

# EURO\*TRASH

Colliers

For Lease

## Retail / Office

2136 Division, Chicago, IL 60622

**\$25.00 SF/yr (NNN)**

Retail/Office space on Division Ave in Wicker Park. Space features custom lighting, high ceilings, ADA bathroom, and exposed brick. Great location near popular bars, restaurants, boutiques, and a hospital. See agent for details.

**Contact us:**

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# Executive Summary



## Lease Rate

**\$25.00 SF/Yr**

## Offering Summary

<b>Size:</b>	1,200 SF
<b>Total Asking Rent:</b>	\$3,543 / month
<b>Taxes:</b>	\$8.93 SF/yr
<b>CAM:</b>	\$1.50 SF/yr
<b>Zoning:</b>	B3-2
<b>Market:</b>	Chicago
<b>Submarket:</b>	Bucktown

## Property Overview

Retail/Office space on Division Ave in Wicker Park. Space features custom lighting, high ceilings, ADA bathroom, and exposed brick. Great location near popular bars, restaurants, boutiques, and a hospital. See agent for details.

## Property Highlights

- Densely Populated Area
- Wide Sidewalk for Outdoor Seating
- Strong 25-45 YR OLD Demos
- Good Access to Public Transportation
- High Household Incomes
- High Ceilings
- B3 Zoning

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## Additional Photos



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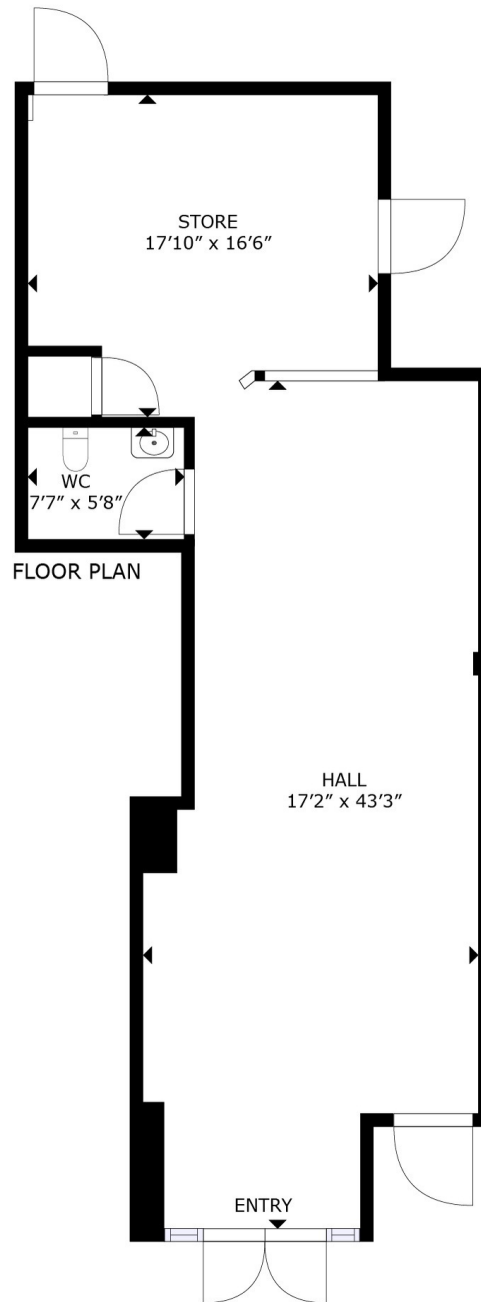


# Floor Plan

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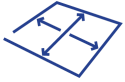
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# Area & Property Details



**1,200 SF**

Building Size



**Paradise (95)**

Walk Score®



**B3-2**

Zoning



**Street Meters**

Parking



**74K (1 mile)**

Population



**\$530K**

Avg. House Value



**\$93K**

Property Detail



## Location Overview

Enter an eclectic, art gallery-filled area that meshes artists, hipsters and yuppies together harmoniously. For those who love both upscale boutiques and resale shops, chain restaurants and mom-and-pop joints, dive bars and lounges, this west side Chicago neighborhood is your bread and butter. A popular community for young, fly-by-the-seat-of-their-pants Chicagoans, but in recent years the scope of residents has adjusted to include families and older generations that enjoy the energetic youthfulness and quirky vibe. The neighborhood is teeming with fashionable restaurants bolstering a culinary scene that stretches far and wide, offering options for all palates and budgets. Tucked in between tasty noshing spots are countless retail storefronts, hawking must-have additions to your wardrobe and music collection. If live music is what you seek the nightlife is a hotbed of venues for local bands, national artists and record-spinning DJs to rock and roll.

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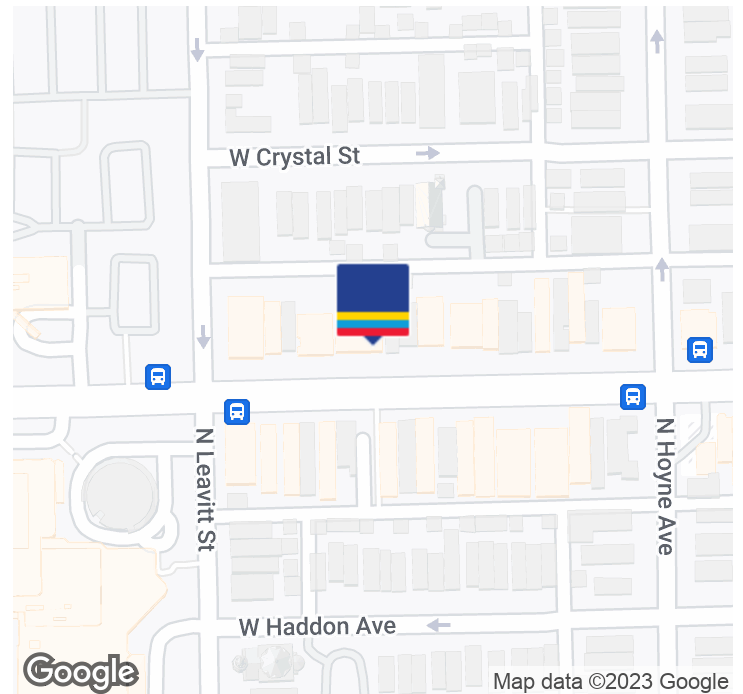
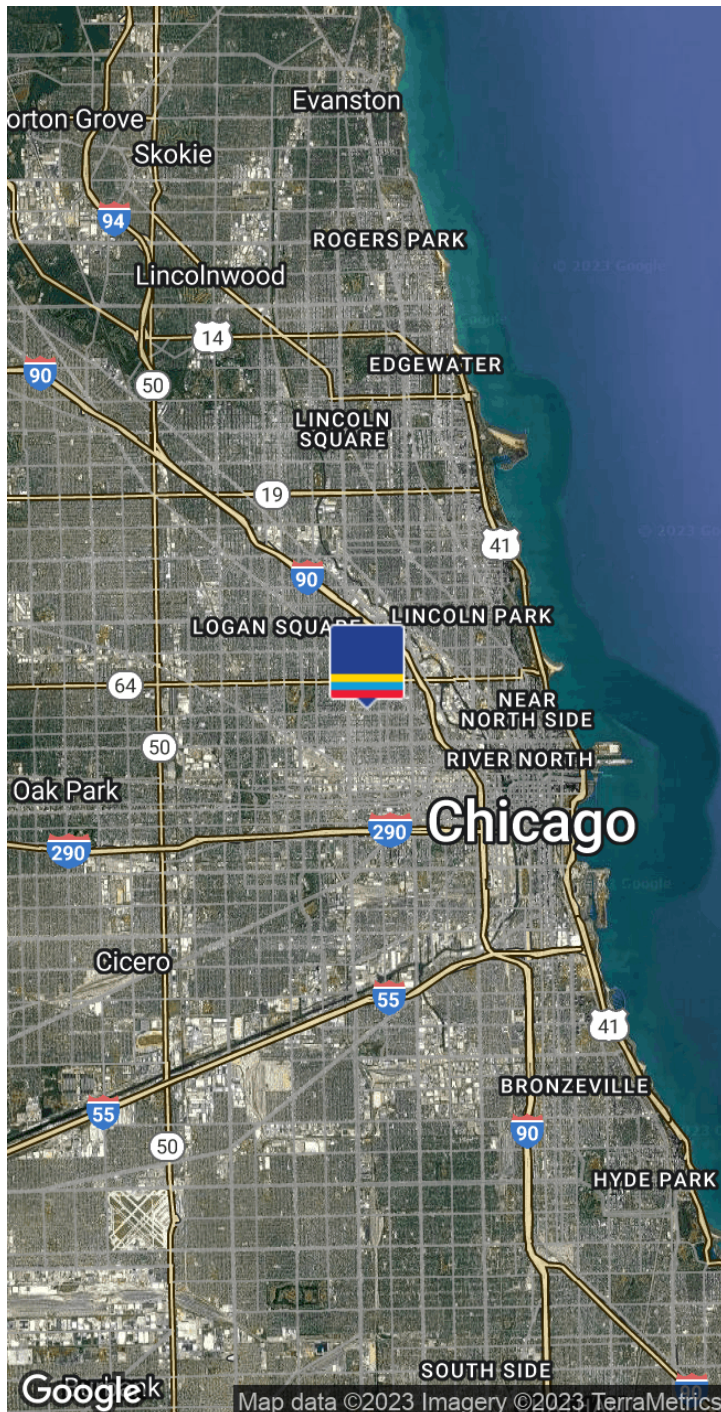
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# Location Map



Demographics	0.25 Miles	0.5 Miles	1 Mile
Total population	4,903	19,259	74,607
Median age	31.3	31.2	30.9
Median age (Male)	33.1	32.8	31.7
Median age (Female)	30.1	30.0	30.3
Total households	2,243	8,827	33,164
Total persons per HH	2.2	2.2	2.2
Average HH income	\$90,967	\$87,563	\$93,542
Average house value	\$532,897	\$532,782	\$530,553

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