

FOR LEASE: RETAIL | SALON | HEALTH

JAMESON.

1252 W. WILSON AVE., CHICAGO (UPTOWN) >



BRAD BENDERSKY

(P) 312.375.3355

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1252 W. WILSON, UPTOWN, CHICAGO

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LEASE OVERVIEW

LEASE RATE: \$19.50 rsf + (OE & Taxes)

ZONING: B3-3

AVAILABLE: 1,100

MARKET: Uptown | Sheridan Park

CROSS STREETS: Wilson & Magnolia

AREA HIGHLIGHTS

- Close to restaurants, shopping & entertainment
- 19,104 - Total Population within .5 mile
- Excellent Foot & Vehicle Traffic

AREA TENANTS

- Target
- Aldi
- CVS Pharmacy
- Jewel-Osco
- Pokeology Sushi
- Wagnolia Veterinary Clinic
- Truman College
- 7-Eleven
- Subway
- Jimmy Johns
- Dunkin' Donuts

TRANSPORTATION HIGHLIGHTS

- Wilson Red Line 'L' Station
- Wilson & Magnolia Ave. CTA Bus
- Wilson & Broadway St. CTA Bus.
- Wilson & Broadway Divvy Station



PROPERTY DESCRIPTION

LAST SPACE available to lease at 1252 W. Wilson Ave., Wilson Magnolia Center, in Chicago's Uptown neighborhood. Clean, open vanilla box space with New HVAC, ADA bathroom, Ceiling, LED lights, and Concrete (sanded) floors. Located Two (2) blocks from Wilson Red Line. Close to shopping on Broadway (Target, Jewel), Entertainment (Aragon, Green Mill), Restaurants & Lake Michigan (Wilson Beach). Please call for additional information and showing at 312.375.3355.

PROPERTY HIGHLIGHTS

- Wilson & Magnolia
- Excellent Window Line
- Bright (South Exposure)
- Open Floor Plan
- New Bathroom, HVAC, Ceiling & LED lights
- High Ceilings

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ADDITIONAL PHOTOS

1252 W. WILSON AVE.
CHICAGO, IL 60640

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JAMESON COMMERCIAL REAL ESTATE
425 West North Avenue | Chicago, IL 60610
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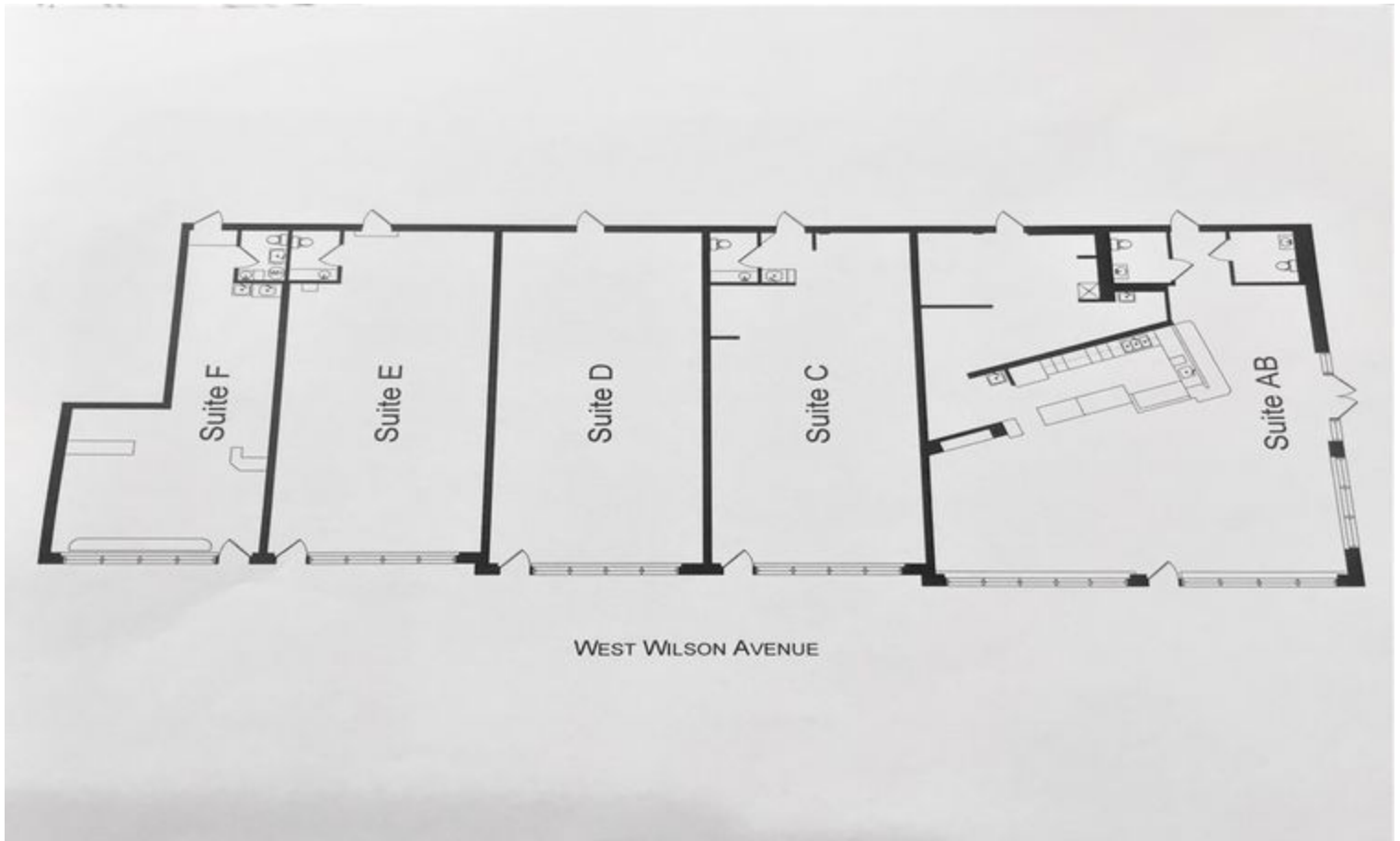
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ADDITIONAL PHOTOS 2

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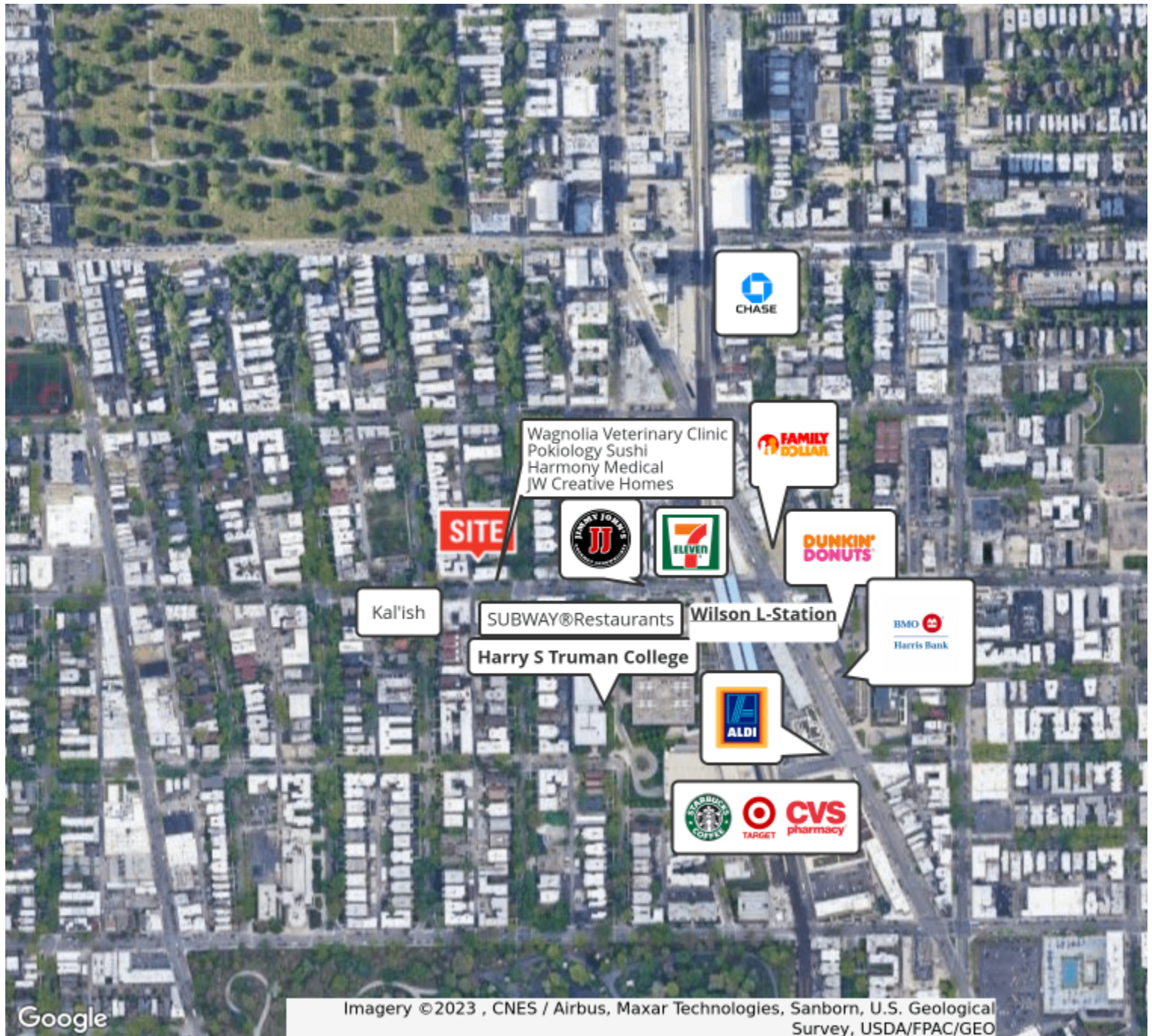
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RETAILER MAP

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DEMOGRAPHICS REPORT

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DEMOGRAPHICS	0.25 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	6,760	23,625	81,178
MEDIAN AGE	33.5	35.6	36.8
MEDIAN AGE (MALE)	32.7	35.7	37.4
MEDIAN AGE (FEMALE)	34.5	36.0	36.9
TOTAL HOUSEHOLDS	0.25 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	3,609	12,143	45,003
# OF PERSONS PER HH	1.9	1.9	1.8
AVERAGE HH INCOME	\$82,350	\$74,475	\$84,741
AVERAGE HOUSE VALUE	\$346,517	\$329,349	\$342,401

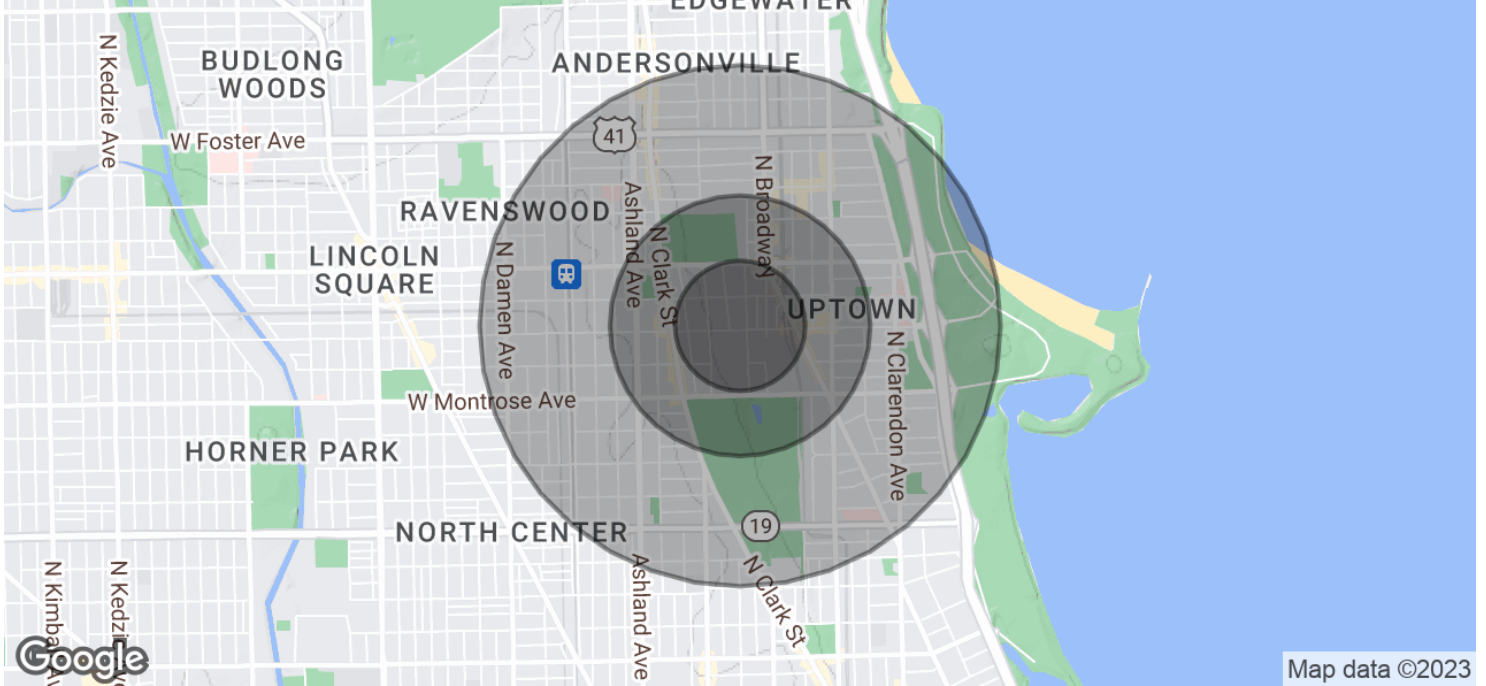
POPULATION	0.25 Miles	0.5 Miles	1 Mile
TOTAL POPULATION - White	4,329	13,502	54,718
TOTAL POPULATION - Black	1,588	5,876	11,898
TOTAL POPULATION - Hispanic	550	2,787	11,261
TOTAL POPULATION - Asian	346	2,261	7,762
TOTAL POPULATION - Hawaiian	0	4	18
TOTAL POPULATION - Indian	163	288	416
TOTAL POPULATION - Other	131	786	2,732

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POPULATION

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Average Age	33.5	35.6	36.8
Average Age (Male)	32.7	35.7	37.4
Average Age (Female)	34.5	36.0	36.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,609	12,143	45,003
# of Persons per HH	1.9	1.9	1.8
Average HH Income	\$82,350	\$74,475	\$84,741
Average House Value	\$346,517	\$329,349	\$342,401

* Demographic data derived from 2020 ACS - US Census