



PRIME CORNER RETAIL SPACE IN WICKER PARK

PROPERTY INFORMATION

- Prominent hard-corner retail opportunity at North & Leavitt, just 1.5 blocks west of Wicker Park's bustling Milwaukee/North/Damen six-corner intersection.
- Positioned along the heavily trafficked North Avenue corridor with strong pedestrian, vehicle, and neighborhood foot traffic.
- 1,200 SF ground-floor retail space with an efficient open floor plan.
- Expansive corner window frontage provides great visibility, exceptional branding opportunities, and strong street presence.
- Existing infrastructure includes ADA-compliant restroom, walk-in cooler (8'6" x 12'6" x 7'6" high), and utility-ready layout ideal for food, beverage, retail, service, wellness, or office users.
- Full dry basement with 7'8" ceiling provides substantial storage and operational support space.
- Adjacent to a new coffee shop co-tenant driving daily neighborhood traffic and cross-shopping activity. one of Chicago's strongest urban retail corridors with exceptional pedestrian activity and transit access.

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AREA INFORMATION

- Located 0.2 miles from Wicker Park's Milwaukee/North/Damen intersection—one of Chicago's strongest urban retail corridors with exceptional pedestrian activity and transit access.
- Walk Score® of 98.
- Approximately 0.3 miles to the Damen CTA Blue Line station.
- Convenient access to I-90/94 via the North Avenue interchange approximately 0.8 miles east.
- Immediate access to CTA bus service along North Avenue.
- Surrounded by established neighborhood anchors including Big Star, The Robey, Small Cheval, Bucktown Athletic Club, Stan's Donuts & Coffee, and Handlebar.

ZONED

B3-2

ALDERMAN / WARD

Daniel La Spata / 1st

RATE UPON REQUEST









Wicker Park

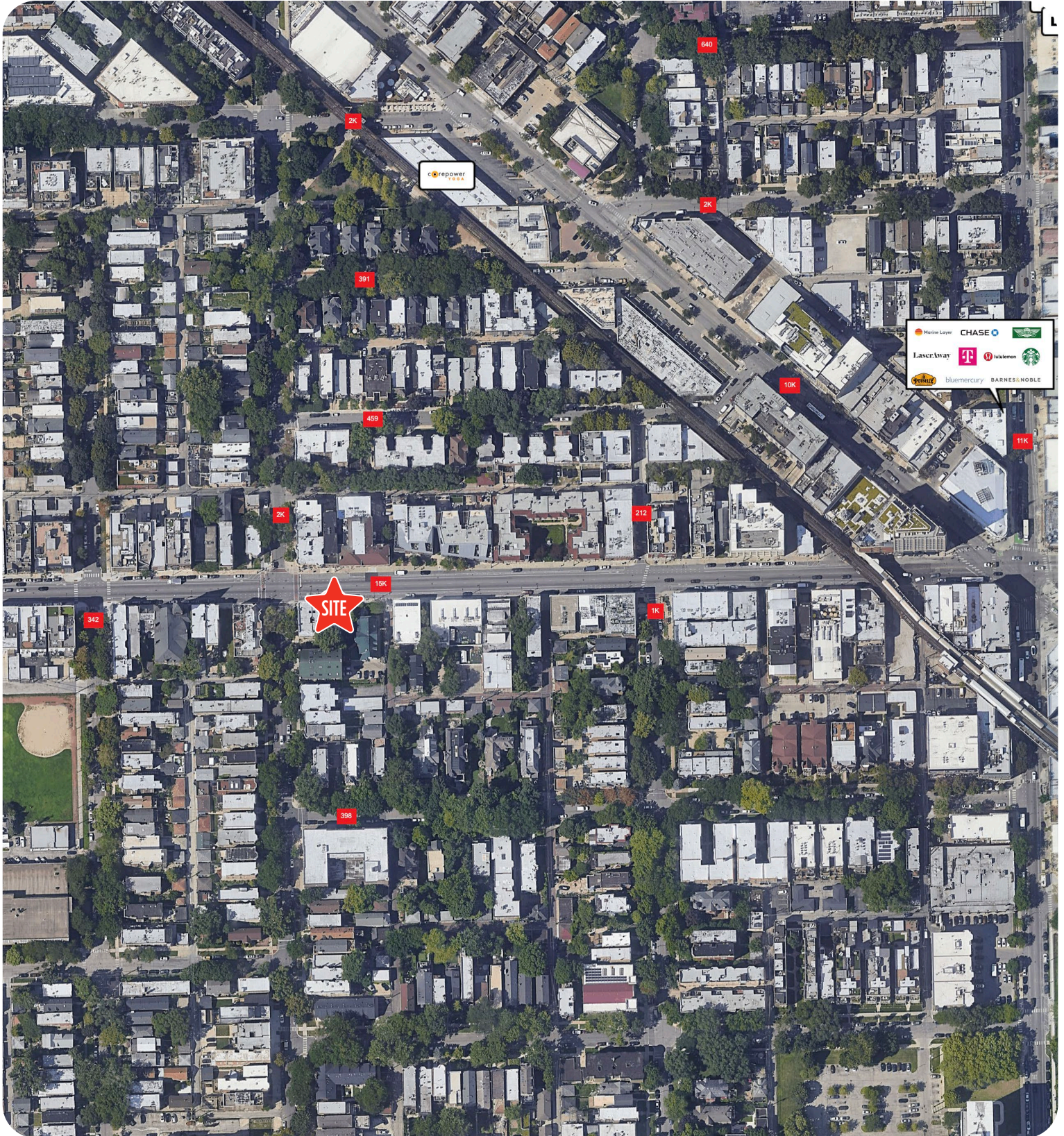
Residents and businesses flocked to Wicker Park to rebuild after the Great Chicago Fire of 1871. Today, Chicagoans flock to the hip, happening neighborhood for its eateries, arts and entertainment.

Wicker Park boasts an eclectic assortment of cafes, independent stores, dive bars, upscale boutiques, art galleries and city parks including four-acre Wicker Park. The neighborhood is home to some of Chicago's most popular and acclaimed restaurants, elevating pizza and tacos to foodie fare and offering a wide variety of options for drinking and dining pleasure.

Located just south of Bucktown and northwest of The Loop, the neighborhood includes large historic 19th century brick and stone mansions and landmark Victorian homes on tree-lined streets. Modern new construction condominiums and single-family homes along with vintage walk-ups, three-flats and lofts round out the diversity of housing available.

Like neighboring Bucktown, Wicker Park's notable commercial architecture remains - re-imagined, redeveloped and restored. The iconic Flat Iron Arts Building, home to artists who moved to the neighborhood in the 1980s, still houses various art studios and local businesses today.

The CTA Blue Line offers convenient access to The Loop and O'Hare International Airport, while the Kennedy Expressway allows for an easy drive to surrounding neighborhoods and suburbs.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

73,111

3 MILE

592,788

5 MILE

1,305,124

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$203,106

3 MILE

\$186,434

5 MILE

\$156,116