Fulton Market, and Lincoln Yards
- **High-visibility corner positioning** in Chicago's most dynamic emerging market
- **Directly adjacent to newly opened Bandit Running,** reinforcing Damen Avenue's status as Chicago's premier athletic and lifestyle retail corridor.



DEMOGRAPHICS



61K+

TOTAL
POPULATION
1 MILE



54K+

DAYTIME
POPULATION
1 MILE



168K+

AVERAGE
HH INCOME
1 MILE



27K+

EMPLOYEES
WITHIN
1 MILE



2 blocks

FROM DAMEN
"L" STATION
BLUE LINE

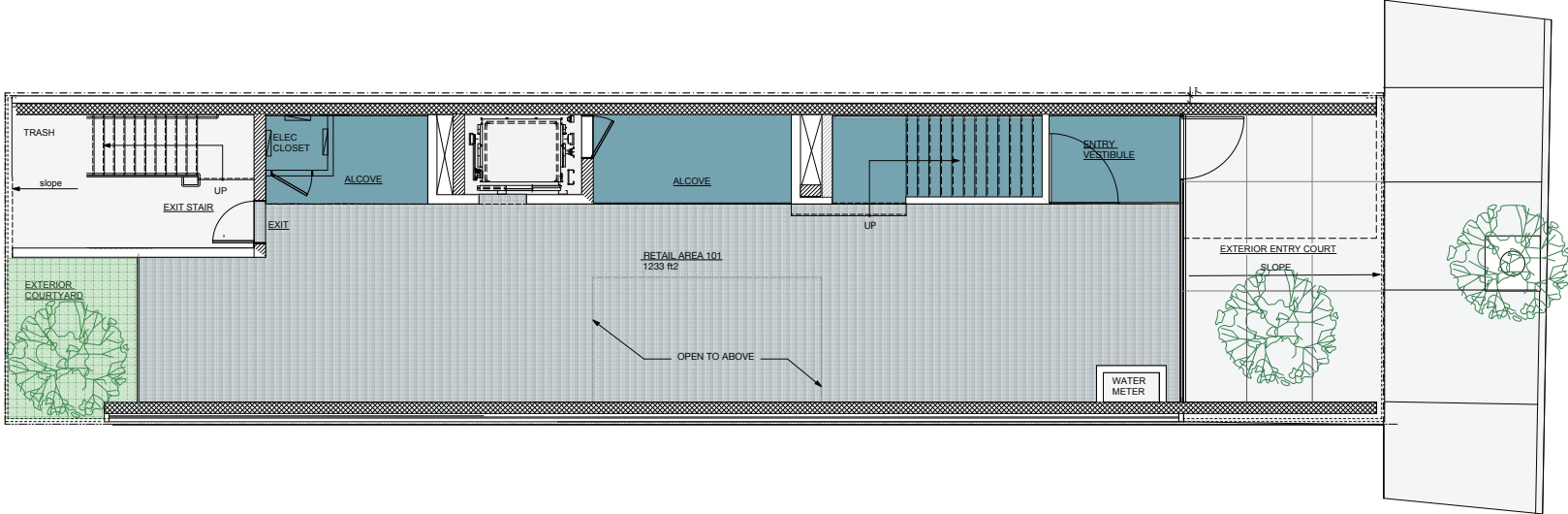


12.7K+

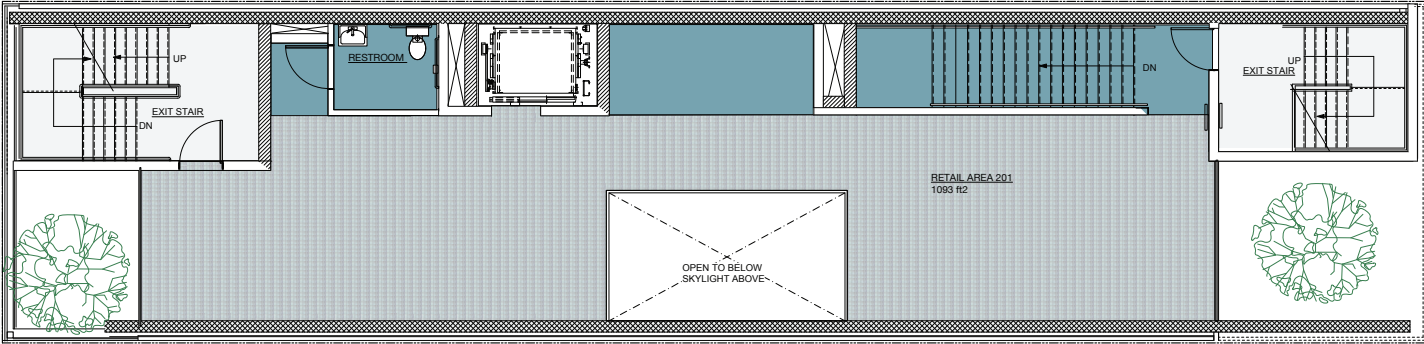
VEHICLES PER
DAY ALONG
N DAMEN AVENUE

FLOORPLAN

1st
FLOOR



2nd
FLOOR

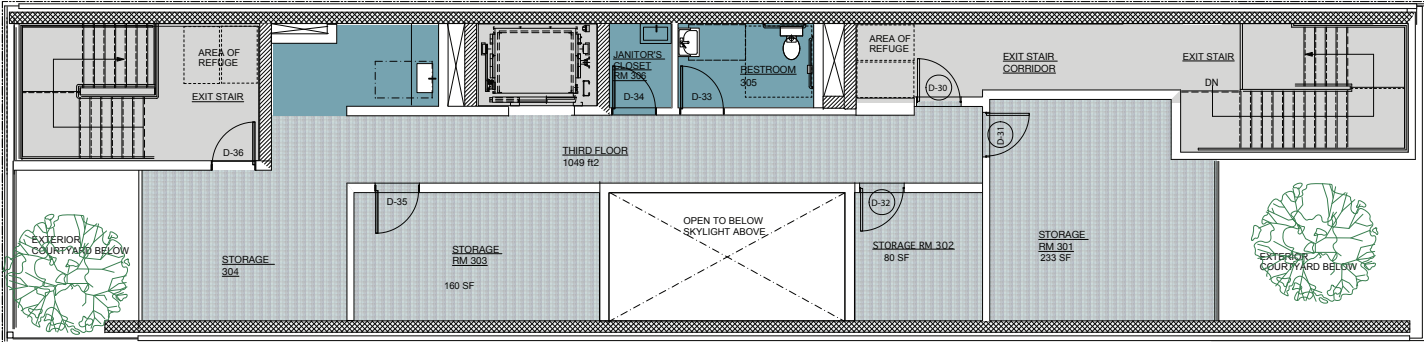


N. Damen Ave



FLOORPLAN

3rd
FLOOR



N. Damen Ave



PHOTOS



AREA MAP



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[savills.us](https://www.savills.us)