

FOR SALE: MIXED-USE BUILDING IN WICKER PARK

1659 W. Division Street
Chicago, IL 60622



RETAIL PROPERTY FOR SALE

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CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	8
DEMOGRAPHICS	12
ADVISOR BIOS	14

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WAKE N BAKERY

1

PROPERTY INFORMATION



Offering Summary

Sale Price:	Subject To Offer
Building Size:	7,500 SF
Occupancy:	20%
Lot Size:	0.06 Acres
Year Built:	1890
Renovated:	2013
Zoning:	B3-2: Community Shopping District
Market:	Chicago
Submarket:	Wicker Park
Traffic Count:	Approx. 15,400 VPD

Property Overview

Rarely available Single Room Occupancy (SRO) licensed building in the heart of Chicago’s Wicker Park neighborhood. The Property is located directly across from Target along West Division Street, in one of Chicago’s most desirable submarkets, featuring visibility and exposure to over 15,000 VPD, along with an abundance of foot traffic. The 3-story building totals 7,500 square feet and is currently 20% leased, offering investors an excellent opportunity to add value through lease-up. Wake N Bakery leases 1,500 square feet on the first floor with term through January 2032 while the second and third floor consist of 13 rooms on each floor. The Property is extremely well located just west of the heavily trafficked intersection of Division Street & Ashland Avenue and just a few blocks away from both the Kennedy Expressway (I-90/I-94) and the Division Blue Line “L” Station. Neighboring retailers include Jewel-Osco, Target, Lowe’s Home Improvement, Walgreens, Foxtrot, Pet Supplies Plus, Garfield’s Beverage Warehouse, Kasama, Antique Taco, Mott Street, Ina Mae Tavern, Parlor Pizza, Popeye’s, Potbelly, Smoke Daddy, Yolk, Philz Coffee, Starbucks, Dunkin and Subway, among many others.

Property Highlights

- Well located just west of Division Street and Ashland Avenue signalized intersection (38,500 VPD)
- Wake N Bakery occupies the first floor and is on a NNN lease through January 2032
- Conveniently located just west of Interstate-90/Interstate-94 and the Division Blue Line “L” Station
- Located approx. two (2) blocks west of the Division Blue Line “L” Station

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PROPERTY DESCRIPTION



Location Description

1659 W. Division Street is a mixed-use building located along Division Street in Chicago's Wicker Park neighborhood. Wicker Park is an affluent, lively neighborhood featuring strong demographics with a population of over 570,000 within three (3) miles of the Property and an average household income of over \$151,000 within one (1) mile of Property. The Property is located along the south side of Division Street, just west of the heavily trafficked signalized intersection at Division Street and Ashland Avenue. The building is conveniently located within a few blocks of the Kennedy Expressway I-90/I-94 and steps from the Division Blue Line "L" Station.

The Property is located along Division Street, the main commercial corridor in Wicker Park, providing visibility and exposure to over 15,400 VPD and an abundance of foot traffic. Neighboring retailers include Jewel-Osco, Target, Lowe's Home Improvement, Walgreens, Foxtrot, Pet Supplies Plus, Garfield's Beverage Warehouse, Kasama, Antique Taco, Mott Street, Ina Mae Tavern, Parlor Pizza, Popeye's, Potbelly, Smoke Daddy, Yolk, Philz Coffee, Starbucks, Dunkin and Subway, among many others.

Property Highlights

- Rare opportunity to acquire a value-add mixed-use building in heart of Chicago's Wicker Park neighborhood
- Well located just west of the signalized intersection at Division Street and Ashland Avenue (38,500 VPD)
- Wake N Bakery leases the first floor and is on a NNN lease with term through January 2032
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RENT ROLL

Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Annual Rent	Lease Start	Lease End
A	Wake N Bakery	1,500 SF	20%	\$42.44	\$63,660	02/01/2022	01/31/2032
B	Vacant	6,000 SF	80%	-	-	-	-
Totals		7,500 SF	100%	\$42.44	\$63,660		

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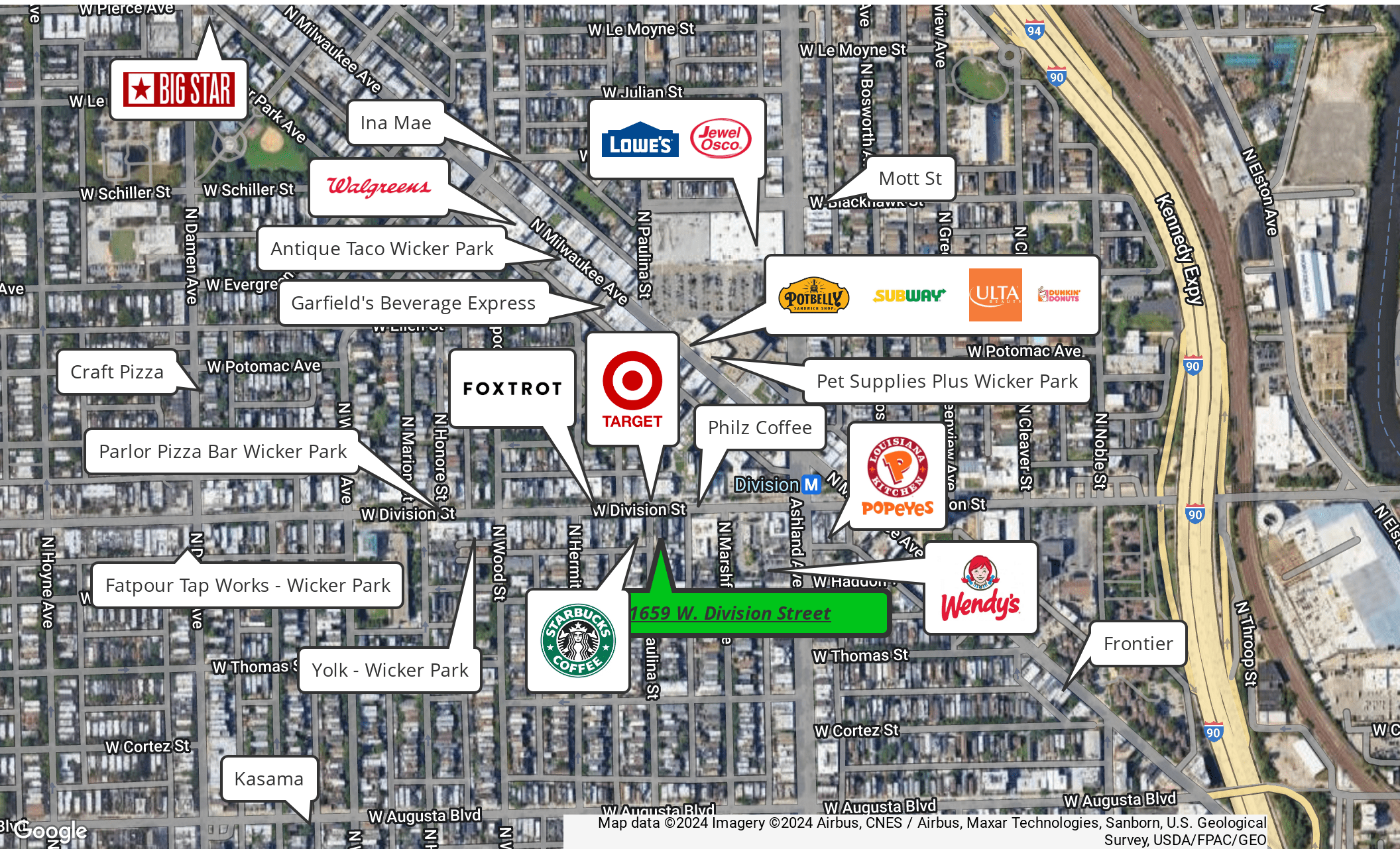
WAKE N BAKERY



LOCATION INFORMATION

RETAIL PROPERTY FOR SALE

REGIONAL MAP



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA/FPAC/Geo

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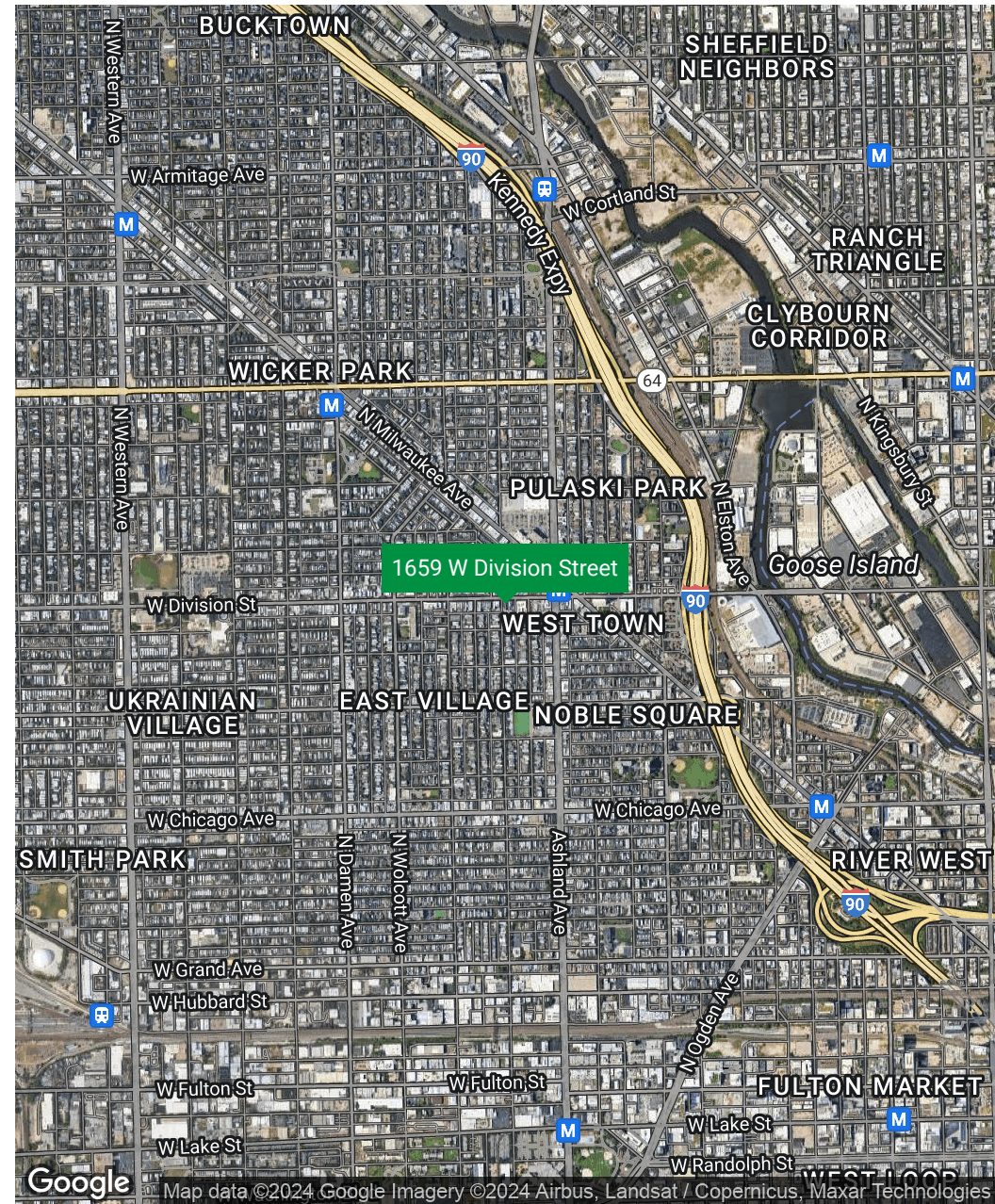
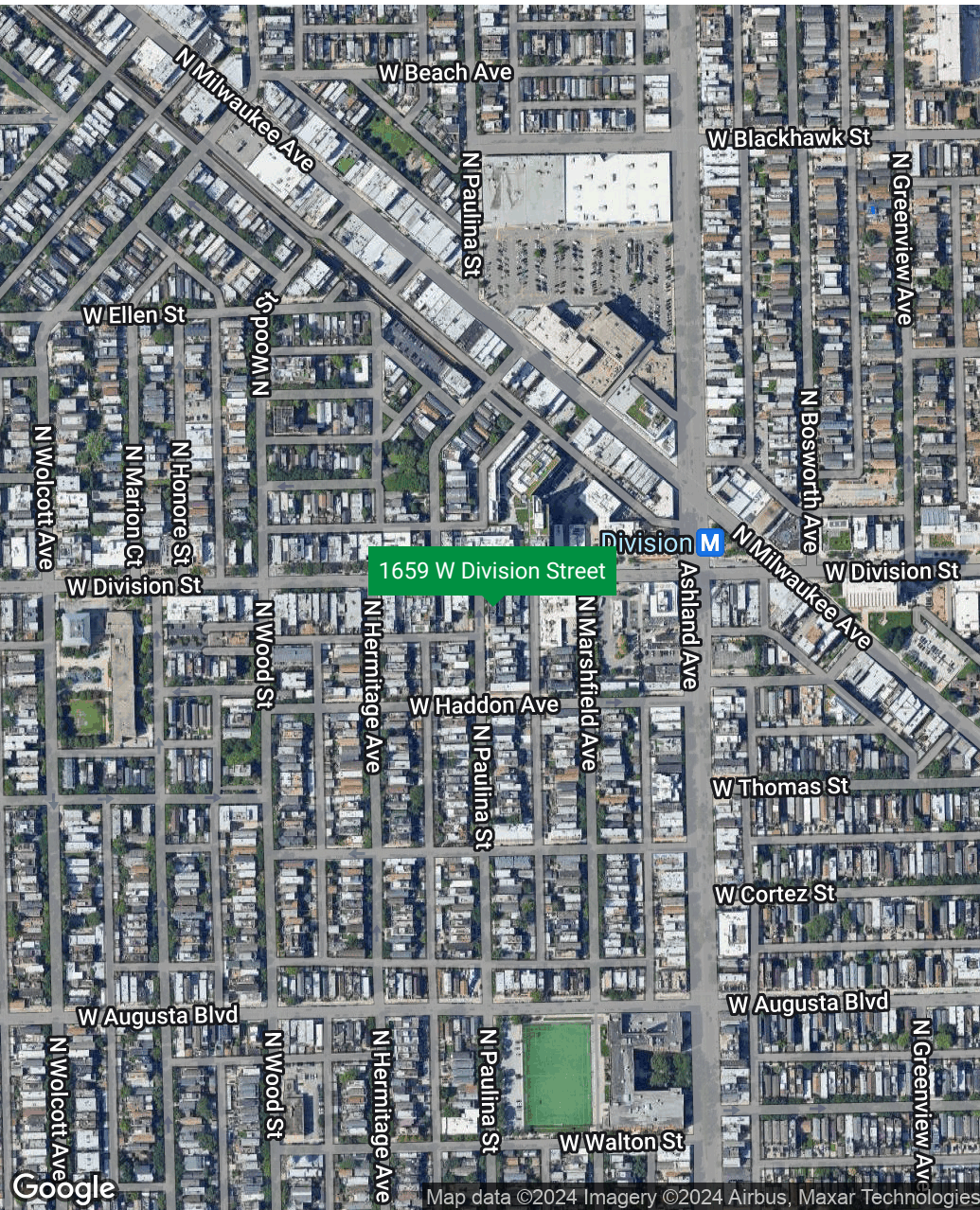
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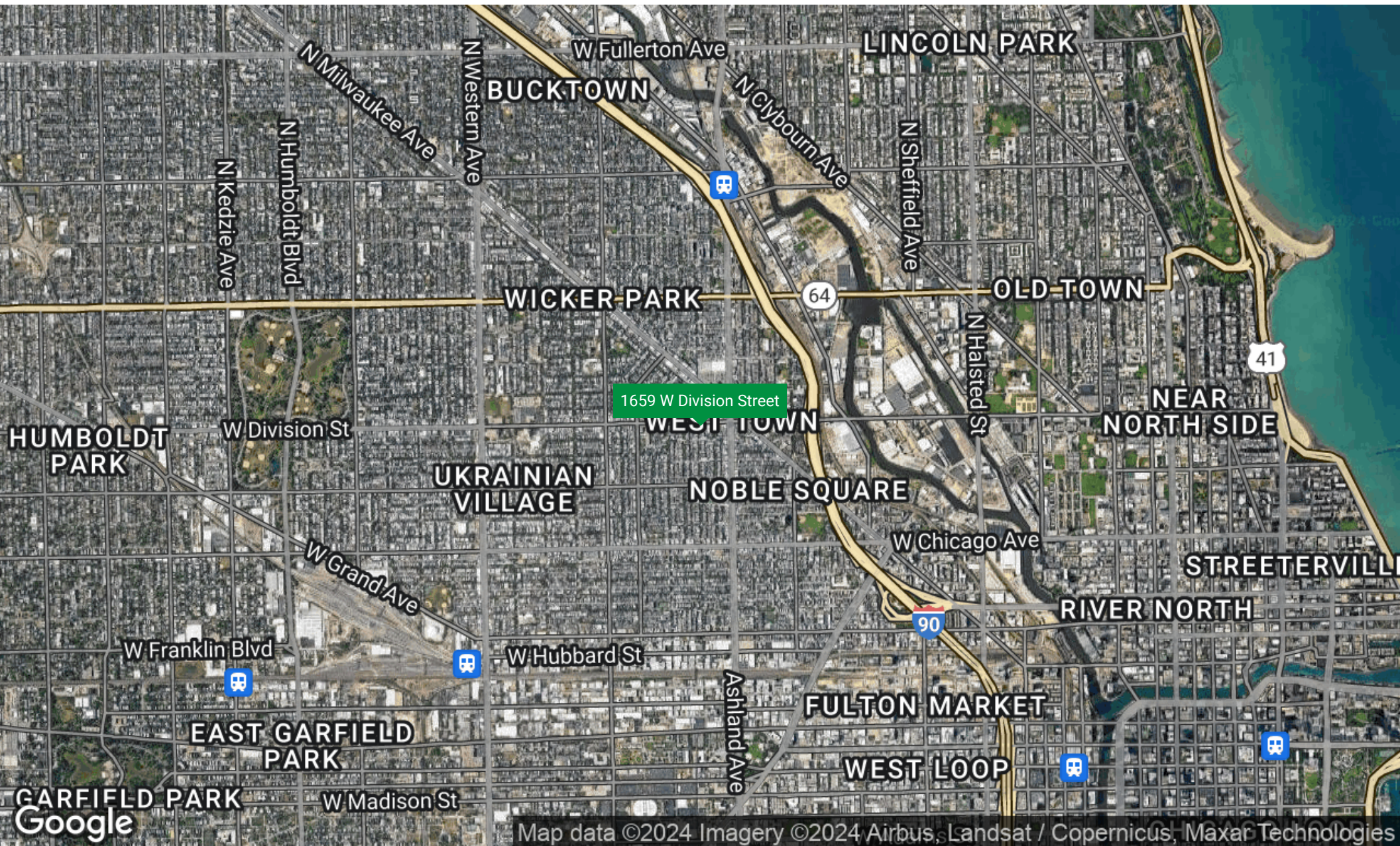
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WAKE N BAKERY

3

DEMOGRAPHICS

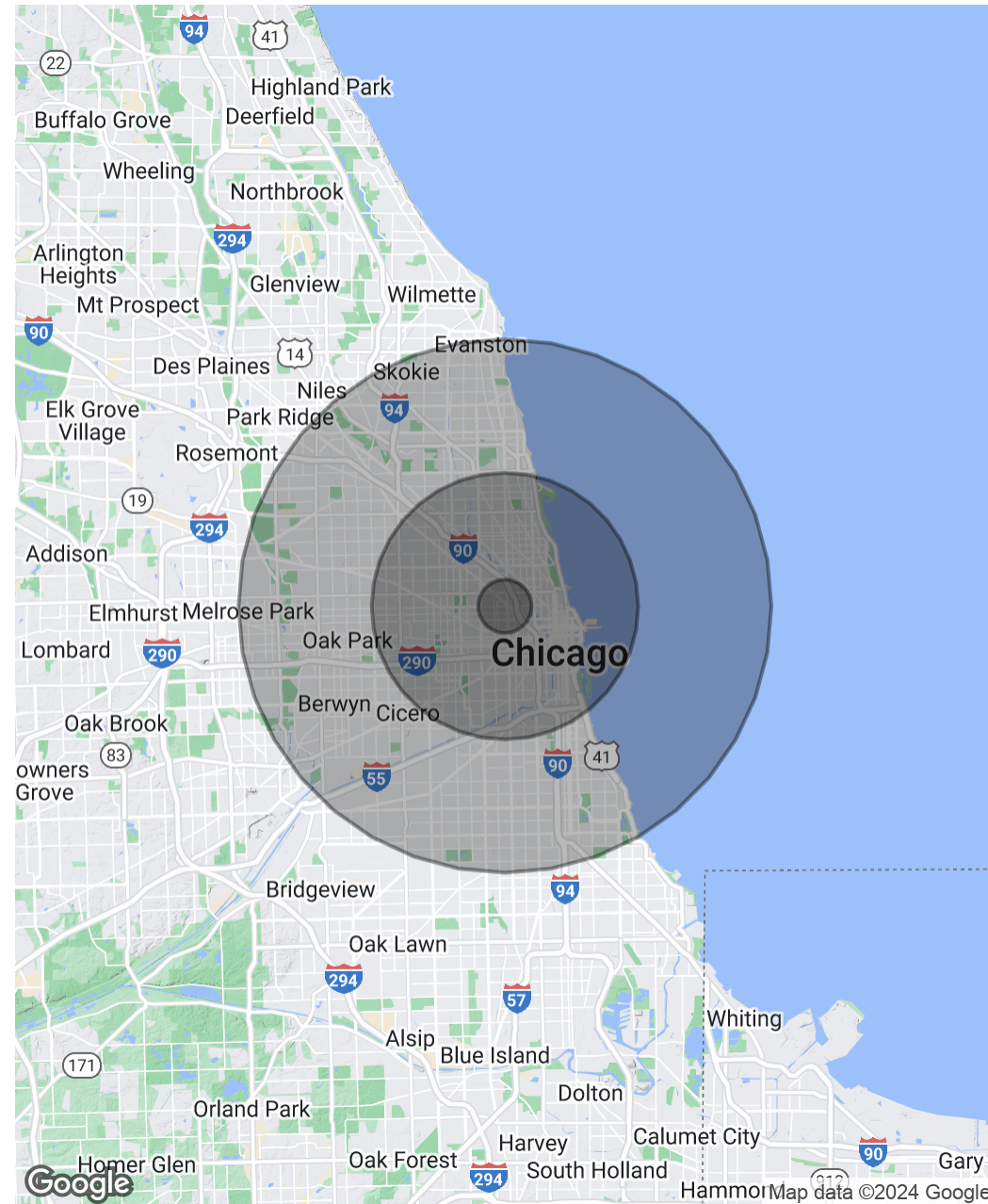
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	58,587	1,139,455	2,630,468
Average Age	32.7	34.3	36.0
Average Age (Male)	33.3	34.1	35.4
Average Age (Female)	32.4	35.0	36.8

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	29,576	554,095	1,161,374
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$145,874	\$107,491	\$89,935
Average House Value	\$539,817	\$403,278	\$325,906

2020 American Community Survey (ACS)



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WAKE N BAKERY



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MEET THE TEAM



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1659 W. DIVISION STREET

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