



RETAIL FOR LEASE

1328 N. Milwaukee Avenue

1328 N. MILWAUKEE AVENUE

Chicago, IL 60622

PHOTO CONTAINS A CONCEPTUAL RENDERING OF THE RETAIL STOREFRONT

PRESENTED BY:

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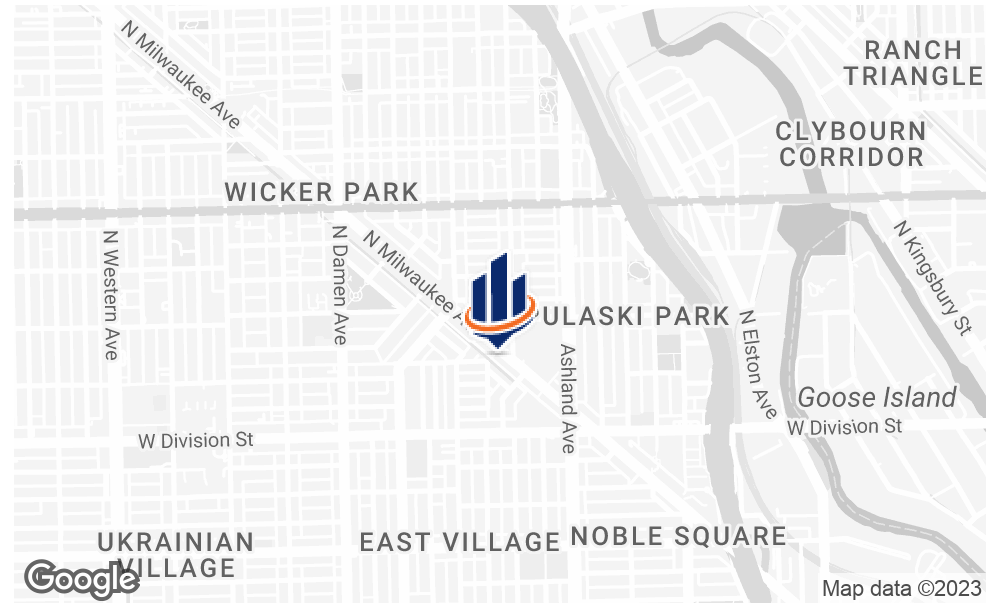
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$32/PSF NNN
AVAILABLE SF:	2,131 SF
TAX & OP EX:	\$5.25/PSF
YEAR BUILT/RENOVATED:	1890 / 2023
ZONING:	B3-3
WARD:	1st

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to offer 1328 N. Milwaukee for LEASE. The subject building is a three-story Mixed-Use building located just north of the Milwaukee/Ashland/Division intersection in Chicago's Wicker Park neighborhood. In 2023 the building was gut renovated to include new electric, plumbing, mechanicals, masonry, roof, and windows.

The ground floor Retail space is approximately 2,131 SF and will be delivered in Vanilla Box condition with one ADA bathroom. The tenant will be allowed input on the storefront glass height and the interior wall finish, either exposed brick or drywall. It features incredibly high ceilings (14') and the exclusive use of the basement (6') for storage. The property is zoned B3-3, which allows for many uses.

There are multiple transportation options nearby including the Damen and Division Blue Line stops, Milwaukee Ave bike lanes, multiple bus lines, and Interstate 90/94. Additionally, there is abundant street parking on Milwaukee and behind the building.

Please contact the listing advisor for more information.

COMPLETE HIGHLIGHTS

STREET ADDRESS 1328 N. Milwaukee Avenue

CITY, STATE, ZIP Chicago, IL 60622

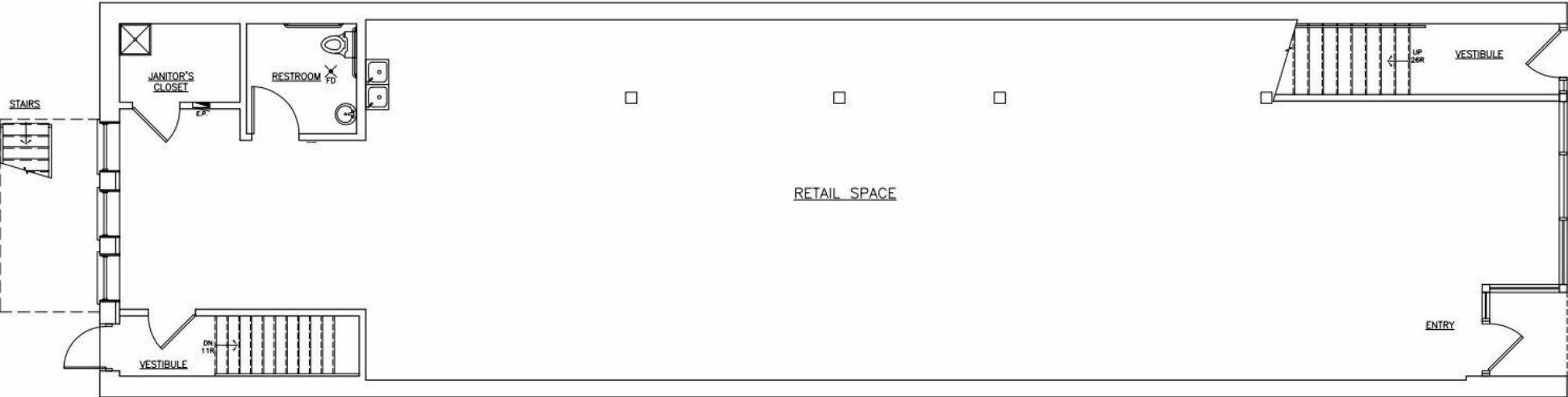
CROSS-STREETS Milwaukee / Paulina

PROPERTY HIGHLIGHTS

- Retail Space For Lease
- Approximately 2,131 SF
- Complete Building Renovation
- New Storefronts and Windows
- Delivered in Vanilla Box Condition with One ADA Bathroom
- Tenant Can Provide Build-Out Input on Storefronts and Walls
- High Ceilings (14')
- Basement For Storage (6')
- Wicker Park Neighborhood
- Close Proximity to Division Blue Line Stop
- Abundant Metered Parking on Milwaukee and Behind Building
- Dedicated Bike Lanes on Milwaukee
- B3-3 Zoning Allows For Many Uses
- Part of Milwaukee Avenue Landmark District
- Located in the 1st Ward



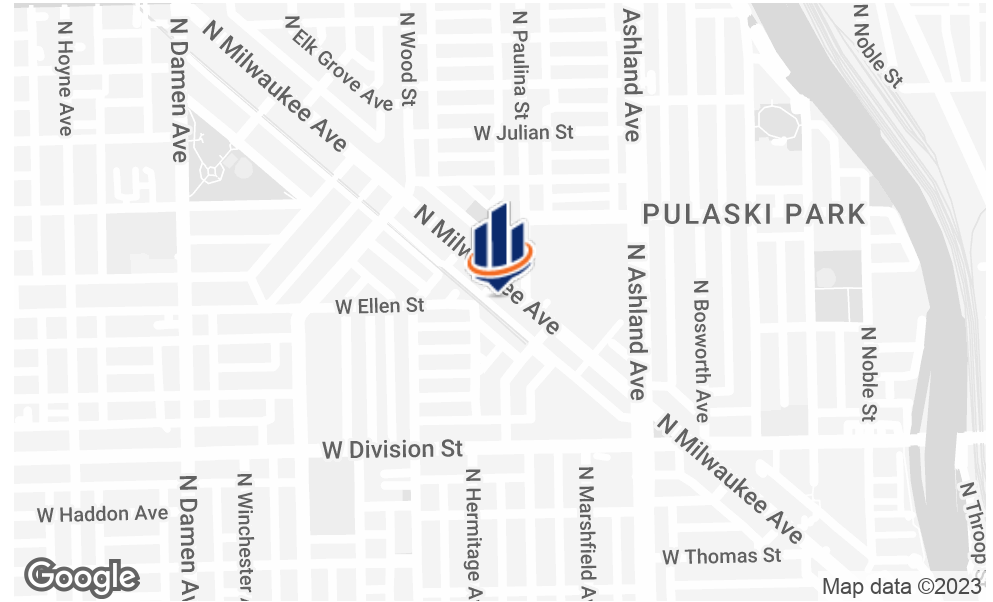
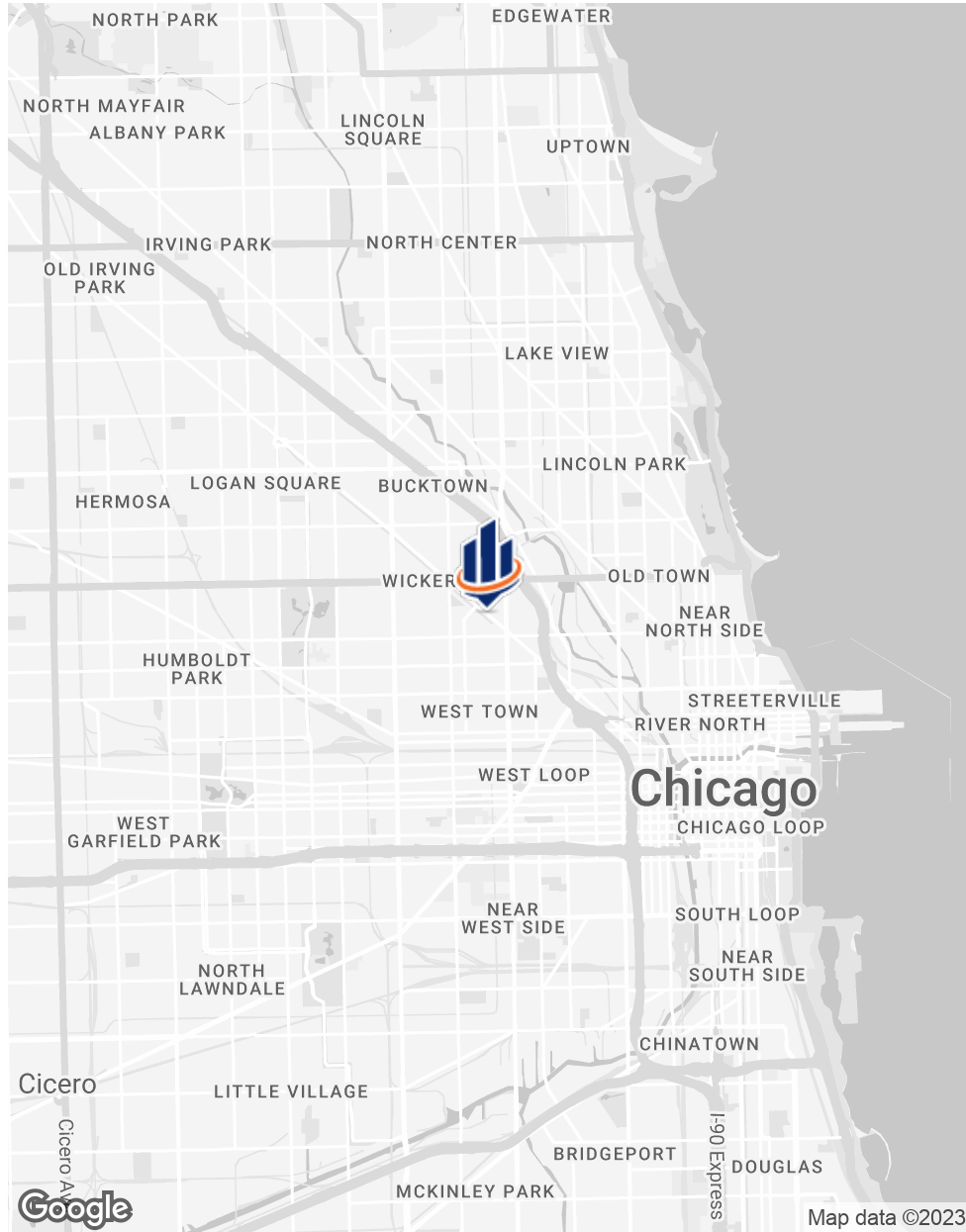
FLOOR PLAN



ADDITIONAL PHOTOS



LOCATION MAP



NEIGHBORHOOD DESCRIPTION

Wicker Park is a neighborhood of over 18,000 residents in Chicago, Illinois. It is situated east of Western Avenue (2400 West), west of Ashland Avenue (1600 West), south of the new 606 Bloomingdale Trail (1800 North), and north of Division Street (1200 North). Wicker Park is known for its local music, fashion culture, art galleries, nightlife, and food scene including numerous retail and entertainment establishments.

In recent years, the area has become more attractive to college-educated young adults, with many new restaurants, bars, and stores opening to serve the more affluent population. Milwaukee Avenue between Ashland and Damen, Damen north of North Avenue, and Division Street have become the main retail corridors for the neighborhood, anchored by major new developments including The Robey Hotel and Wicker Park Connection. Other noteworthy area businesses include Yeti, Stan's Donuts, Foxtrot, Warby Parker, Lululemon, La Colombe, Antique Taco, Free People, Urban Outfitters, Sweetgreen, Floyd's Barbershop, Emporium, Wormhole Coffee, Violet Hour and Big Star.

The Wicker Park Historic District is on the National Register of Historic Places and the district's broad range of architectural styles includes the Italianate, Queen Anne, Classical Revival, Arts and Crafts, and Art Deco. Once considered "up and coming," Wicker Park has matured into an important commercial and residential district for Chicago's economic development.

DEMOGRAPHICS MAP & REPORT

POPULATION

0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	21,376	60,776	119,754
AVERAGE AGE	30.5	31.1	31.0
AVERAGE AGE (MALE)	30.9	31.7	31.5
AVERAGE AGE (FEMALE)	30.1	30.8	30.7

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	9,936	28,604	54,032
# OF PERSONS PER HH	2.2	2.1	2.2
AVERAGE HH INCOME	\$96,060	\$99,748	\$101,758
AVERAGE HOUSE VALUE	\$590,190	\$567,340	\$566,053

* Demographic data derived from 2020 ACS - US Census

