



BUCKTOWN COMMERCIAL STOREFRONT

PROPERTY INFORMATION

- 1,300 SF New Construction retail space
- High Ceilings and large windows looking out over Damen Ave.
- Vanilla box ready for owner user or investment property
- Building completed in 2024 and has 3 high end condos above the retail space
- Perfect for all retail and office types as well as cafes or art galleries
- High traffic location with tons of neighborhood foot traffic
- Easy access to Kennedy Expressway both south and north and both Bus and Divvy stop within a block
- 2 Blue line L stops within half mile

- Area tenants include: Mirra, Le Bouchon, Barnes and Noble, Starbucks, Dunkin Donuts, Robin Richman, Cryobar, Northface and many more.

2023 TAXES

New

ZONED

B3-2

ALDERMAN/WARD

Scott Waguespack /32nd

PRICE UPON REQUEST

MICHAEL WEBER

312.953.2193

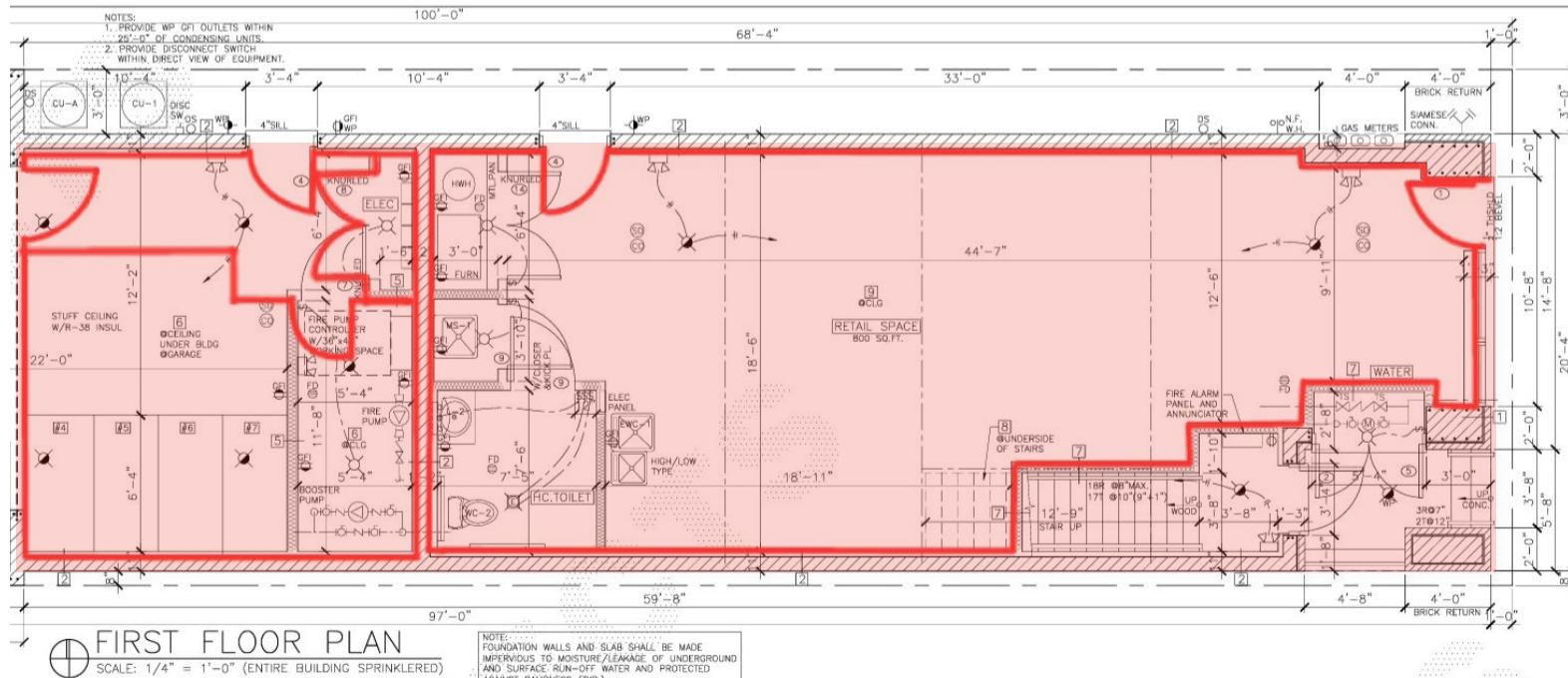
mweber@atproperties.com

IAN FEINERMAN

773.802.2543

ianfeinerman@atproperties.com

@properties®
COMMERCIAL



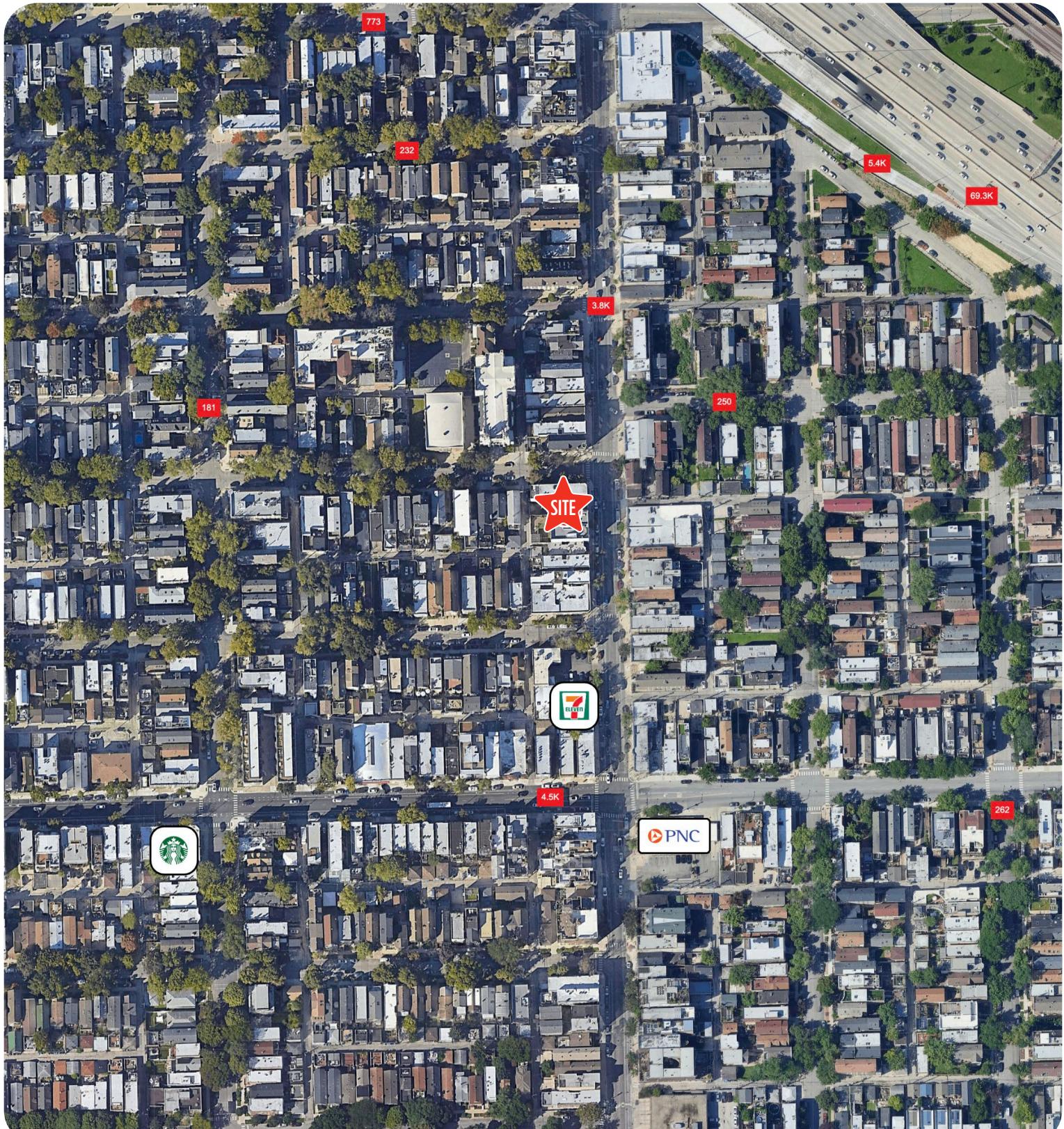


Bucktown

As an artists' community, nightlife hotspot, foodie destination, and shopping mecca, Bucktown is undisputedly one of Chicago's trendiest neighborhoods. Bucktown's restaurant scene is diverse and local friendly. Residents also enjoy a unique mix of independent bookstores, shops, bars, galleries, and theaters.

Meanwhile, upscale retailers have made the neighborhood a designer destination. Overlooking the six corners intersection, a stunning Art Deco skyscraper is now a modern boutique hotel with a rooftop bar and amazing views. A stately historic bank building on the corner is now home to a pharmacy with stunning archways and stained-glass ceilings.

Located a few miles northwest of The Loop, Bucktown has a variety of housing including modern new construction, stately brownstones, and loft apartments and condominiums. Between the CTA's Blue Line, the 606 Trail, and numerous bus routes, it's easy for residents to get to surrounding neighborhoods. Likewise, drivers appreciate being able to hop on the expressway just east of the community.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

53,761

3 MILE

576,853

5 MILE

1,218,034

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$202,239

3 MILE

\$165,003

5 MILE

\$139,512