

## AVAILABLE SPACE

1,620 square feet

## RIVER WEST RETAIL SPACE FOR LEASE

JOIN WINGSTOP! NOW SEEKING DESTINATION RETAIL AND OFFICE USES.

830 N MILWAUKEE AVE.



b KL

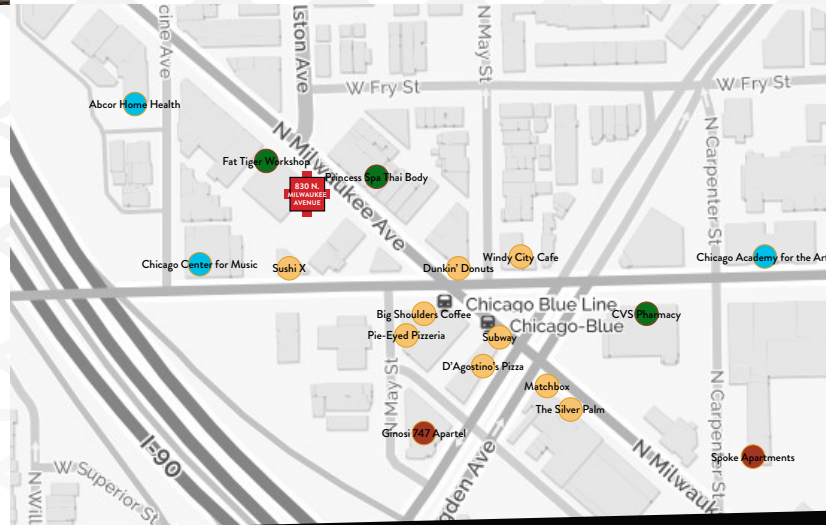


### WELCOME TO RIVER WEST!

Within a 1-mile radius, the property is surrounded by 49,000 residents and growing. In the last twelve months, nine new residential developments have opened and adding 792 apartment units with a 95.3 occupancy rate. Seven more residential developments are still under construction, and expected to add 688 units within the next twelve months. The average age for the neighborhood is 35, with a median annual household income of \$104,000; and 66% have a bachelors degree or higher.

### THE OPPORTUNITY:

- Join Wingstop! Located in the brand new LINKT 47-unit apartment building in the highly trafficked River West neighborhood.
- Over 60-feet of storefront frontage at the intersection of Elston and Milwaukee Ave. (22,000 vehicles per day).
- Walking distance (500 feet) to the Milwaukee/Chicago Blue Line station (Annual ridership = 1,150,000).
- No black iron.
- Ceiling Heights: 15-feet
- Zoning: C1-2 underlying PD 1267.
- Alderman: Walter Burnett, Jr. (27th)



DAVID GOLDBERG

847.274.8504

david@goldstreetre.com

ALLAN PERALES

312.852.5526

allan@goldstreetre.com



GOLDSTREET PARTNERS

225 N Columbus Drive, Suite 100 | Chicago, IL 60601

www.goldstreetre.com



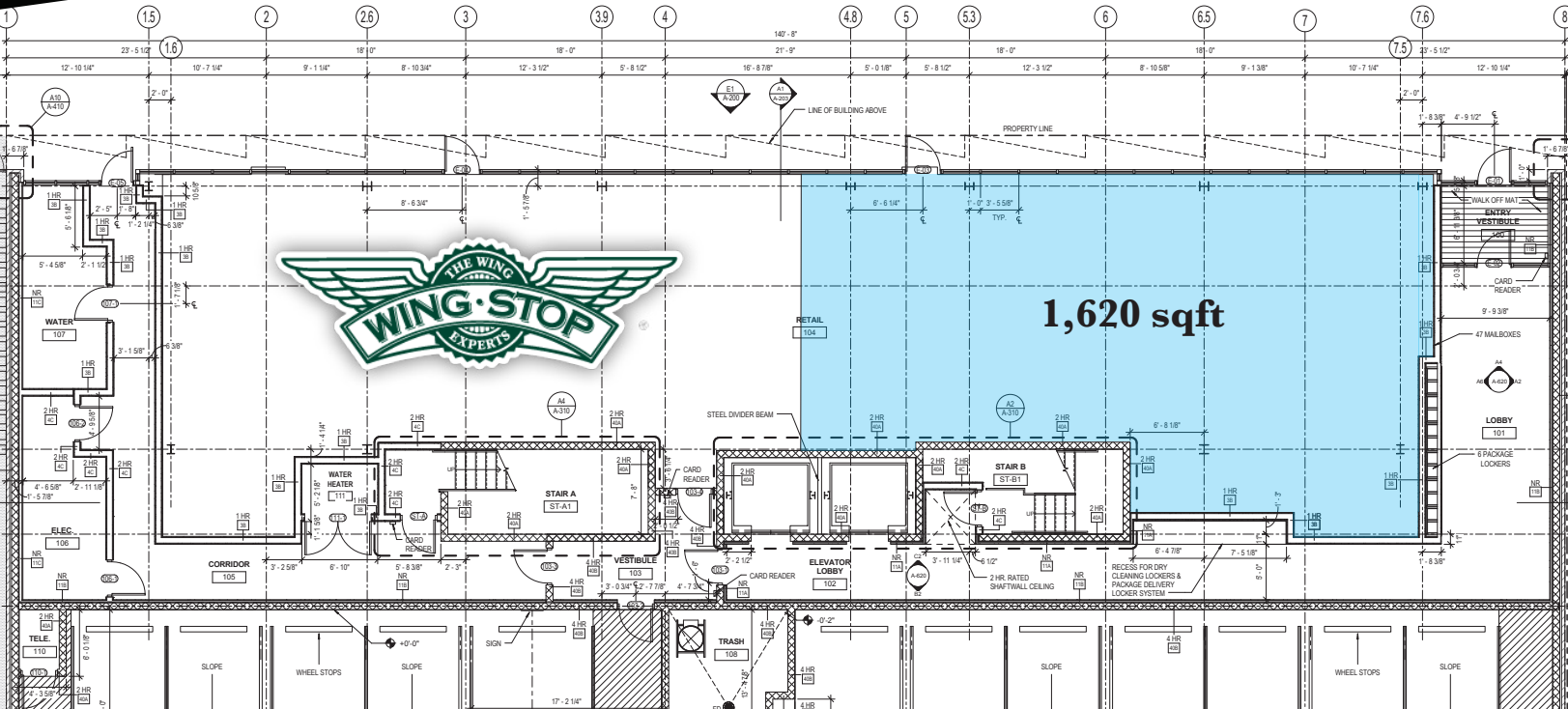
# AVAILABLE SPACE

1,620 square feet

# RIVER WEST RETAIL SPACE FOR LEASE

JOIN WINGSTOP! NOW SEEKING DESTINATION RETAIL AND OFFICE USES.

830 N MILWAUKEE AVE.



**DAVID GOLDBERG**  
847.274.8504  
david@goldstreetre.com

**ALLAN PERALES**  
312.852.5526  
allan@goldstreetre.com



**GOLDSTREET PARTNERS**  
225 N Columbus Drive, Suite 100 | Chicago, IL 60601  
www.goldstreetre.com