

AVISON
YOUNG

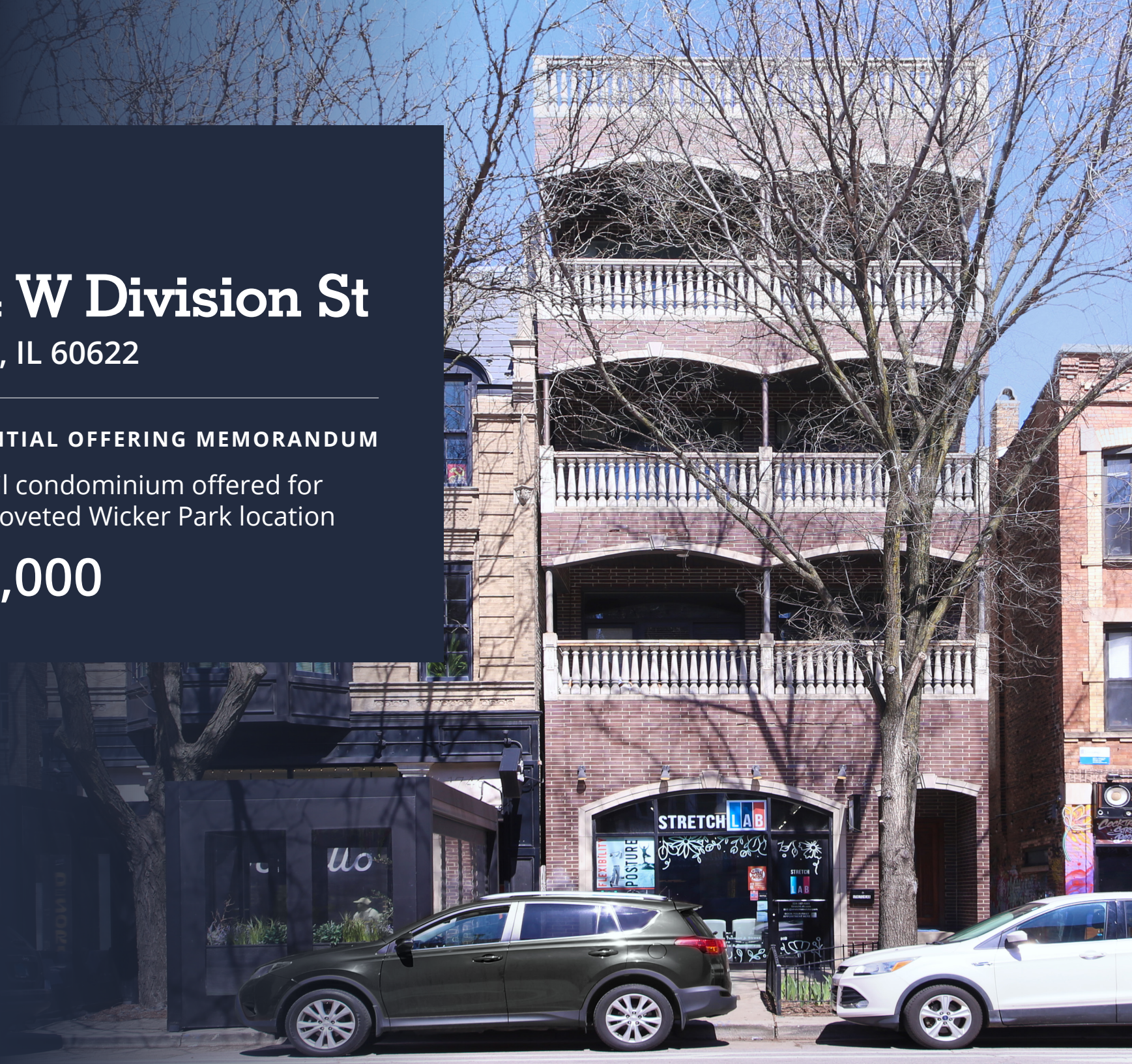
1744 W Division St

Chicago, IL 60622

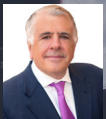
CONFIDENTIAL OFFERING MEMORANDUM

NNN retail condominium offered for
sale in a coveted Wicker Park location

\$825,000



Offered By



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Section 1

Investment Highlights



Executive Summary

1744 West Division Street, Chicago, IL 60622

Avison Young – Chicago, LLC (“AY”), as sole and exclusive agent for owner, has been retained to offer for sale to qualified investors the opportunity to acquire an extremely attractive, well-maintained, and well-located retail property located at 1744 West Division Street, Chicago, IL 60622 (“Property”) in Wicker Park, a well-established retail corridor in Chicago. The Property is currently occupied by StretchLab.



Ground-floor retail
condominium



1,350 square feet
of rentable space



12,474 average daily traffic
count on W Division St



Proximity to CTA bus routes
and the Division Blue Line stop

Investment Highlights

1744 West Division Street, Chicago, IL 60622

Offering Price: \$825,000

NNN Lease with Renewal Options

Net Operating Income of approximately \$57,000

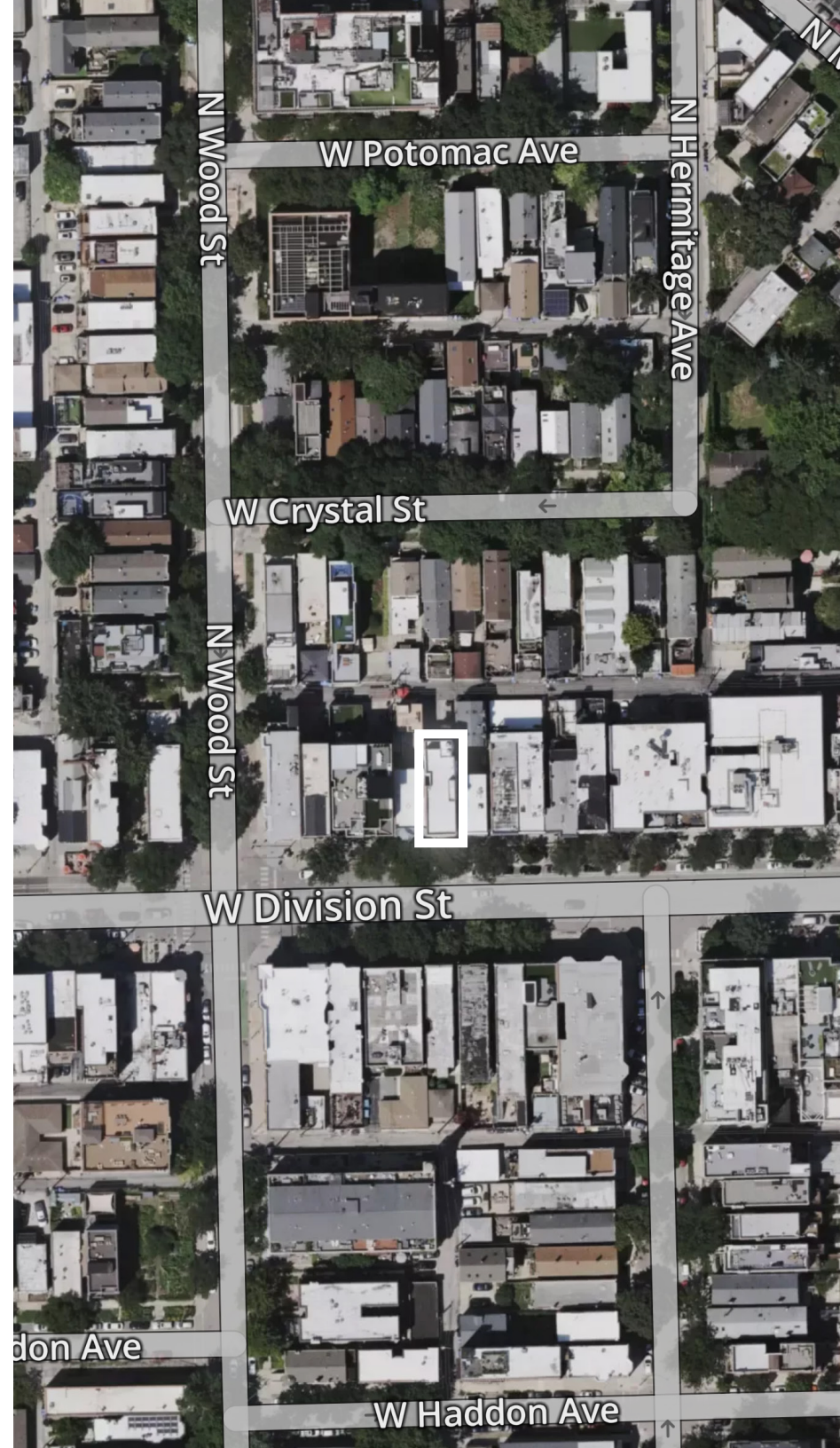
Tenant: StretchLab

- 1,350 rentable square feet with a lease expiration of August 31, 2033. Renewal options with 5% rent increases. Annual increases of 3% to the base rent.
- Professionally managed property with 100% expenses, including management fee, passed through to the tenant.
- Tenant is a personally guaranteed entity.
- Current Real Estate Taxes, Insurance and CAM pass-through expenses are 100% paid by tenant.
- CAM Insurance Management Fees (2025): \$4,076.
- Real estate taxes reduced from \$16,136 to \$9,600 paid (2025).
- Tenant is current on rent payments.

1744 West Division Street
Chicago, Illinois 60622

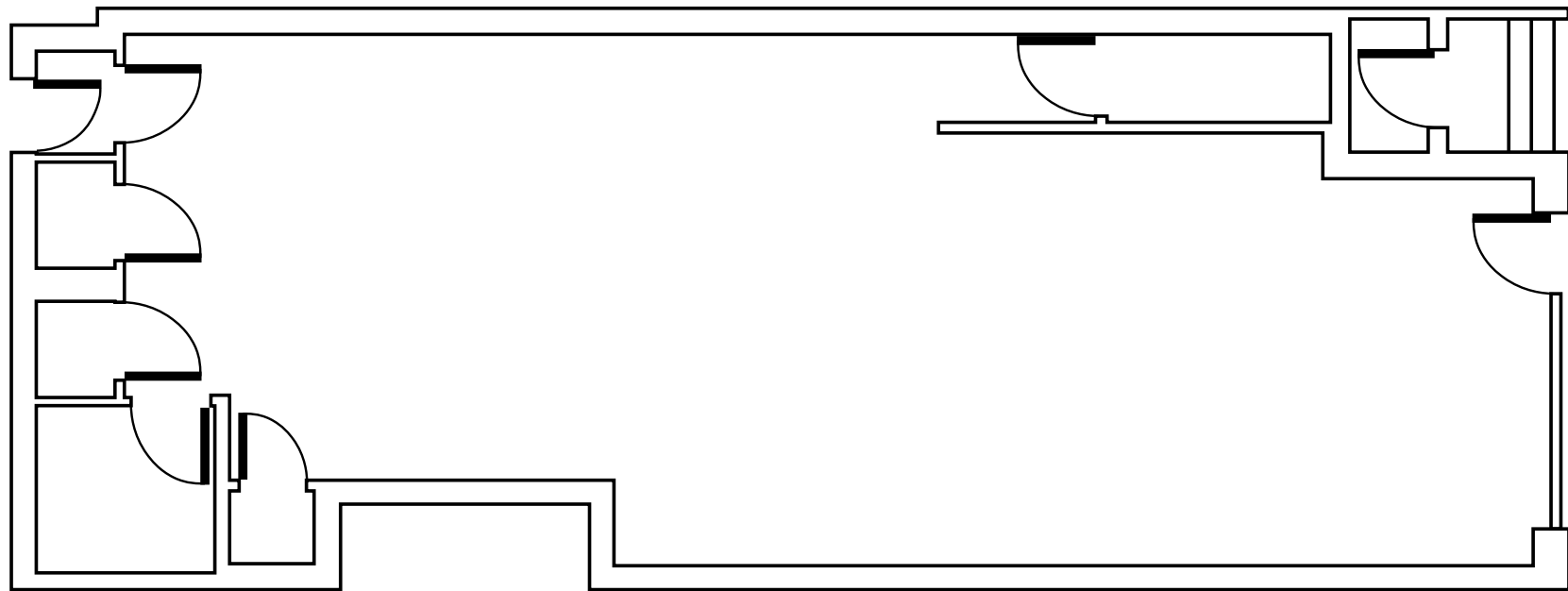
1,350-rsf retail condo in the heart of Wicker Park.

Avison Young Confidential Offering Memorandum



Current Space Plan

1744 West Division Street, Chicago, IL 60622





Section 2

Tenant Profile



Company Overview

StretchLab is a premier assisted-stretching and mobility wellness concept focused on improving flexibility, relieving pain, and enhancing long-term movement health. Through customized, one-on-one and small group stretch sessions, StretchLab helps members move better, feel better, and live healthier, more active lives. Founded on the belief that no two bodies are the same, StretchLab delivers personalized wellness solutions designed for longevity, recovery, and everyday performance.

Retail Concept

StretchLab operates neighborhood-focused wellness studios providing assisted stretch therapy in a calm, professional environment. Sessions are led by certified Flexologists®, highly trained professionals who assess each client's tightness and movement patterns to create customized stretching programs.

Service Differentiation

Customized Stretch Sessions: Personalized programs based on individual mobility needs and goals

Certified Flexologists®: Professionally trained stretch practitioners ensuring consistent, high-quality service

Longevity & Performance Focus: Emphasis on mobility, flexibility, recovery, and overall wellness

Membership-Based Model: Built-in recurring revenue and consistent daily traffic

Broad Appeal: Serves athletes, professionals, active adults, seniors, and rehabilitation-focused clients



Section 3

Location &
Market Overview

Wicker Park

Submarket Overview

Located on Chicago's near-northwest side, Wicker Park is one of the city's most dynamic and sought-after urban submarkets. Just two miles northwest of the Loop, the neighborhood sits at the convergence of Division Street, Milwaukee Avenue, Damen Avenue, and Ashland Avenue, making it a major crossroads of residential density, retail activity, and public transit.

Wicker Park has transformed into one of Chicago's premier shop-live-work-play destinations.

Over the last decade, this destination has attracted young professionals, families, and tourists alike. The area is widely recognized for its vibrant streetscape, destination dining, nationally recognized retailers, and 24-hour activity cycle.

Wicker Park benefits from immediate proximity to Downtown Chicago while retaining a strong neighborhood identity. The submarket is bordered by Bucktown, West Town, East Village, Logan Square, and Ukrainian Village, creating a dense and affluent trade area with built-in consumer demand. This connectivity supports consistent daily foot traffic and a strong mix of local and destination customers.



Transportation & Connectivity

Wicker Park is among Chicago's most transit-oriented neighborhoods:

- CTA Blue Line (Division & Damen Stations) connecting directly to the Loop and O'Hare International Airport
- Multiple CTA bus routes along Division, Milwaukee, Damen, and Ashland
- Immediate access to I-90/94 less than one mile east
- Chicago's busiest protected bike lanes along Milwaukee Avenue

Area Demographics

1 Mile Radius



**Area
Population**

60,731



**Median
Age**

33



**Median
Household Income**

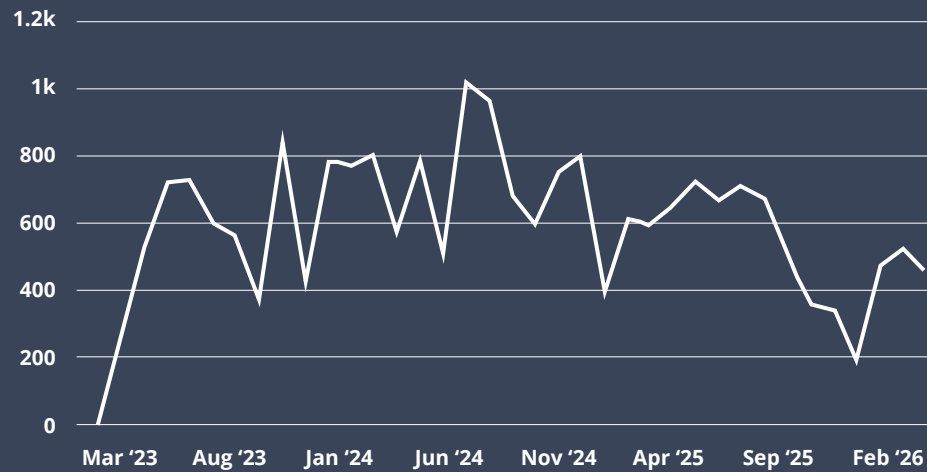
\$152,407



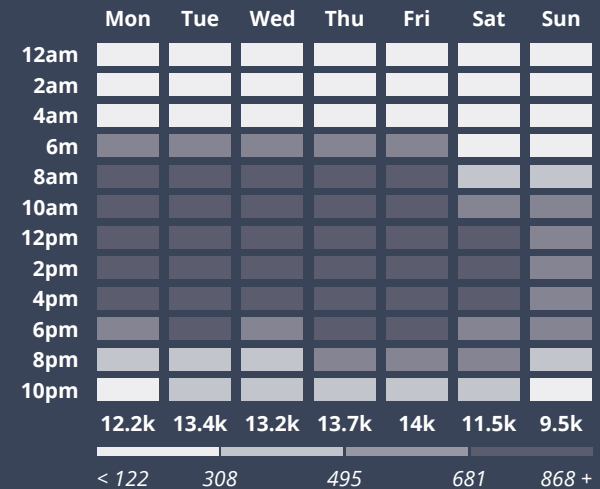
**Median
Home Value**

\$570,625

1744 West Division Street Visits Trend



West Division Street Traffic Volume



Local Area

Nearby Tenants within a Mile



410+
SHOPPING



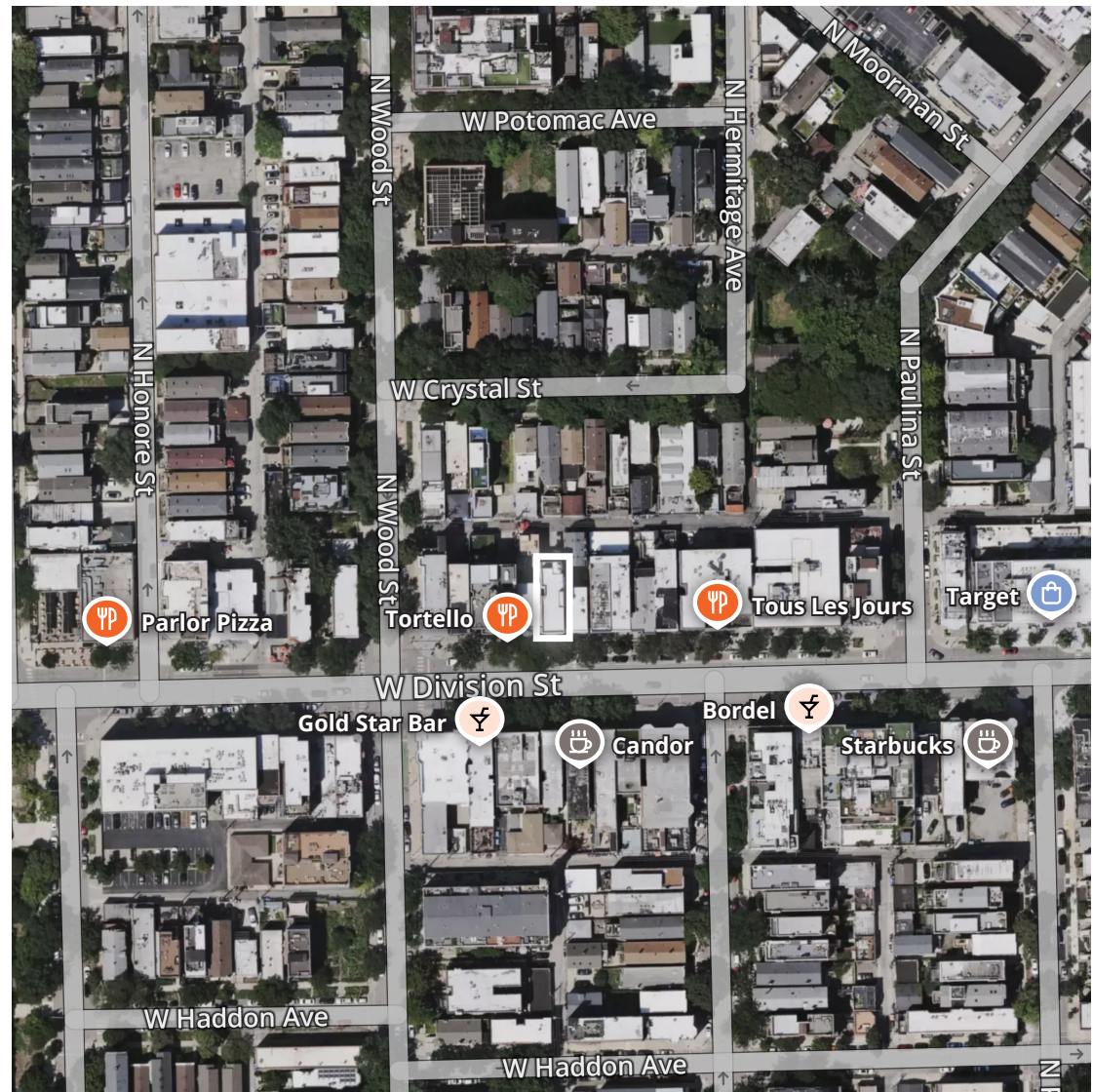
250+
RESTAURANTS



50+
CAFES



40+
FITNESS





Section 4

Transaction Guidelines &
Confidentiality Disclaimer

Transaction Guidelines

1744 West Division Street, Chicago, IL 60622

The prospective investor will be selected by Owner in its sole and absolute discretion based on a variety of factors including, but not limited to:

- Offer price
- Financial strength
- Level of discretion to invest funds
- Ability to close in a timely fashion
- Experience in closing similar transactions
- Absence of contingencies
- Level of Property due diligence completed
- Thoroughness and conveyance of Property underwriting
- Timeframe and amount of non-refundable earnest money deposit
- Strength of commitment from lender and terms of debt, if any

Avison Young will be available to assist prospective investors to arrange on-site inspections and to answer any questions related to information contained in this Offering Memorandum.

Other key Transaction Guidelines include the following:

- The amount of earnest money deposit and timeframe to non-refundable status
- An outline of the proposed schedule for due diligence and closing
- A description of any physical or environmental assumptions which affect the price being offered
- A list of any contingencies, including committee approvals, required to close the transaction
- As is the standard practice for the sale of properties in the Chicagoland area, real estate taxes will be prorated on a cash basis. Offers must confirm that the bid incorporates such real estate tax prorations.



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The information contained herein was obtained from sources believed reliable; however, the Agency makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

Confidentiality Disclaimer

1744 West Division Street, Chicago, IL 60622

Avison Young ("Agent") has been engaged by Ownership ("Seller") as the exclusive agent for the sale of 1744 West Division Street in Chicago, IL ("The Property").

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence, for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Avison Young. Seller will be responsible for any commission due to Agent in Connection with the sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent's authority to act on its behalf. If you have no interest in the property at this time, please return this Offering Memorandum immediately to:

Avison Young

One South Wacker Drive, Suite 3000
Chicago, IL 60606

Attn: **Mark Montana**, Senior Vice President
+1 312 940 6263
mark.montana@avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

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[avisonyoung.com](https://www.avisonyoung.com)

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