

**RETAIL/OFFICE SPACE LOCATED ALONG
THE 606 TRAIL IN WICKER PARK
FOR LEASE**

**1755
N
DAMEN**



LEASING OVERVIEW

1755
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DAMEN



SPACE AVAILABLE:

1,690 RSF

ASKING RENT:

\$29/RSF MG

CONDITION:

VANILLA-BOX

DATE AVAILABLE:

IMMEDIATE

WINDOW FRONTAGE:

55'

ZONING:

B3-2

SUB-MARKET:

WICKER PARK

ALDERMANIC WARD:

32 | WAGUESPACK

LEASING HIGHLIGHTS

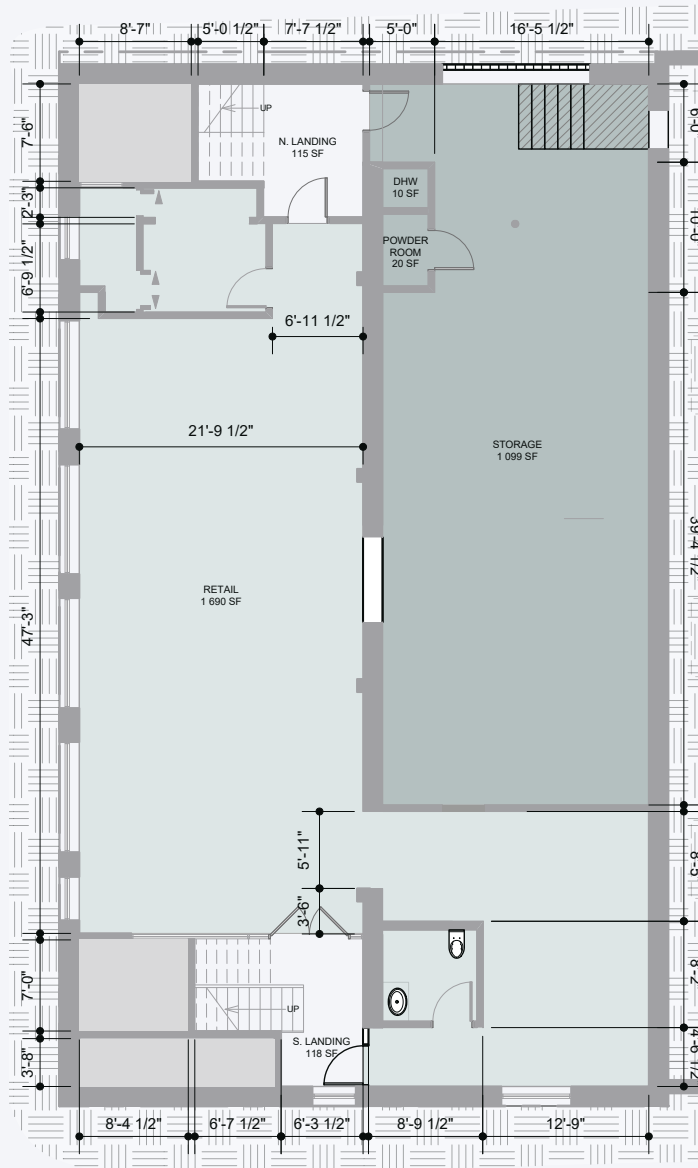


- Brick-and-timber lower-level space, delivered in newly refreshed vanilla-box condition.
- Space conditions well suited for a variety of retail, office, and hybrid users. ADA access possible.
- Excellent retail co-tenancy, featuring the high-end training concept MedGym and bridal shop Belle Atelier.
- Directly adjacent to The 606 Trail (over 2M visitors annually), Churchill Park and the Damen Arts Plaza with window frontage along Damen Avenue.
- Prime Wicker Park/Bucktown location, surrounded by notable retailers such as Chipotle, Hotel Chocolat, LUSH, Credo, Jones Road, Bluemercury, Potbelly, Salomon, Barnes & Noble, Call Your Morther Deli, Warby Parker, Bandit Running, Salomon, Aesop and more.
- Easily accessible via the Damen CTA Blue Line, Damen Bus Line, or bike.

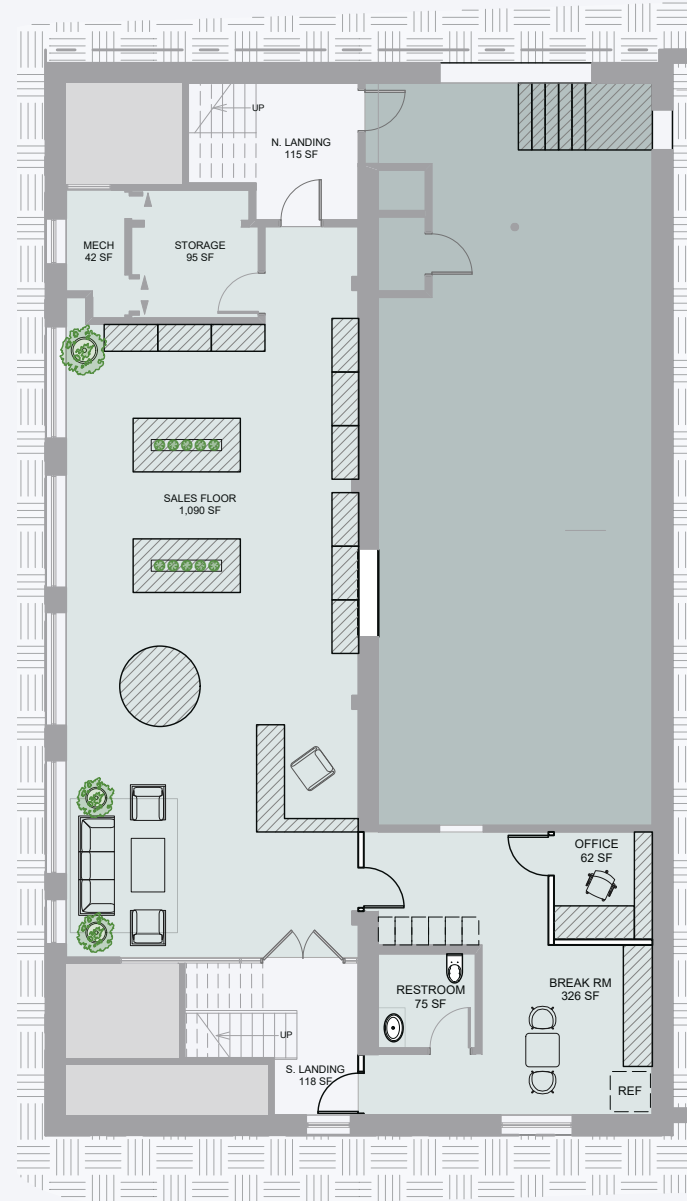
FLOOR PLANS

1755
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DAMEN AVE



DAMEN AVE



Furniture not included and is shown for marketing purposes only.

SUB-MARKET OVERVIEW

WICKER PARK is one of Chicago's most dynamic and trend-forward neighborhoods, known for its high pedestrian traffic, creative energy, and strong dining and nightlife scene. Anchored by the Milwaukee, Damen, and North Avenue corridors, the area attracts a dense mix of young professionals, creatives, and visitors drawn to its eclectic blend of chef-driven restaurants, boutique retailers, music venues, and nationally recognized brands. Immediate access to the CTA Blue Line at Damen and Division, along with constant vehicular and bike traffic, makes Wicker Park a proven destination for experiential retail and restaurant concepts seeking visibility, energy, and a built-in customer base.



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AREA DEMOGRAPHICS

1-mile



ESTIMATED POPULATION

59,531



AVERAGE HOUSEHOLD INCOME

\$231,858



ESTIMATED HOUSEHOLDS

29,311



ESTIMATED DAYTIME POPULATION

32,595



TOTAL BUSINESSES

3,116



TOTAL EMPLOYEES

31,245

AREA DRIVERS

VanLeeuwen

La COLOMBE
COFFEE ROASTERS

BIGSTAR



jeni's



sweetgreen®



THE Goddess
AND GROCER®

BARNES
& NOBLE



SHINOLA

CLUB MONACO

SALOMON



Supreme



BARRY'S



bluemercury®
makeup • skincare • spa



crumbl
cookies



TREK

Aēsop®

verizon✓



T-Mobile®

credo
BEAUTY

THURSDAY
— BOOT CO. —

THE
ROBEY
CHICAGO

one medical



CHASE



Dentologie



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