



Offering Summary

Lease Rate:	Negotiable
Available SF:	Approx. 950 SF - First Floor Approx. 500 SF - Basement
Residential Units:	14 Units
Zoning:	B2-3
Submarket:	West Town
VPD:	~12,000 VPD

Property Overview

A rare opportunity to lease retail space at the base of a brand-new 14-unit apartment building in the heart of Chicago's West Town neighborhood. This highly visible storefront is well located at the southeast corner of Milwaukee Avenue and Haddon Avenue, offering exposure to approximately 12,000 VPD and is just west of the Kennedy Expressway (I-90/I-94). Well positioned steps from the Division "L" Station (blue line), this retail space is perfect for a variety of users, including boutique retailers, cafés, and a variety of service-oriented businesses. The building will be delivered during Q4 2025 and is a prime opportunity to establish your brand in a vibrant, rapidly growing neighborhood. The space will feature excellent natural lighting throughout, one (1) ADA compliant bathroom and a lower level basement, providing additional square footage and storage opportunities. The Property is located one (1) block from the newly announced Wicker Park Whole Foods. Additional neighboring retailers include Jewel-Osco, Lowe's, Target, CVS/Pharmacy, Ulta, Pet Supplies Plus, Starbucks, Potbelly, and a number of great restaurants and many other national retailers.

Property Highlights

- Prime retail opportunity at the base of the brand new 14-unit apartment building in West Town
- Excellent location at the southwest corner of Milwaukee Avenue and Haddon Avenue, featuring exposure to ~12,000 VPD
- Located along the heavily trafficked Milwaukee Avenue and steps the Division "L" Station
- 500 SF Basement increasing the usable square footage to ~1,450 SF
- Located just west of the Kennedy Expressway (I-90/I-94)

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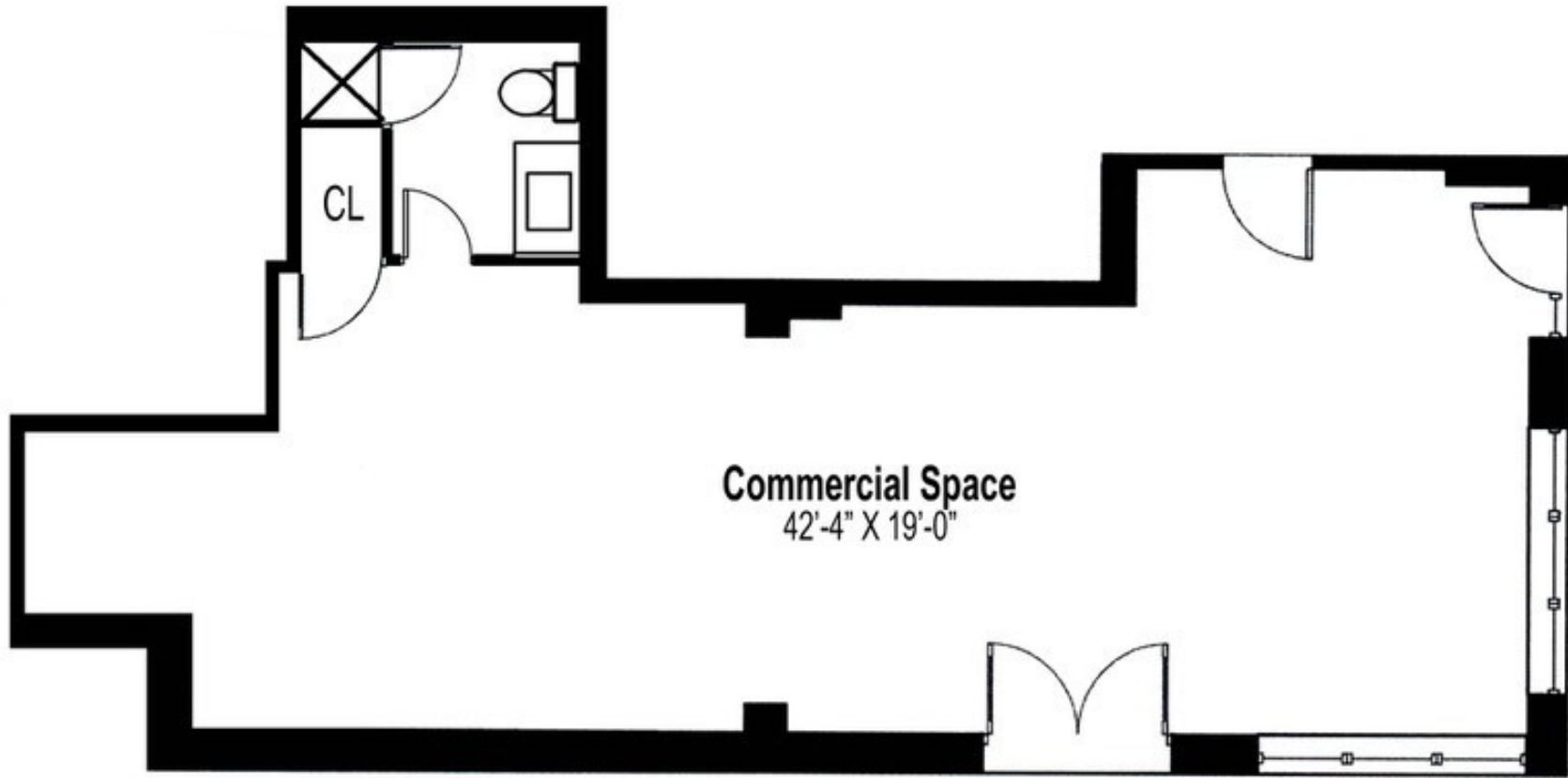
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COMMERCIAL SPACE



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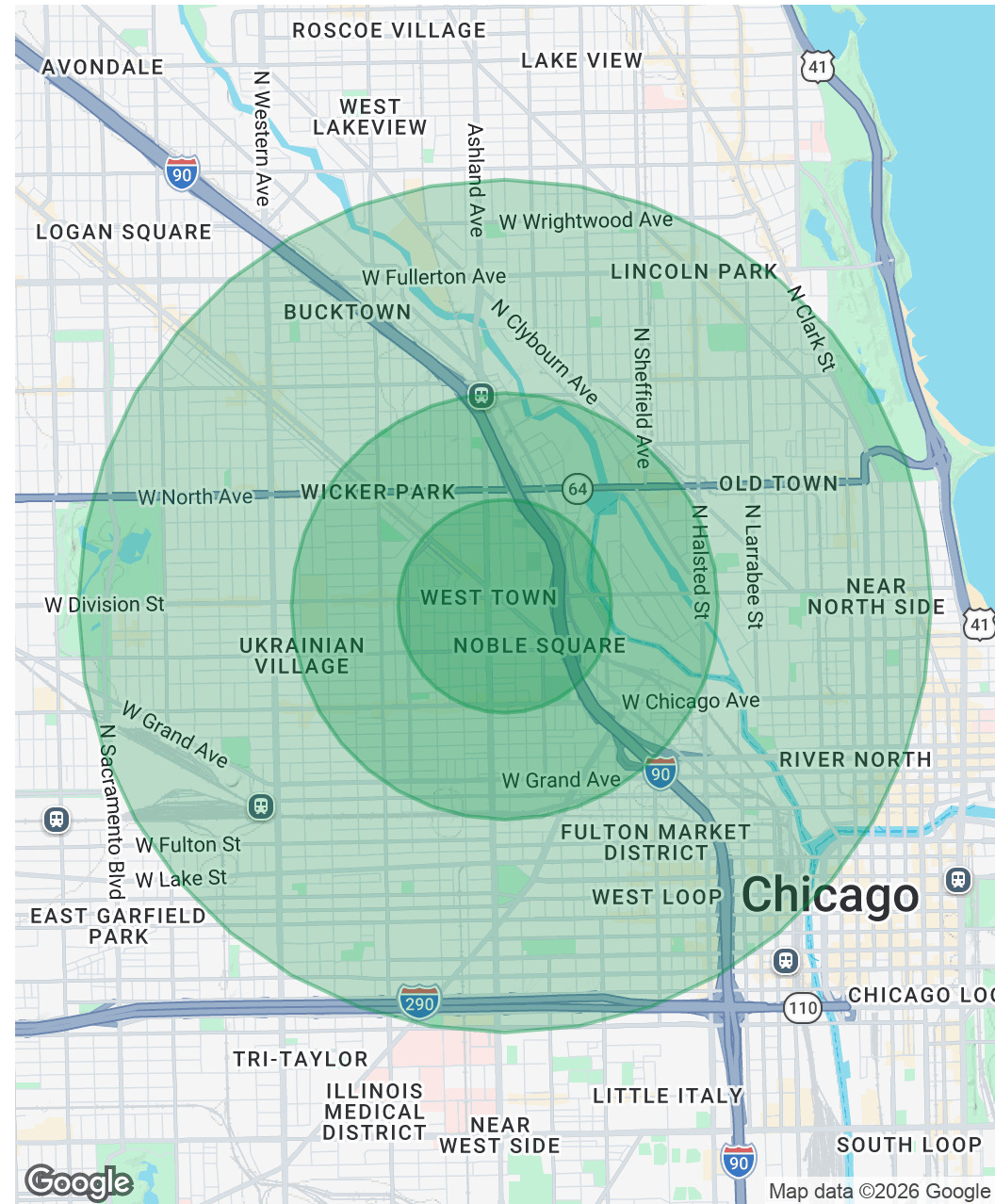
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Population	0.5 Miles	1 Mile	2 Miles
Total Population	18,425	54,740	258,434
Average Age	34	35	36
Average Age (Male)	34	35	36
Average Age (Female)	34	35	36

Households & Income	0.5 Miles	1 Mile	2 Miles
Total Households	9,409	27,744	137,095
# of Persons per HH	2	2	1.9
Average HH Income	\$194,203	\$185,886	\$179,619
Average House Value	\$708,721	\$751,694	\$767,373

2020 American Community Survey (ACS)



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