

VIEW VIDEO



VIEW ONLINE



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Cookies & Coffee

Wicker Park Sub-Lease Restaurant/Cafe/Retail

FOR LEASE 1938 W North Ave, Chicago // Illinois

For Lease a 1,998 SF of fully built out restaurant/cafe. Also suitable for retail or service retail space along North Ave. in the Bucktown/Wicker Park Historic District. Located along 'Hipster Highway' with multiple national, regional and local co-tenancy within the immediate city block. Densely populated mixed use and residential neighborhood in Chicago with strong pedestrian traffic and high household incomes. Area businesses include Levi's, Burton, Dr. Marten's, Adidas, Starbuck's, Aldo Shoes, Champion, Chrome, Gorin Bros., G Star Raw, Urban Outfitters, Carhartt, Reckless Records, Exchange, YETI and more.

Motivated Sub-lessor

Tenant Rep Broker Bonus: \$5,000.00

Contact us:

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SUMMARY



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Lease Rate:	\$57.50 SF NNN
Size:	1,998 SF
Taxes:	\$4.00 SF
CAM:	\$3.00 SF
Transportation:	3 min. walk to Blue Line
Market:	Chicago
Submarket:	Wicker Park

PROPERTY OVERVIEW

For Lease a 1,998 SF of retail, restaurant or service retail space with 2 ADA Bathrooms along North Ave. in the Bucktown / Wicker Park Historic District. Located along 'Hipster Highway' with multiple national, regional and local co-tenancy within the immediate city block. Densely populated mixed use and residential neighborhood in Chicago with strong pedestrian traffic and high household incomes. Area businesses include Levi's, Burton, Dr. Marten's, Adidas, Starbucks, Aldo Shoes, Champion, Chrome, Gorin Bros., G Star Raw, Urban Outfitters, Carhartt, Reckless Records, Exchange, YETI and more.

PROPERTY HIGHLIGHTS

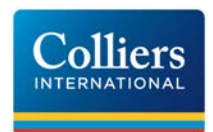
- Densely Populated Area
- Strong 25-45 YR OLD Demos
- Good Access to Public Transportation
- Short Walk to Brown Line CTA Stop
- Two ADA Bathrooms
- Sub-Lease with term and options

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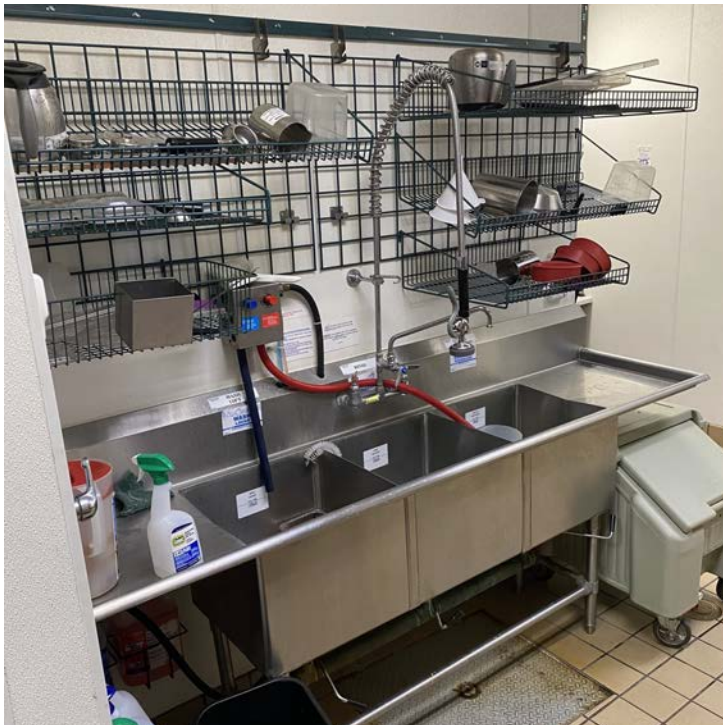
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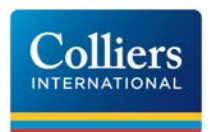


ADDITIONAL PICTURES



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AREA TENANTS



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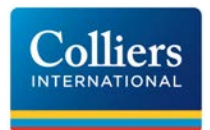


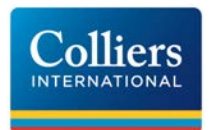
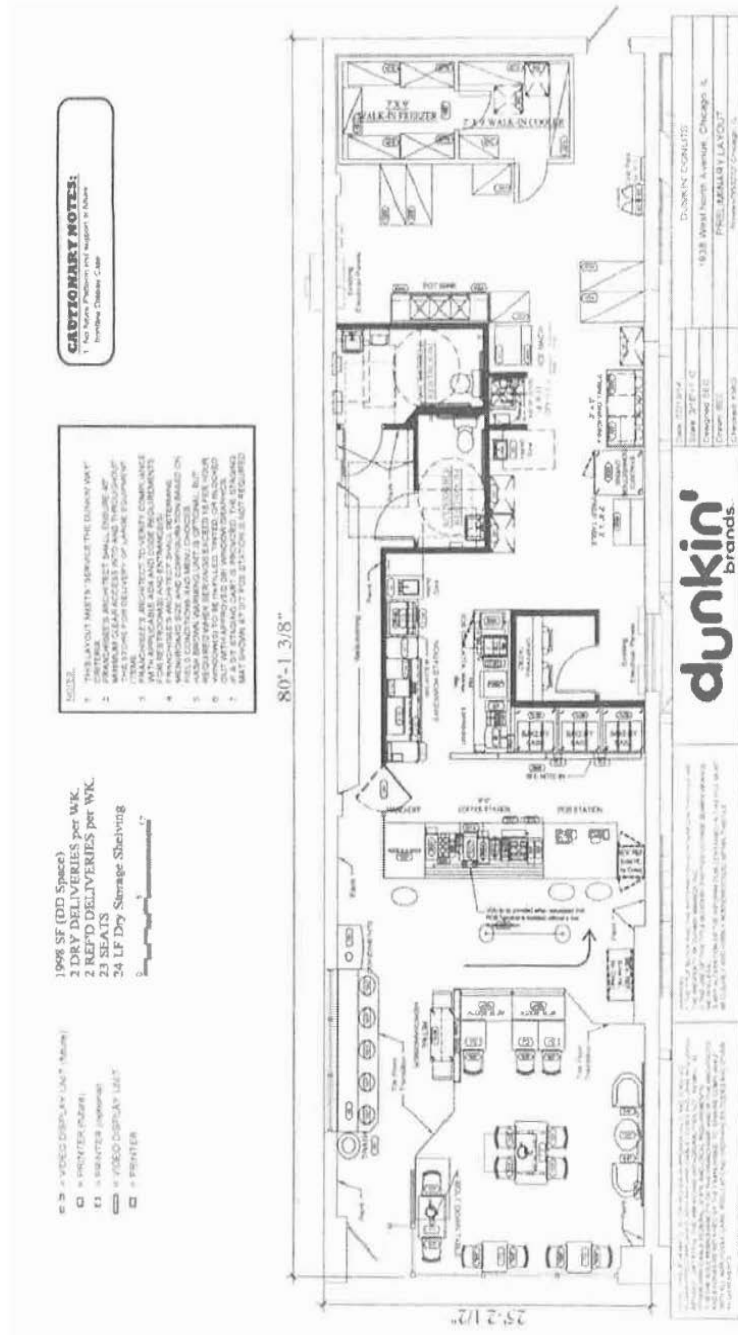
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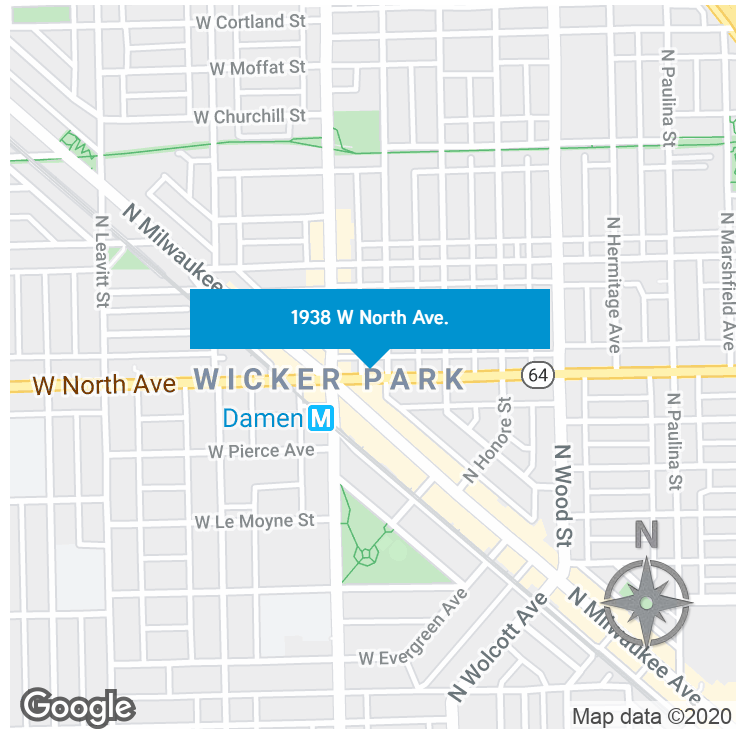
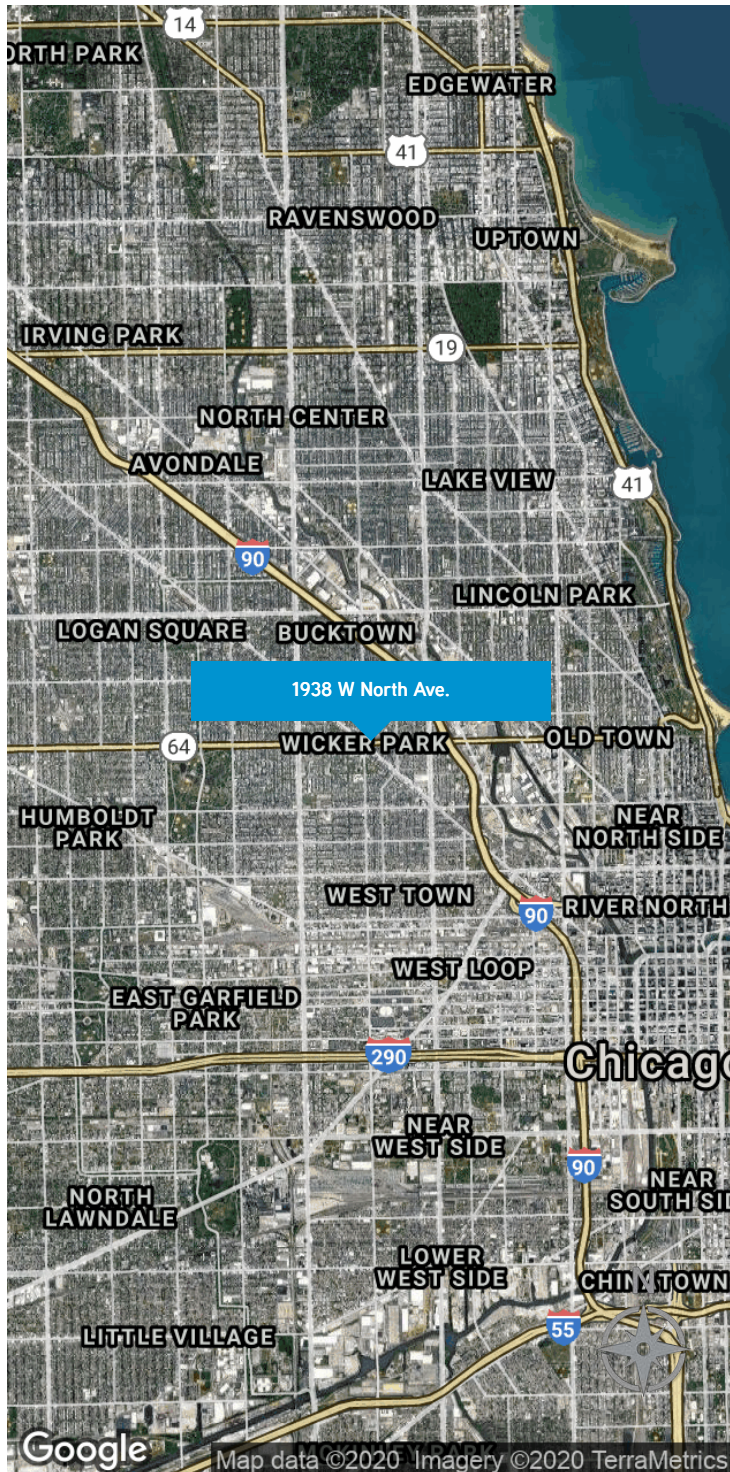
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REGIONAL MAP



LOCATION OVERVIEW

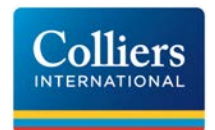
Enter an eclectic, art gallery-filled area that meshes artists, hipsters and yuppies together harmoniously. For those who love both upscale boutiques and resale shops, chain restaurants and mom-and-pop joints, dive bars and lounges, this west side Chicago neighborhood is your bread and butter. Wicker Park has long been a popular community for young, fly-by-the-seat-of-their-pants Chicagoans, but in recent years the scope of residents has adjusted to include families and older generations that enjoy the energetic youthfulness and quirky vibe. Wicker Park is teeming with fashionable restaurants bolstering a culinary scene that stretches far and wide, offering options for all palates and budgets. Tucked in between tasty noshing spots are countless retail storefronts, hawking must-have additions to your wardrobe and music collection. If live music is what you seek, Wicker Park nightlife is a hotbed of venues for local bands, national artists and record-spinning DJs to rock and roll.

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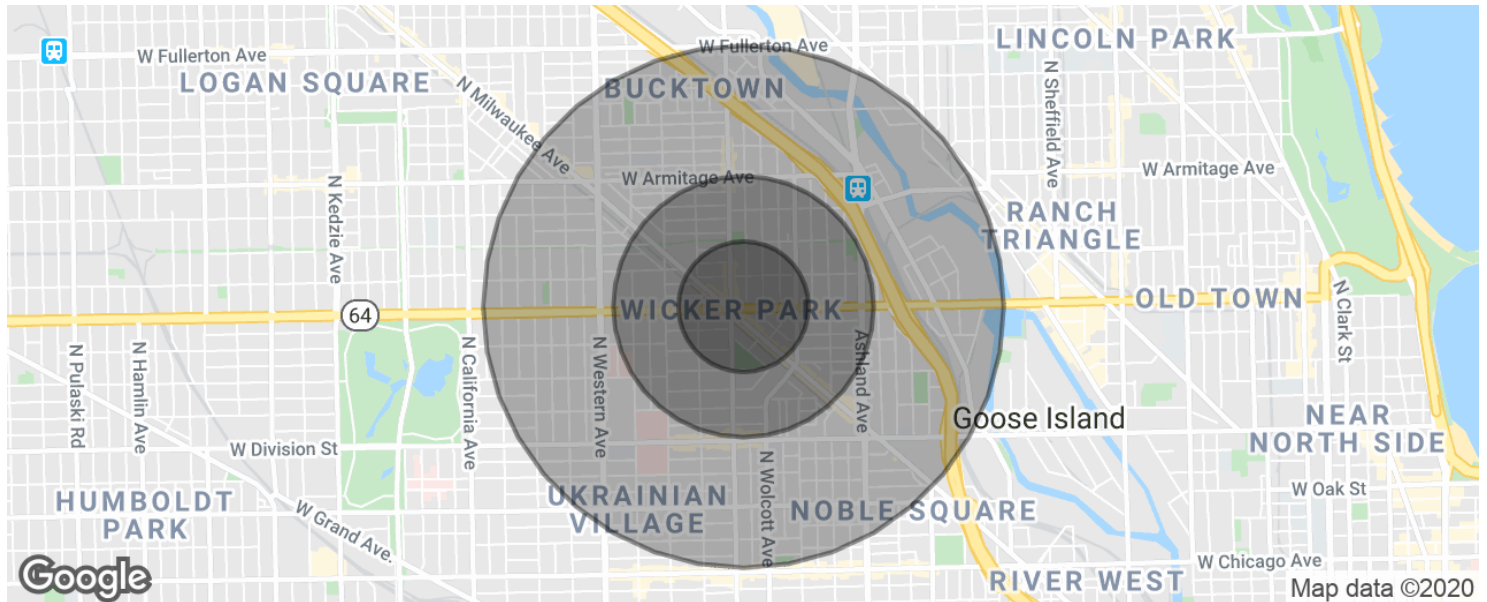
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	4,585	18,495	67,752
Median age	31.7	31.4	30.8
Median age (Male)	32.8	32.7	31.6
Median age (Female)	30.4	30.1	30.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	2,189	8,743	31,390
# of persons per HH	2.1	2.1	2.2
Average HH income	\$120,236	\$117,180	\$101,518
Average house value	\$674,089	\$643,495	\$600,740
RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	3,625	14,410	52,410
Total Population - Black	237	1,335	4,294
Total Population - Asian	168	877	2,886
Total Population - American Indian	14	83	247
Total Population - Other	471	1,561	6,985

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