

BUCKTOWN
CHICAGO, IL

1539 N MILWAUKEE AVE

SINGLE-TENANT FLAGSHIP BUILDING
FOUR-SEASON COURTYARD UNDER CONSTRUCTION



AVAILABLE IMMEDIATELY
5,296 SQUARE FEET



MID-AMERICA® URBAN

MARKET DETAILS

- Be a part of the Midwest's eclectic soul in Chicago's Bucktown & Wicker Park Neighborhoods
- Surrounded by local Chicago nightlife — fashion, restaurants, bars and music venues
- 24/7 activity at the six-corner intersection of Milwaukee, North and Damen Avenues
 - Amongst the top CTA rail stations with 2.2M riders per year to the intersection
 - Combined V.P.D. Count: 49,300
- Superior 1-Mile Customer Profile

DEMOGRAPHICS

	1 MILE
AVG HOUSEHOLD INCOME	\$145,229
POPULATION	62,675
DAYTIME POPULATION	61,017

PROPERTY DETAILS

- **Currently under construction: 715 SF four-season courtyard with 14 x 21' skylight above**
- 5,296 SF single-tenant building available with 50' of frontage along Milwaukee Avenue
- Dramatic volume with 19' exposed ceiling heights
- Substantial Landlord renovations underway, including extensive interior and exterior work
- Ability to accommodate bar/restaurants, entertainment, retail, etc.

Retail Neighbors:



Food & Beverage Neighbors:



STREET MAP

WABANSIA AVE

DAMEN AVE

WINCHESTER AVE

WOLCOTT AVE

HONORE ST

N MILWAUKEE AVE

NORTH AVE

PIERCE AVE

ELK GROVE AVE

MZ WALLACE
NEW YORK

Marine Layer

one medical

ARC TERYX

UNIFORM
TEETH

benefit

TREK

FAIRGROUNDS
CRAFT COFFEE AND TEA

LE LABO

THE CLOVER
COYOTE

THE ROBEY
CHICAGO

SUSHI PARA

Dentologic

MINDY'S
FRAGRANCES

70

credo LaserAway

RAINS
Aesop

THE ADDRESS

BIG CITY
OPTICAL
SCOTCH & SODA

bartaco
(Under Construction)

bluemercury

BondVet

lululemon
athletica

POTBELLY

SHINOLA
DETROIT

AT&T

ENSO

limos

WARBY PARKER
CHASE

BOXCAR
BETTY'S

THE PASTA
BOWL

etta

AKIRA

CHOP
SHOP

R

FLASH
TACO

TRIPLE O'NEER
RACE SHIRT

Stan's Donuts
& COFFEE

DAMEN 'L' STOP
2.1M RIDERS ANNUALLY

cta

La COLOMBE
COFFEE ROASTERS

urban belly

dorian's ASRAI GARDEN

FOXTROT
DELIVERY MARKET

YETI

BURTON

Dr. AirWave
Marijuana

WANNA SOCKS
ORO
CHOCOLATE

neighborly

Levi's

formovement

Dove's

BIGSTAR

brobagel

piece

Paradise
Park

BLOOM
PLANT BASED CIGARETTES

JOHN ELDEYOG
Lids

1539 N MILWAUKEE

adidas

Saint Alfred

URBAN
OUTFITTERS

CROSSROADS

Champion

jenie's

carhartt

ROUND
TWO

IN LEASE

sweetgreen

NATIVE
FOODS

Buffalo
BOUTIQUE

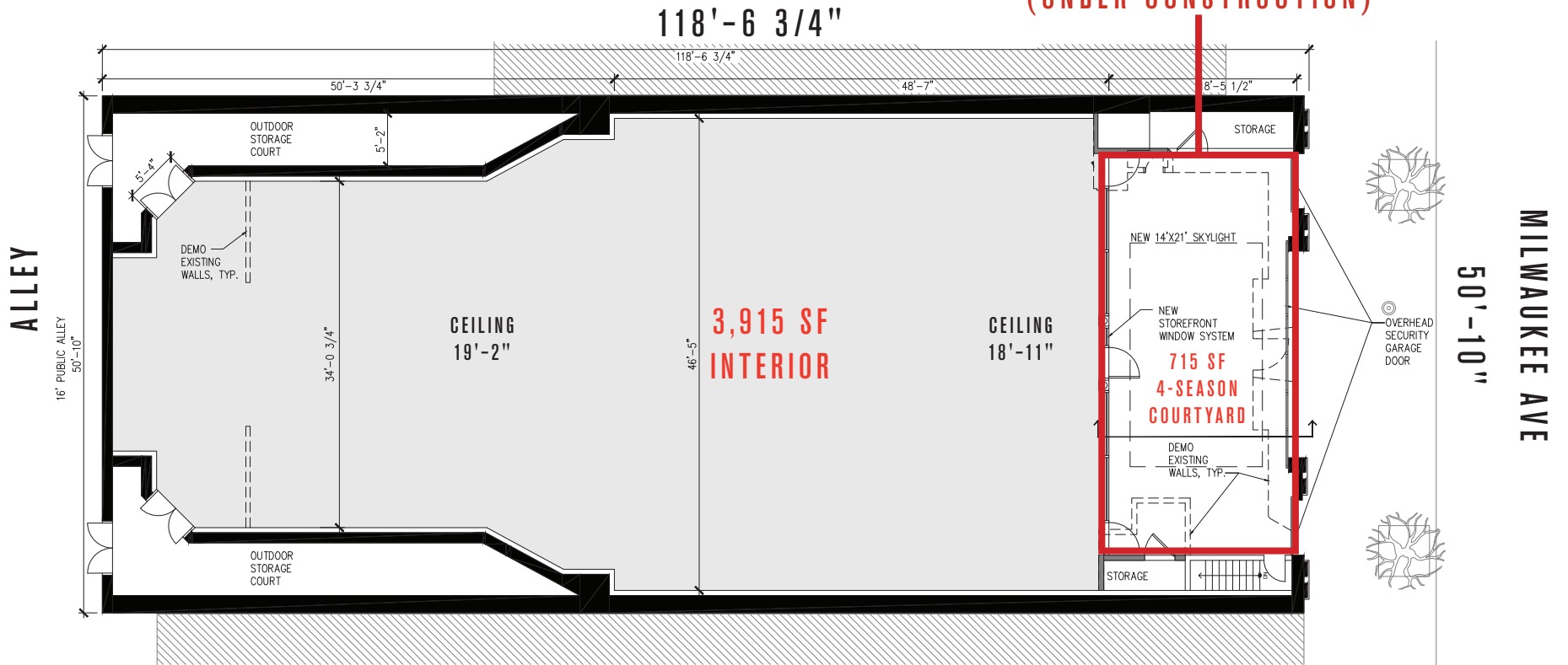
topdrawer

the
VIOLETHOUR

29

FLOOR PLAN

NEW 715 SF
FOUR-SEASON COURTYARD
AND SKYLIGHT
(UNDER CONSTRUCTION)



TOTAL LEASEABLE SQUARE FOOTAGE: 5,296 SF



BUCK TOWN CHIC AGO



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