



HIGH VISIBILITY, RAVENSWOOD RETAIL/OFFICE FOR LEASE

PROPERTY INFORMATION :

- 1,020 SF, step down, retail or office space in Ravenswood, located on the SE corner of Damen and Foster
- Extra wide storefront at the base of a 55 unit apartment building, with 53' of frontage on Foster and 21' along Damen
- Surrounded by windows along Damen and Foster with tons of natural sunlight, exposed brick, electrical and ductwork
- First level is 3' below street level (not handicap accessible), has an open retail/Office space and 9' ceilings
- Newer bathroom, and HVAC installed in 2018 but no basement; Security system throughout; 200 AMP electrical
- 0.7 Miles to the Damen Brown Line Train Station, easy access to Lake Shore Drive, multiple bus stops and Divvy stations

- Area tenants include: Side Practice Coffee, NWAR Skin inc, HG Studio, National Floor and Windows, Morpho Gallery, Maestro Tailor Chicago, C3 Insurance, Yes Thai, Yofi Photography, Utopian Art Studio and much more.

ALDERMAN

Andres Vasquez / 40th Ward

ZONING

B1-2

BUILT

1923

LEASE TYPE

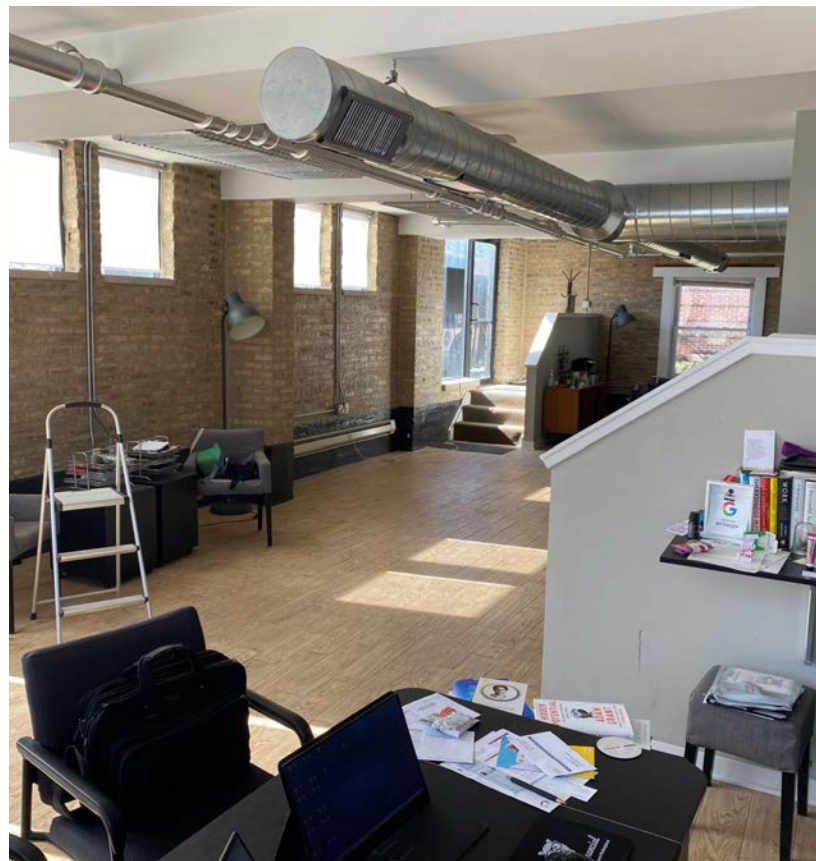
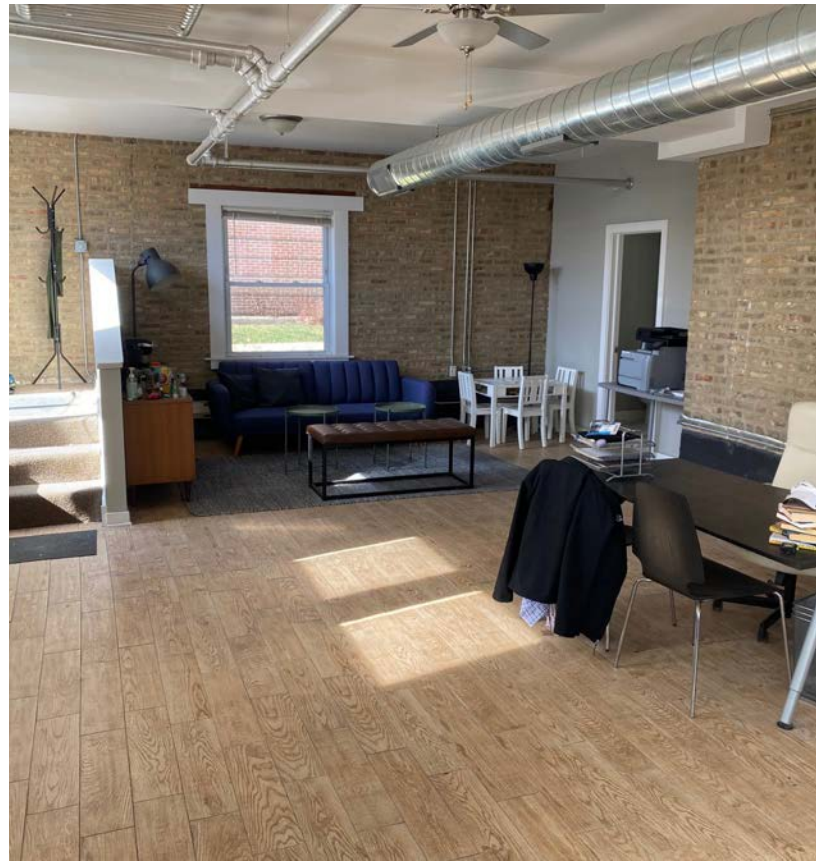
MG

DYLAN CARRIGAN

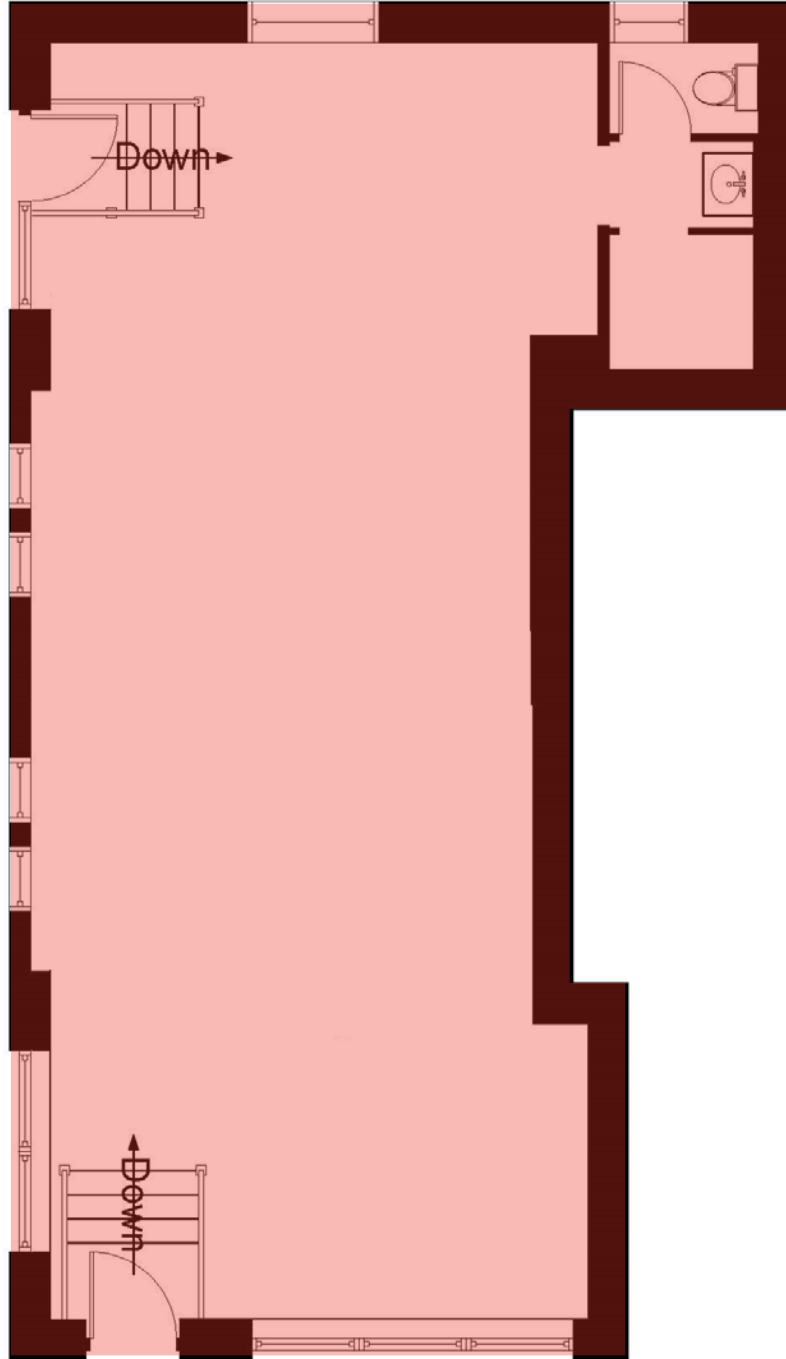
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RAVENSWOOD

Ravenswood defies definition. Although nearby neighborhoods may claim it as their own, the North Side neighborhood has its own unique feel.

Bordered by Foster Avenue, Montrose Avenue, Clark Street, and the Chicago River, the wooded area was home to ravens when real estate speculators saw its potential as an exclusive commuter suburb. The neighborhood became that and so much more after it was annexed to the City of Chicago in 1889.

Metra tracks run through Ravenswood Avenue at the heart of the neighborhood, surrounded by community gardens, businesses, eateries, bars, and both new and old homes.

The community has also established itself as a creative hub. Once its machine shops moved on and factories shuttered, artists moved in. Today, artists of all kinds thrive in the neighborhood - from microbrewers and distillers to furniture makers, metalworkers, and performers. The community is home to an architectural artifact salvage firm that occupies a warehouse from the early 1900s, and a wedding and event venue that is housed in a former factory with sweeping windows.

When it comes to housing, Ravenswood features spacious lots on tree-lined streets. Homes include courtyard buildings, Victorian and Prairie School homes, brick row houses, two- and three-flats, single-family homes, lofts, and condominiums. Many homes have been rehabbed to add modern amenities while retaining their vintage charm.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

59,070

3 MILE

483,768

5 MILE

943,136

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$131,549

3 MILE

\$128,756

5 MILE

\$143,949