



5206  
N. Damen Ave.

Prime Small-Shop  
Opportunity in  
Ravenswood  
*For Lease*

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# Leasing Overview

Asking Rent

**\$1,500/Month Gross**

Space Available

**710 SF**

Zoning

**B1-2**

Date Available

**Now**

Condition

**2nd Generation**

Sub-Market

**Ravenswood**

Aldermanic Ward

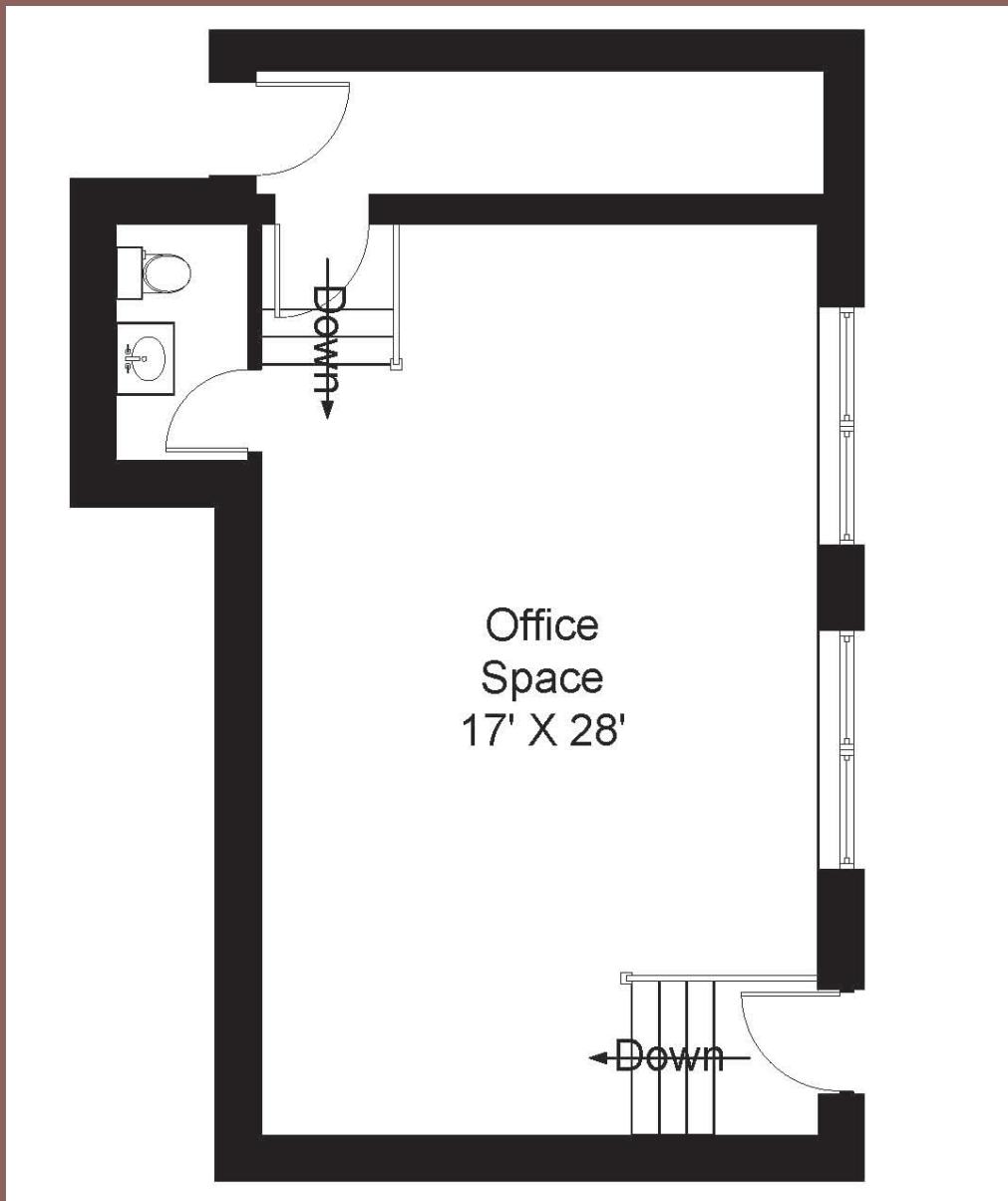
**40th**

**5206**  
N. Damen Ave.

# Leasing Overview

- ◆ 710 SF 2nd generation retail/office space with open floor plan.
- ◆ Located in the heart of the Damen Avenue corridor in Ravenswood.
- ◆ Steps from Winnemac Park, the neighborhood's 40-acre green space and community anchor.
- ◆ Surrounded by popular local destinations including Side Practice Coffee, Yes Thai, and Maestro Tailor.
- ◆ Consistent 7-day foot traffic driven by Amundsen High School located directly across the street.
- ◆ Exceptional demographics comprise a high-income consumer base in an appreciating residential pocket.
- ◆ 92 Walk Score and easily accessible via the Damen Brown Line Station and multiple CTA bus routes (Foster & Damen).





710 SF AVAILABLE

*Floor Plan*

5206  
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*Additional Photos*

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N. Damen Ave.



## ABOUT RAVENSWOOD

Ravenswood is a vibrant North Side neighborhood known for its strong community feel, dense residential base, and steadily growing retail corridor. Anchored by a mix of long-time locals, young professionals, and creative entrepreneurs, the area supports a diverse lineup of neighborhood-serving retail, restaurants, cafés, specialty shops, and experiential concepts. Its blend of historic character and modern infill creates an authentic, highly walkable environment that resonates with both residents and destination visitors.

Ravenswood benefits from excellent accessibility via CTA Brown Line stations (Montrose, Damen, and Irving Park), multiple bus routes, and convenient access to major arterials including Ashland Avenue and Lincoln Avenue. Surrounded by established neighborhoods such as Lincoln Square, Uptown, and Andersonville, the area captures strong cross-traffic and consistent footfall. For retailers seeking a dynamic, community-driven location with proven demand and long-term stability, Ravenswood offers a compelling opportunity.



## *Sub-Market Overview*

### AREA DEMOGRAPHICS

	0.25 Miles	0.5 Miles	1 Mile
Total Population	4,107	13,431	59,549
Average Age	36.8	36.5	36.7
Total Households	2,027	6,705	29,768
People Per Household	1.4	1.4	1.4
Average Household Income	\$150,525	\$210,279	\$199,021
Average Home Value	\$445,191	\$439,227	\$434,067

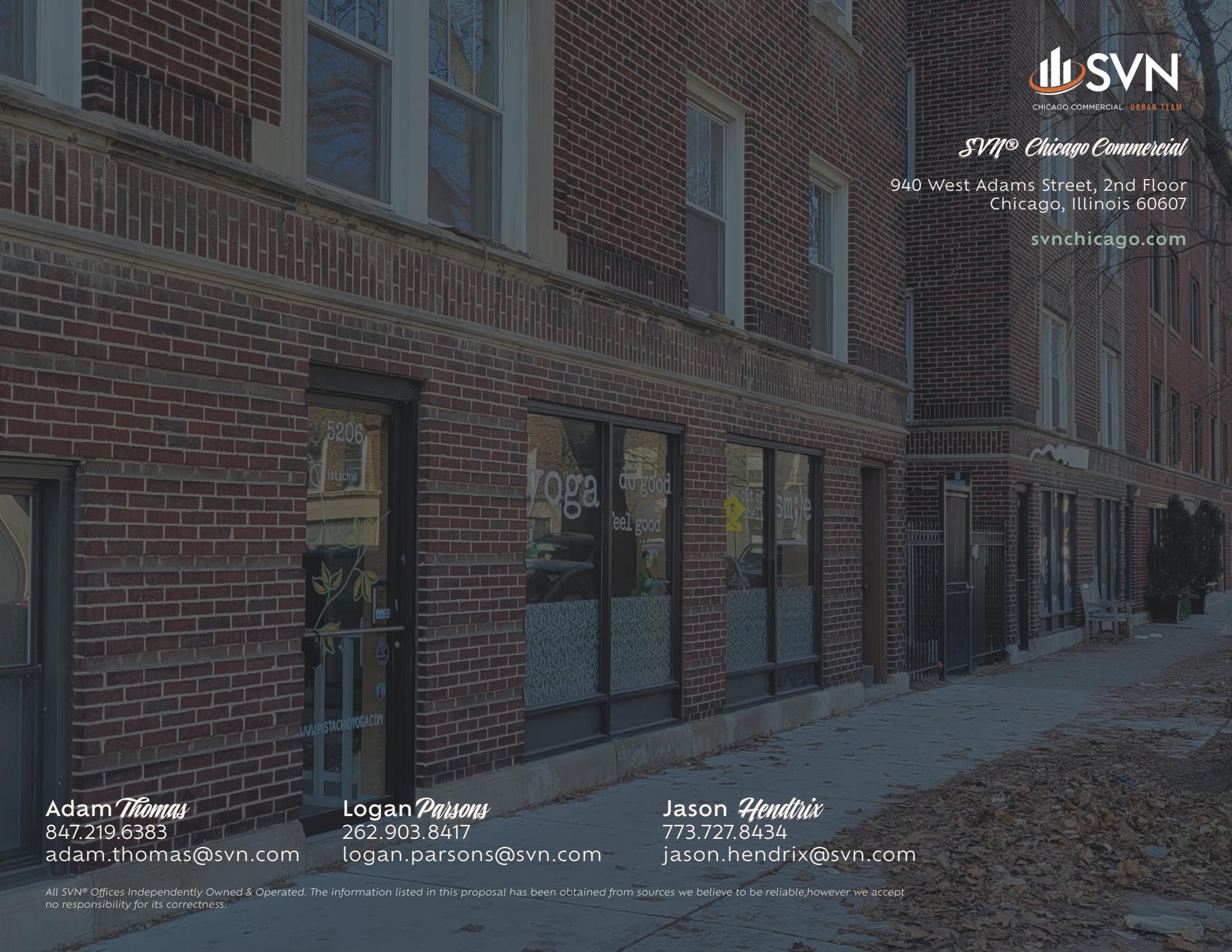
*Demographic Source: Applied Geographic Solutions via Sites USA.*



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