

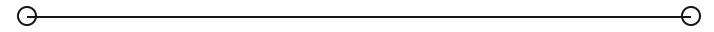


LEASE

1873 N. Milwaukee Ave.

1873 NORTH MILWAUKEE AVENUE

Chicago, IL 60647



PRESENTED BY:

ADAM NAPP, CCIM

O: 312.789.4864

adam.napp@svn.com

PRIYA PATEL

O: 312.756.8445

priya.patel@svn.com



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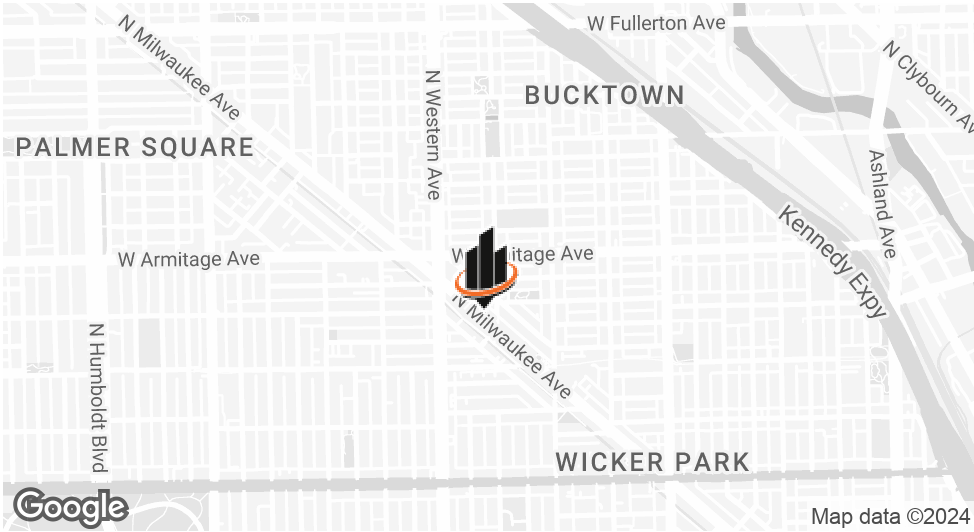
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,850/month
AVAILABLE SF:	1,300 SF
LEASE TYPE	Modified Gross (MG)
ZONING:	B3-2
NEIGHBORHOOD:	Wicker Park/Bucktown
CONDITIONS:	Move-In Ready
VIDEO:	View Here

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present 1873 N. Milwaukee Avenue for LEASE. The inviting 1,300 SF retail storefront offers an open layout suitable for a range of retail concepts and boasts high ceilings (13'), hardwood floors, and ample storage. Additionally, the space has a bathroom with a shower, central heat and air, and track lighting with smart functionality. The space is move-in ready. Situated in the heart of Bucktown, renowned for its eclectic mix of boutiques, restaurants, and art galleries, this retail space benefits from high foot traffic and a dynamic local community. Located steps away from the Western Blue Line stop as well as near Interstate 90/94 and the 606 Trail, this storefront is accessible via multiple modes of transportation. A video tour of the space can be seen here: <https://youtu.be/IQq6LsM5Fj8>. Please contact the listing advisor for additional details.

LOCATION OVERVIEW

Wicker Park/Bucktown is a neighborhood of over 60,000 residents within the West Town community area in Chicago, Illinois. Situated just west of Ashland Ave, east of Western Ave, south of Interstate 90/94, and north of Division Street, Wicker Park/Bucktown is known for its local music, fashion culture, art galleries, nightlife, and food scene including numerous retail and entertainment establishments.

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COMPLETE HIGHLIGHTS

LOCATION INFORMATION

STREET ADDRESS	1873 North Milwaukee Avenue
CITY, STATE, ZIP	Chicago, IL 60647

PROPERTY HIGHLIGHTS

- Retail Space for Lease
- Approximately 1,300 SF
- Move-In Ready Condition
- Open Space with Potential for Private Office(s)
- High Ceilings - 13'
- Hardwood Floors
- Modern Storefront Windows
- Multiple Storage Areas
- Large Utility Room with Sink
- Track Lighting with Smart Functionality
- Bathroom with Shower
- Central Heat and Air
- Wicker Park/Bucktown Neighborhood
- Steps from Western Avenue Blue Line
- Nearby the 606 Trail
- Excellent Neighborhood Demographics
- Video Tour - <https://youtu.be/IQq6LsM5Fj8>



ADAM NAPP, CCIM **PRIYA PATEL**
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ADDITIONAL PHOTOS



ADAM NAPP, CCIM

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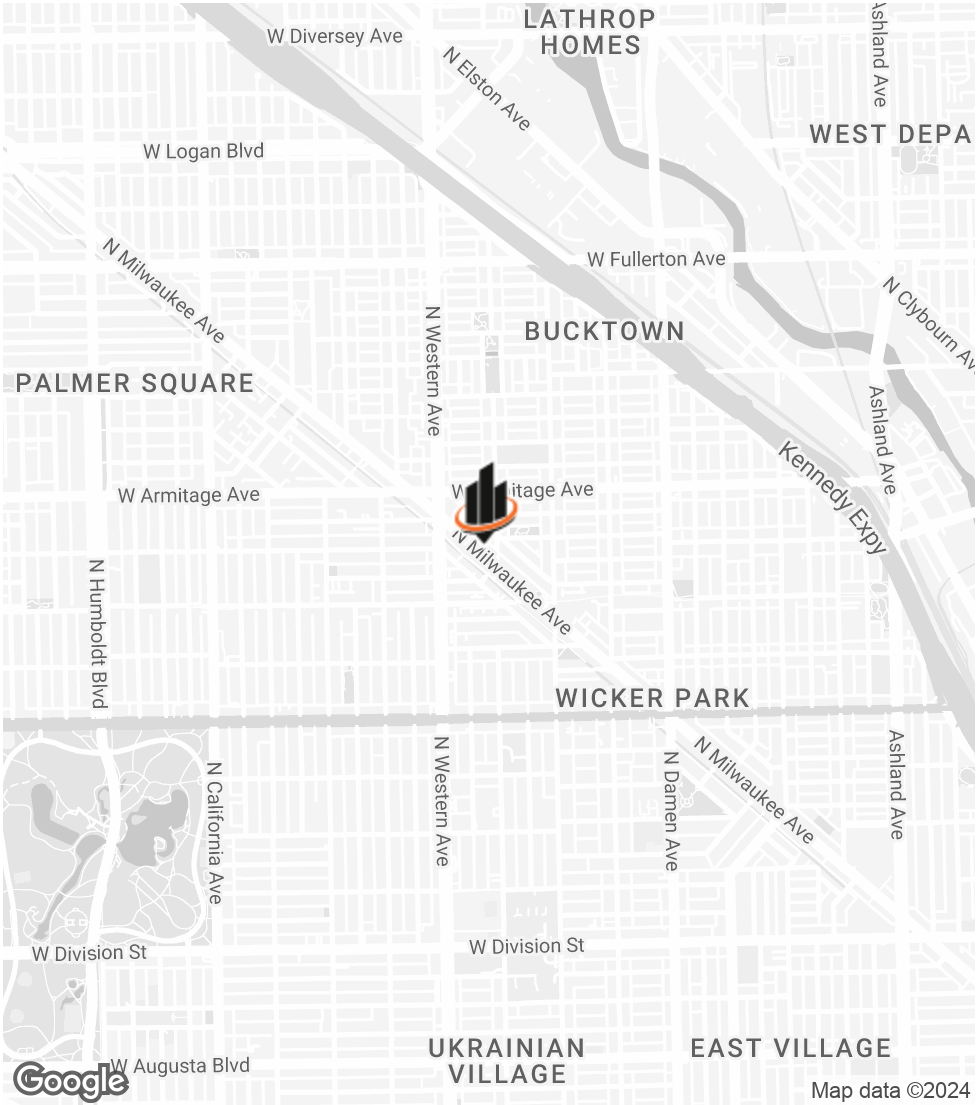
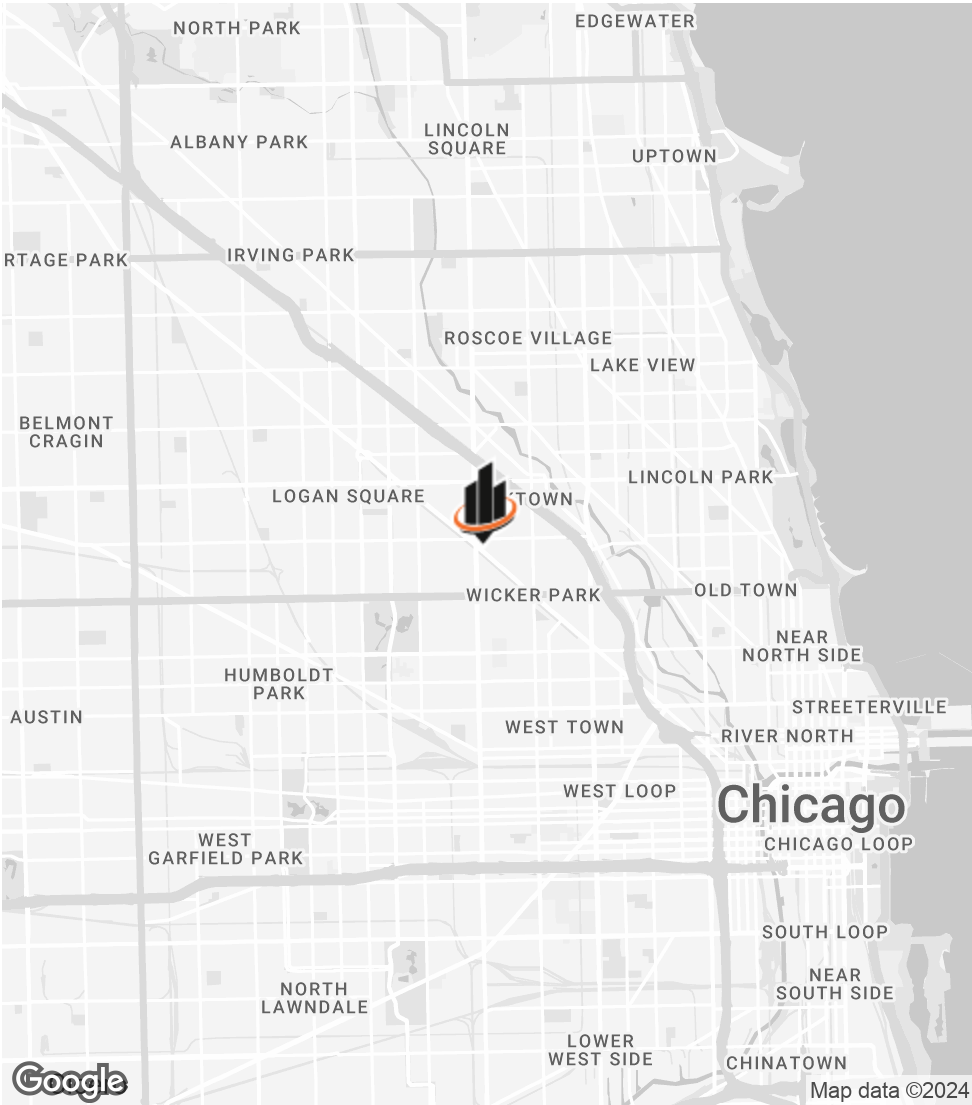
RETAILER AERIAL MAP



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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

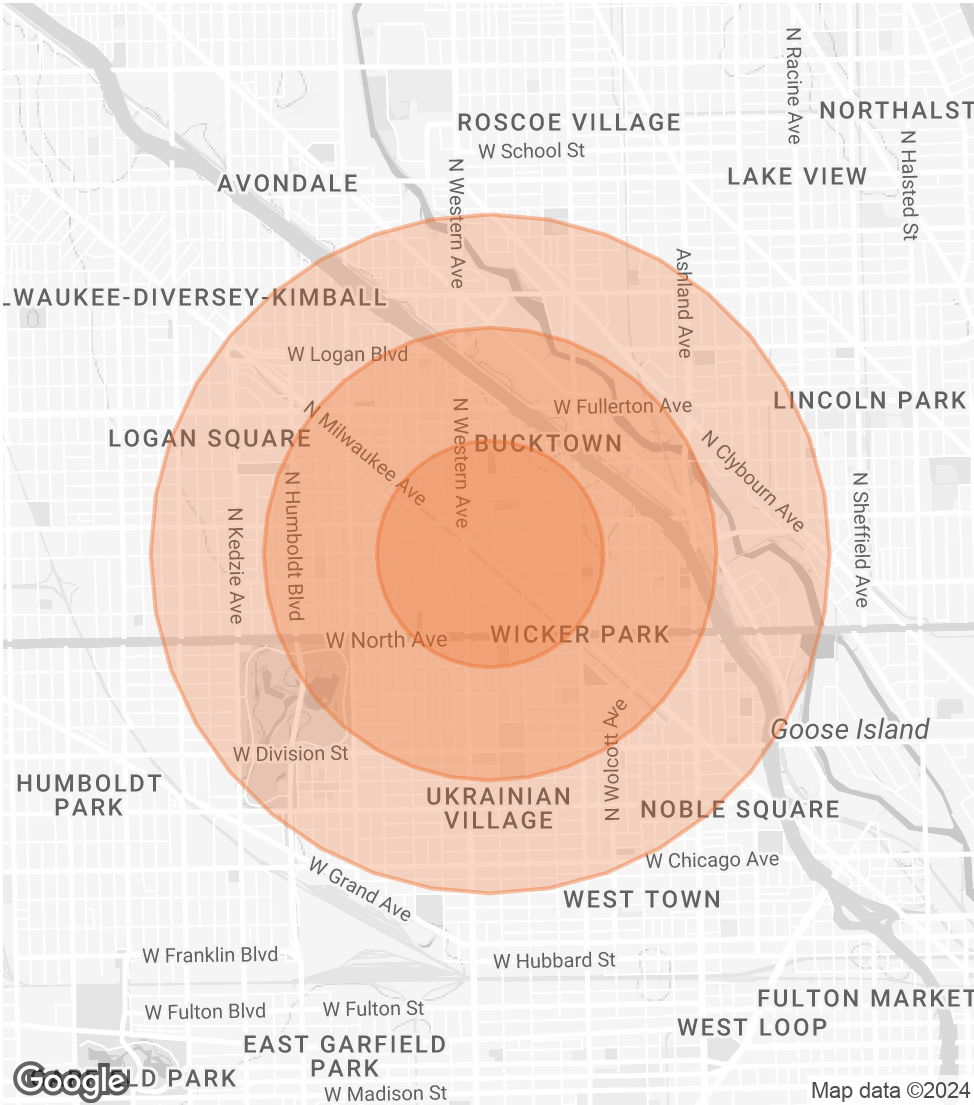
POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	18,978	61,443	134,962
AVERAGE AGE	32.5	32.2	32.6
AVERAGE AGE (MALE)	32.9	32.4	32.7
AVERAGE AGE (FEMALE)	32.2	32.3	32.9

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	9,294	29,979	65,224
# OF PERSONS PER HH	2.0	2.0	2.1
AVERAGE HH INCOME	\$164,718	\$140,728	\$135,480
AVERAGE HOUSE VALUE	\$553,967	\$530,665	\$506,819

2020 American Community Survey (ACS)



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