

1624

NORTH DAMEN



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CBRE

NEW DEVELOPMENT IN THE

Heart of Bucktown

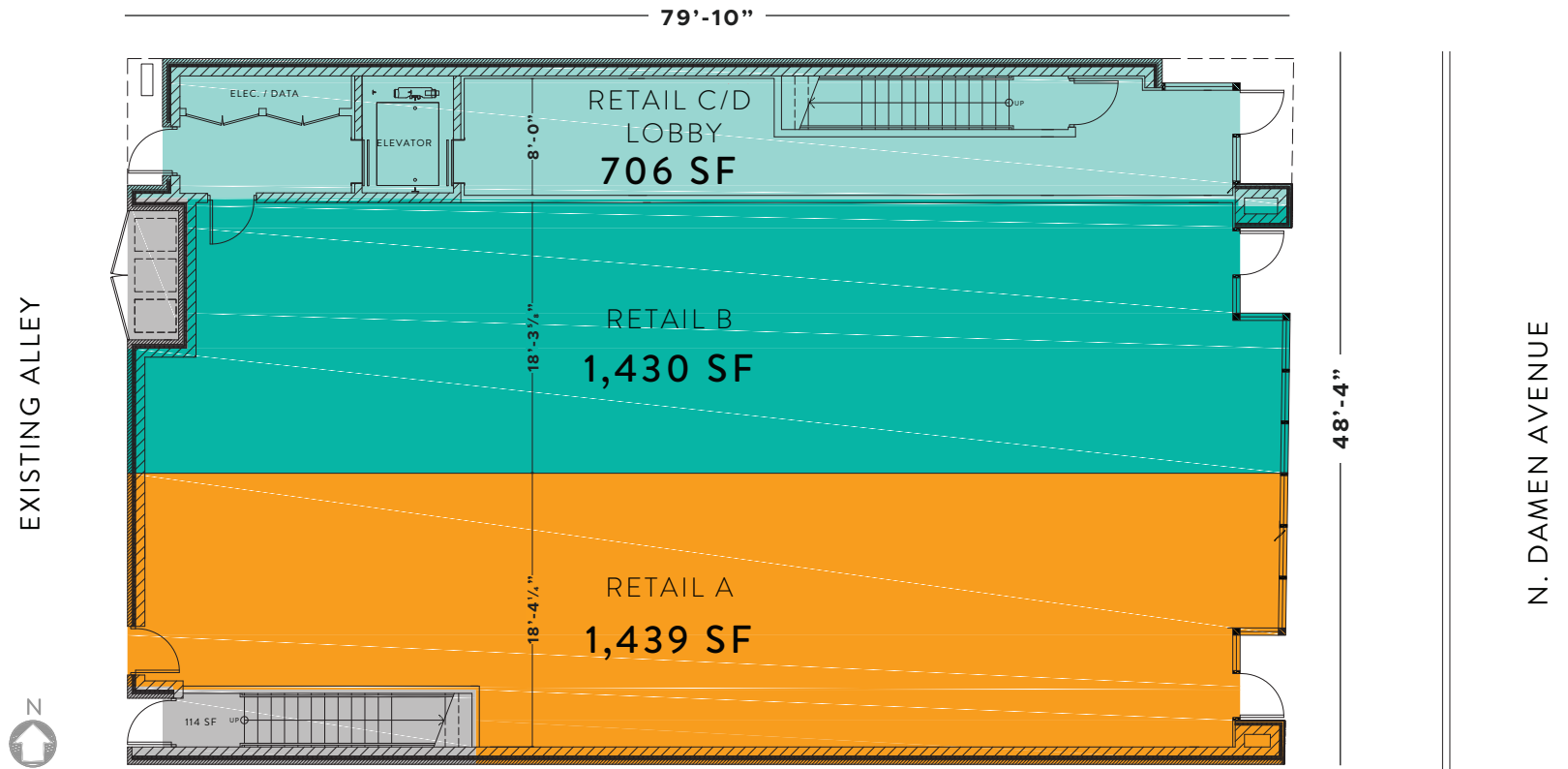
Ground Floor

RETAIL A: 1,439 SF

RETAIL B: 1,430 SF

TOTAL SF: 2,869 SF

(Space can be leased as one total space)



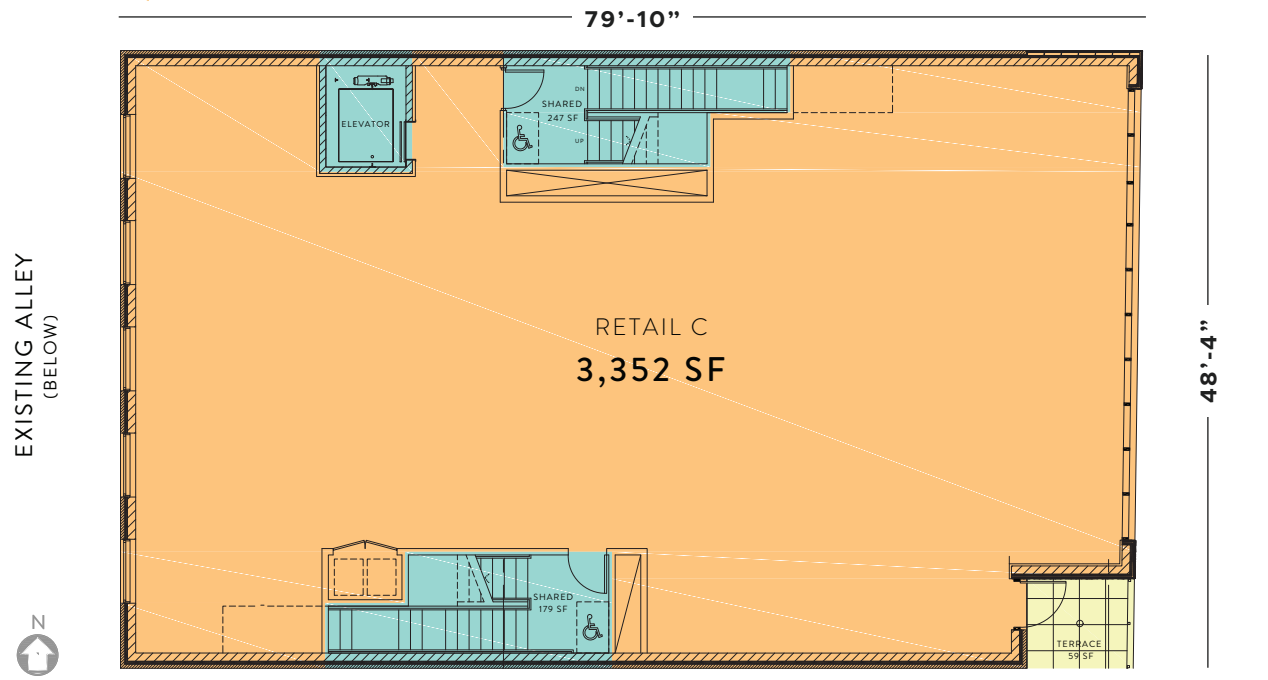
PROPERTY OVERVIEW:

- New three level retail development located in the heart of the Damen Retail Corridor in Bucktown
- Conveniently located between the two largest traffic generators in the neighborhood - Damen Blue line (2,155,685 annual riders) and the 606 Trail
- Delivery estimated Q4 2020

AREA HIGHLIGHTS:

- Bucktown is one of Chicago's major shopping destinations with a great mix of national, regional and local retailers including: Aesop, Shinola, Scotch & Soda, Lululemon, Blue Mercury, Credo, The North Face, Arc'Teryx, Club Monaco, TOMS and more
- Steps away from one of the busiest intersections in the city - North Avenue/Damen Avenue and Milwaukee Avenue
- The popular Damen retail corridor pulls customers from Bucktown, Wicker Park, Logan Square and Humboldt Park with over 60,000 residents within 5 minutes of the site and 270,000 residents within 10 minutes

Second Floor



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Upper Floors

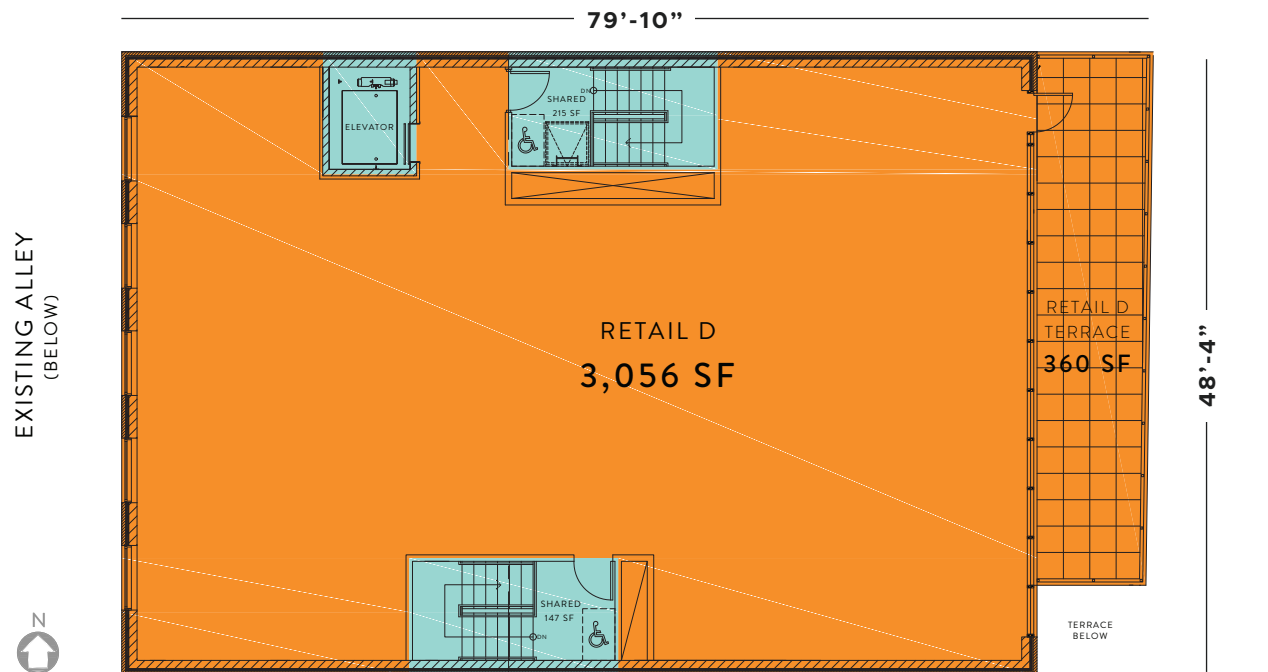
RETAIL C: 3,352 SF

RETAIL D: 3,056 SF

SPACE HIGHLIGHTS:

- Highly visible upper floor retail/office space with limited column lines
- High ceilings
- 360 SF outdoor terrace on third floor

Third Floor



**DAMEN ENTRANCE /
EXIT TO 606 TRAIL**
80,000 Chicagoans live
with 0.5 miles of the trail



Map area showing streets from Leavitt St to Wabansia Ave and businesses including: ALDI, Royal Palms, spa soak, Cheval, corepower YOGA, GARFELD'S, chicago library, mattress firm, physicians immediate care, children's learning place, hair cutter, ups store, 7 ELEVEN, children's learning place, TREK, T-Mobile, wingstop, the tankard, sushi para trim, city soles, Sprint, fairgrounds, LE LABO, THE ROBEY CHICAGO, bucktown fitness club, bucktown athletic club, elevated minds, KRISER'S, and cynthia rowley.

Map area showing streets from Wabansia Ave to North Ave and businesses including: asha salon + spa, CHURCHILL PARK, rsvp, oym coaching + training, mindy's hot chocolate t-shirt deli, enaz, CLUB MONACO, LUSH, journelle, yellow korner, nest oak + fort, credo, Aēsop, goddess + grocer, eyeconic, diptyque, DAVIDSTEA, SCOTCH & SODA, northside, bluemercury, THE NORTH FACE, potbelly, TIMBUK2, SHINOLA DETROIT, at&t, dimo's pizza, enso sushi, TOMS, cooking fools, lokal, pasta bowl, etta, AKIRA, FedEx Office, gallery cafe, wicker park dental group.

5 and 10 Minute

DRIVE TIME RADIUS
1624 N. DAMEN

RAGE HOUSEHOLD INCOME

5 MIN	10 MIN
\$119,320	\$113,060

HOUSEHOLDS

5 MIN	10 MIN
28,670	117,564

POPULATION

5 MIN	10 MIN
60,654	270,464

Map area showing streets from North Ave to Leavitt St and businesses including: JCYS, knead, sultan's cafe, angry pig, wicker tapster pet, flash taco, BONCI, blue line lounge, urbanbelly, moon voyage, guidepost montessori school, violet hour, MedSpring urgent care, and Leavitt's.

**DAMEN - BLUELINE
CTA STATION**
+2.9M RIDERS ANNUALLY

Map area showing streets from North Ave to Leavitt St and businesses including: Bank of America, liquor park, north avenue animal hospital, CHASE, las palmas, lucia's, zen wine, the delta, damen north dental group, MR BOWLS, debonair, flat iron, YETI, revel room, bru, art + science, Levi's, john fluevog, goorin bros., chrome, g-star raw, URBAN OUTFITTERS, Schott NYC, jenies, adidas, una mae's, Champion, carhartt, nick's beer garden, NATIVE FOODS, kizuki ramen, UAMAMI BURGER, buffalo exchange, bongo room, mojo spa, swig, en hakkore 2, TOP DRAWER, RAGSTOCK, artemio's bakery, BURTON, links, jimmy john's, STEVE MADSEN, wayward pint, john fluevog, goorin bros., chrome, g-star raw, URBAN OUTFITTERS, Schott NYC, jenies, adidas, una mae's, Champion, carhartt, nick's beer garden, NATIVE FOODS, kizuki ramen, UAMAMI BURGER, buffalo exchange, bongo room, mojo spa, swig, en hakkore 2, TOP DRAWER, RAGSTOCK, artemio's bakery, BURTON, links, jimmy john's, STEVE MADSEN, wayward pint, john fluevog, goorin bros., chrome, g-star raw, URBAN OUTFITTERS, Schott NYC, jenies, adidas, una mae's, Champion, carhartt, nick's beer garden, NATIVE FOODS, kizuki ramen, UAMAMI BURGER, buffalo exchange, bongo room, mojo spa, swig, en hakkore 2, TOP DRAWER, RAGSTOCK, artemio's bakery.

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