

1209 N Milwaukee Ave

**METRO**  
COMMERCIAL REAL ESTATE

FOR LEASE // 3,024-14,681 SF AVAILABLE



# 1209 N Milwaukee Ave

## PROPERTY HIGHLIGHTS

- 3,024-14,681 sf available in Wicker Park
- Steps from the Division Blue Line CTA Station
- Located on heavily trafficked & biked Milwaukee Ave
- Alderman Brian Hopkins 2nd Ward
- 26' Ceiling (Third Floor)

## DEMOGRAPHICS

	½ MILE	1 MILE	2 MILES
total population	17,542	49,933	235,580
daytime population	8,113	45,945	229,651
households	8,853	25,488	127,327
avg hh income	\$138,298	\$140,947	\$139,187

## WALK SCORE®

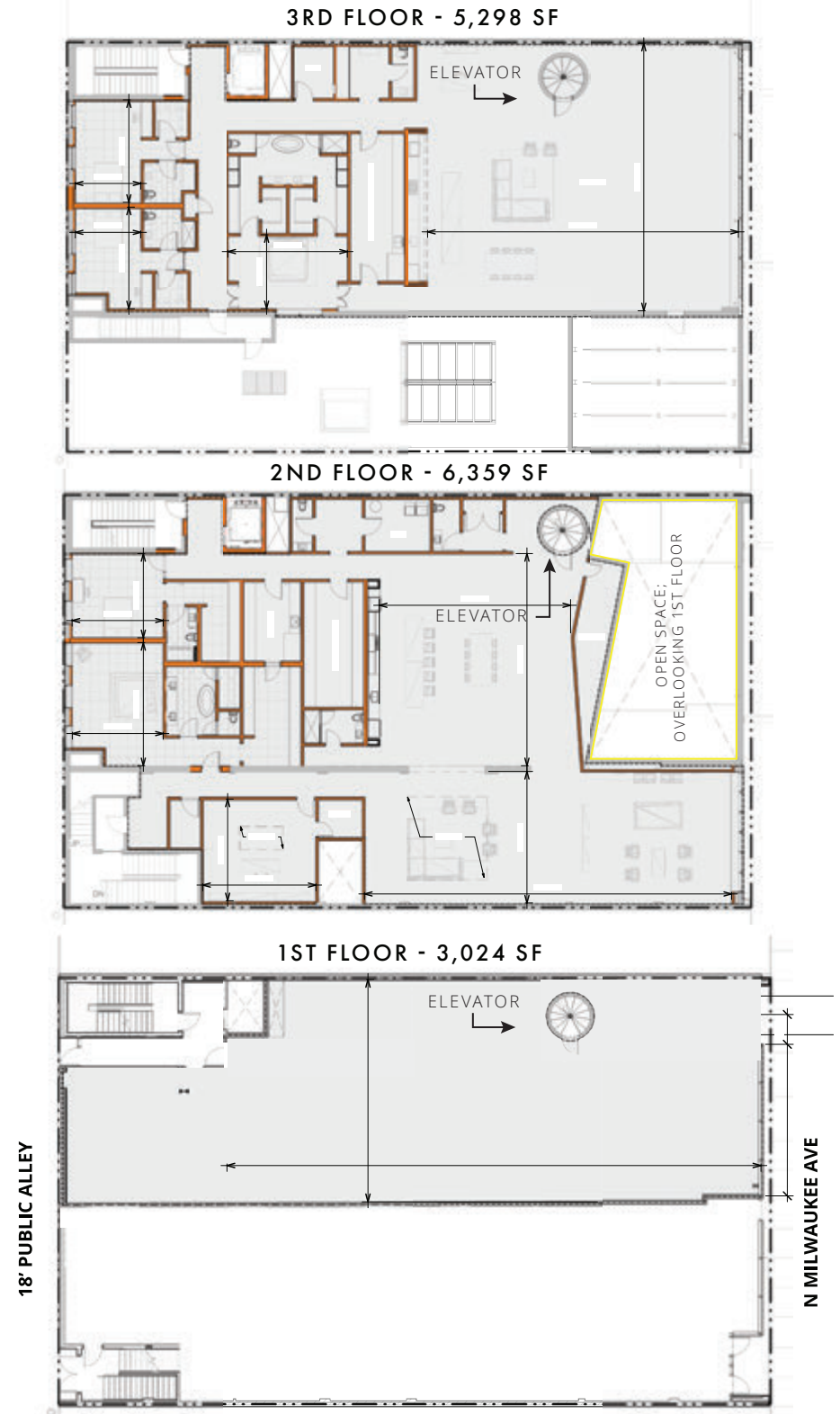
**96** walk score  
walker's paradise >> daily errands do not require a car

**76** transit score  
excellent transit >> transit is convenient for most trips

**94** bike score  
biker's paradise >> flat as a pancake, excellent bike lanes

## TRAFFIC COUNTS

milwaukee avenue	8,750 VPD
ashland avenue	27,200 VPD
division street	15,900 VPD





**1209 N MILWAUKEE AVE**  
WICKER PARK, CHICAGO, ILLINOIS

**CTA DIVISION BLUE LINE**  
1,734,375 ANNUAL RIDERSHIP  
1,734,375 DAILY RIDERSHIP

*West Town*  
// wicker park  
// noble square  
// east village





## Leasing Contacts

### **HANNAH PERL**

HPERL@METROCRE.COM

847.849.1026

### **JONATHAN HYMAN**

JHYMAN@METROCRE.COM

224.365.8144



[WWW.METROCRE.COM](http://WWW.METROCRE.COM)