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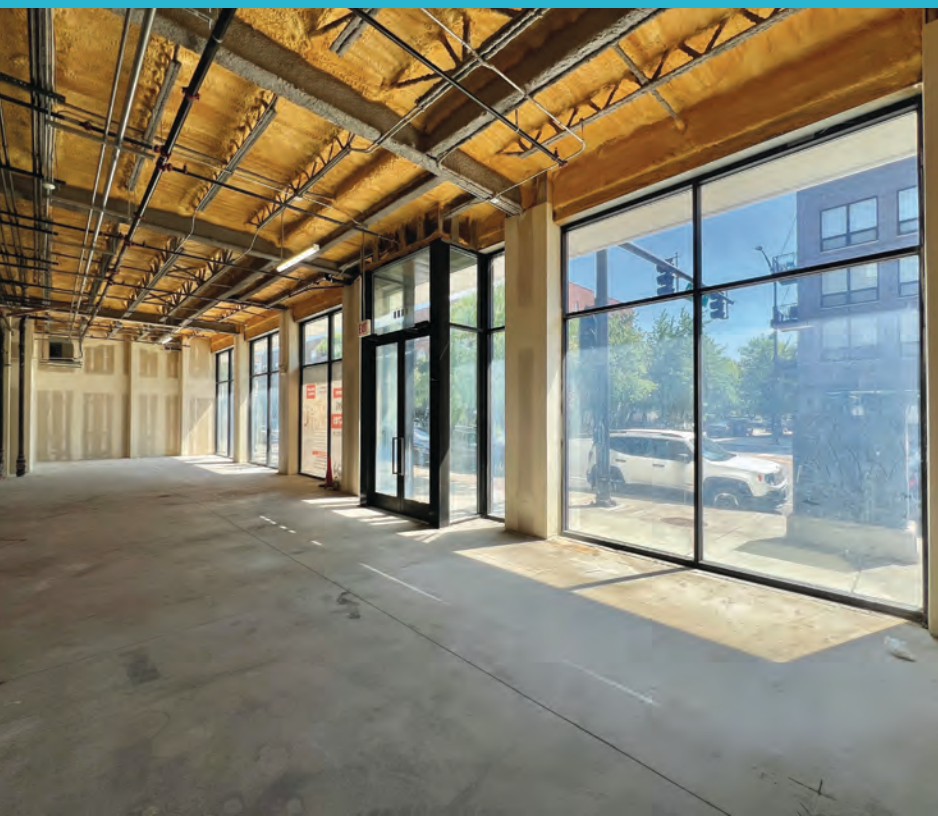
Bucktown Retail Space Available with Existing Black Iron Shaft & Steps from 606 Trail **For Lease**

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LEASING OVERVIEW

Asking Rent	\$30 PSF NNN
Estimated NNNs	\$9.00 PSF
Space Available	2,781 SF
Frontage	~75'
Ceiling Height	+17'
Parking	Available
Zoning	B3-5
Date Available	Now
Condition	New Construction
Sub-Market	Bucktown
Aldermanic Ward	1st LaSpata



1710
NORTH
WESTERN
AVE

LEASING HIGHLIGHTS

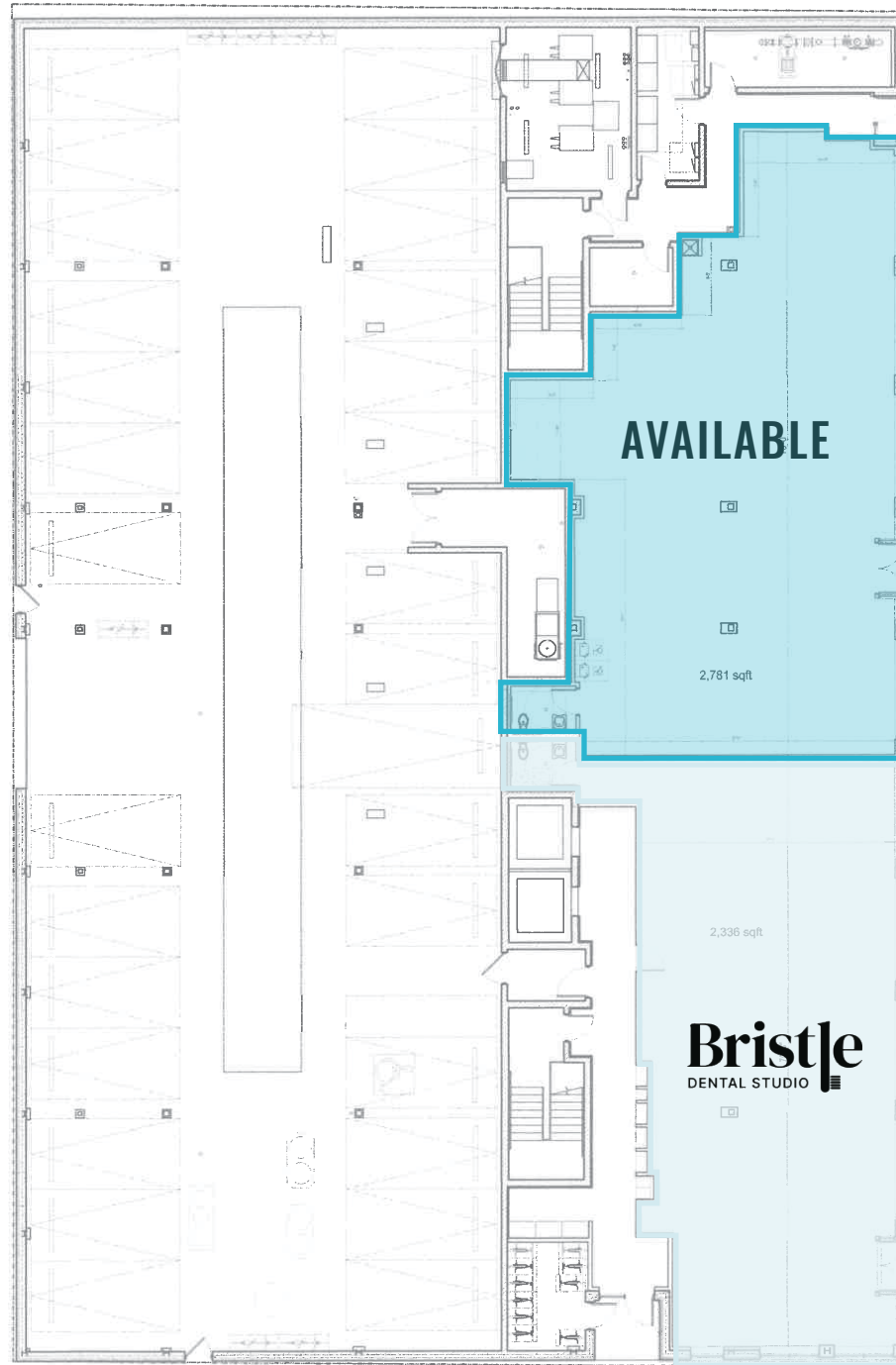
1710
NORTH
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AVE



- New construction retail space steps from the 606 Trail and located at the base of a fully leased 60-unit luxury apartment building.
- Located at the signalized intersection of Western Avenue and Wabansia Avenue with over 31,000 VPD.
- Excellent area co-tenancy including Bristle Dental Studio, Wolf & Company, Chipotle, Sherwin Williams, Dunkin' Donuts, Circle K, Margie's Candies, Small Cheval, Anytime Fitness, McDonald's, Walgreens, Schooner Learning Academy, GH Fitlab, Willow Tree Child Care, Jersey Mike's and more.
- Excellent visibility along Western Avenue with +17' ceiling heights and ~75' of retail frontage.
- In-place black iron shaft making the space ideal for a variety of retail uses including food.
- Strong neighborhood demographics with a mix of young professionals, families, and longtime neighborhood residents.
- Excellent transit access just steps from the Western Blue Line CTA Station.

FLOOR PLAN

1710
NORTH
WESTERN
AVE



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AREA MAP

1710
WESTERN
AVE



SUB-MARKET OVERVIEW

BUCKTOWN

Located just northwest of downtown Chicago, Bucktown is a dynamic, style-forward neighborhood brimming with foot traffic, disposable income, and retail opportunity. Known for its blend of indie boutiques, chef-driven restaurants, and national brands, Bucktown draws a steady stream of both locals and visitors seeking an authentic Chicago experience.

Retailers benefit from strong demographics, excellent visibility along key corridors like Damen, Milwaukee, and North Avenue, and proximity to the 606 Trail and CTA Blue Line. With a mix of historic charm and modern density, Bucktown offers a rare urban village vibe that's ideal for lifestyle, fashion, food, and fitness concepts looking to thrive.

THE 606

The 606 Trail is a 2.7-mile elevated park and trail that was built on what was once an industrial train line built after the Chicago Fire. Today, the popular trail features a chain of street-level parks, scenic look-out points, an observatory, and public art installations. It is estimated that around 1.2M people utilize the 606 annually.

Officially called the Bloomingdale trail, the 606 gets its name from the common numbers in Chicago's zip codes. The scenic path has multiple access points across four of Chicago's hippest neighborhoods — Wicker Park, Bucktown, Logan Square, Humboldt Park and recently announced extension into Lincoln Park — making it a favorite spot for local walkers, runners, bikers, and families. Bikes are available for rent from nearby Divvy stations, as part of the city's bike-share program.



1-MI DEMOS



est. population
69,557



median age
32.7



est. daytime population
29,224



total businesses
2,837



est. HH income
\$195,551



monthly expenditure

HH

1710

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WESTERN AVE

SVN® Chicago Commercial

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