

**FOR LEASE**

1541 N Wells St, Chicago, IL

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## SOMETHING NEW IN OLD TOWN

With high household income, strong residential density, and exceptional transportation, Chicago's Old Town neighborhood offers one of the most vibrant neighborhoods in Chicago. Anchored by new high-rise developments to the South and West, Old Town boasts a population of 72,863 within 1 mile with an average household income of \$163,073.

The main East/West corridors is North Avenue, beginning at the Apple Store on North & Clybourne and continuing East until terminating at bustling North Avenue Beach. The primary North/South corridor is Wells, home to boutique stores, local restaurants, vibrant entertainment like Zanies and Second City; and so much more not to mention a new ground up hotel currently under development.

### PROPERTY HIGHLIGHTS

- Right in the heart of Old Town.
- 1,500 SF-4,293 SF available.
- Renderings show a potential upgrade to the facade of the building and opening up the ceiling heights in the front of the building.
- 1,470 SF basement space also available.

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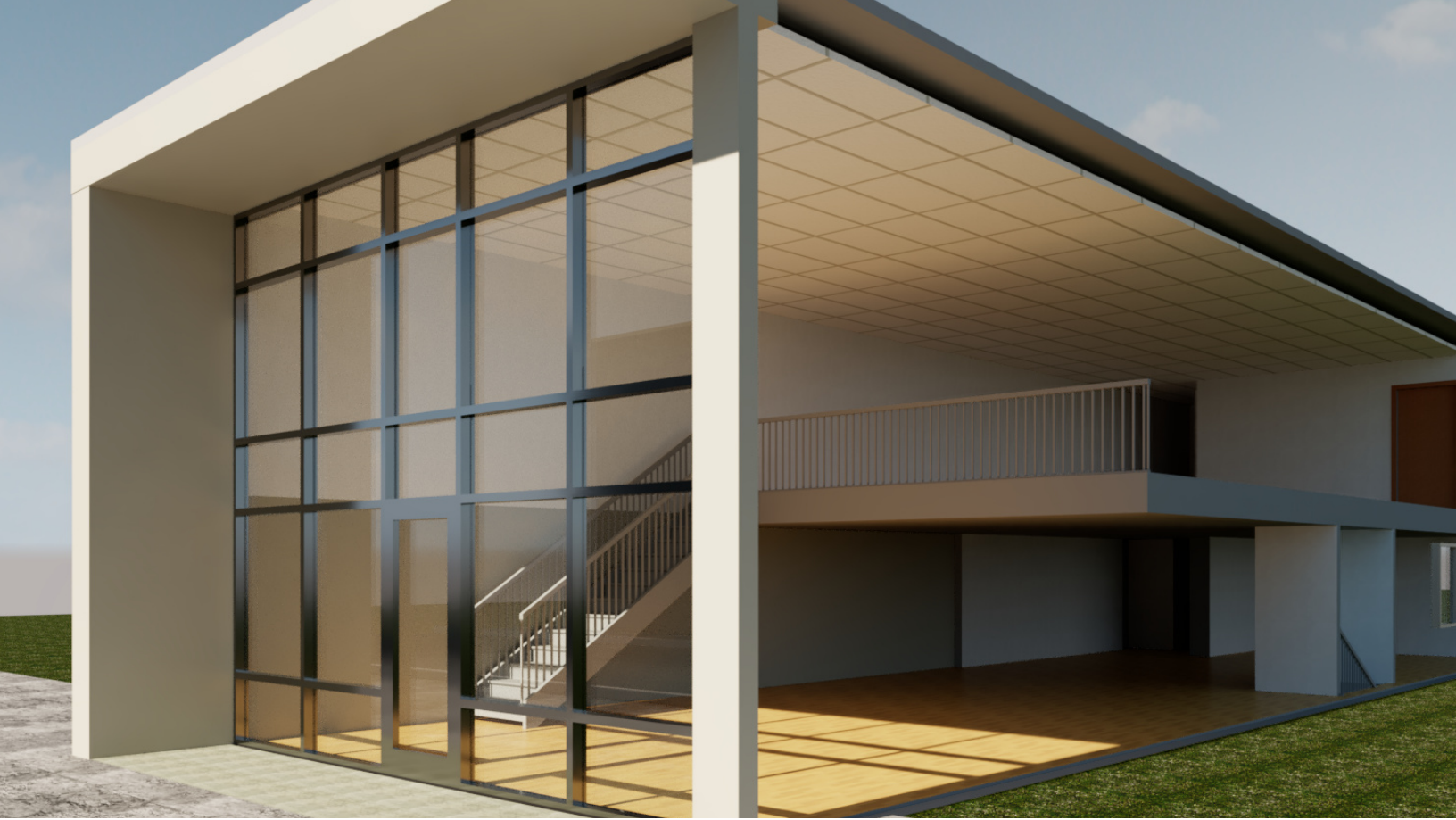
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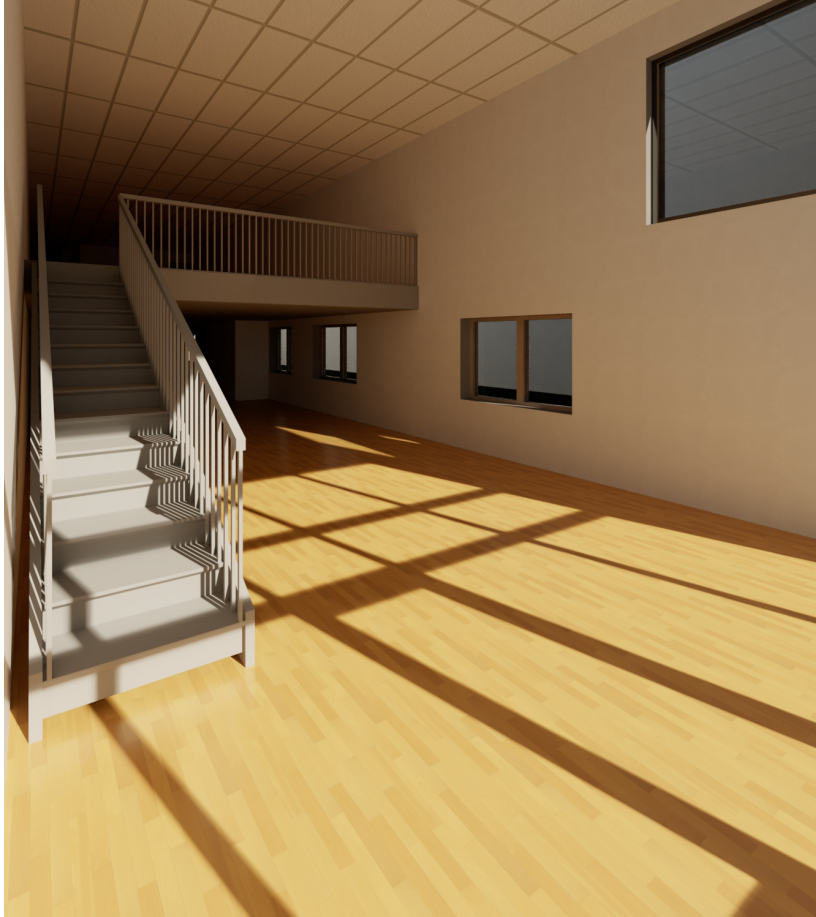
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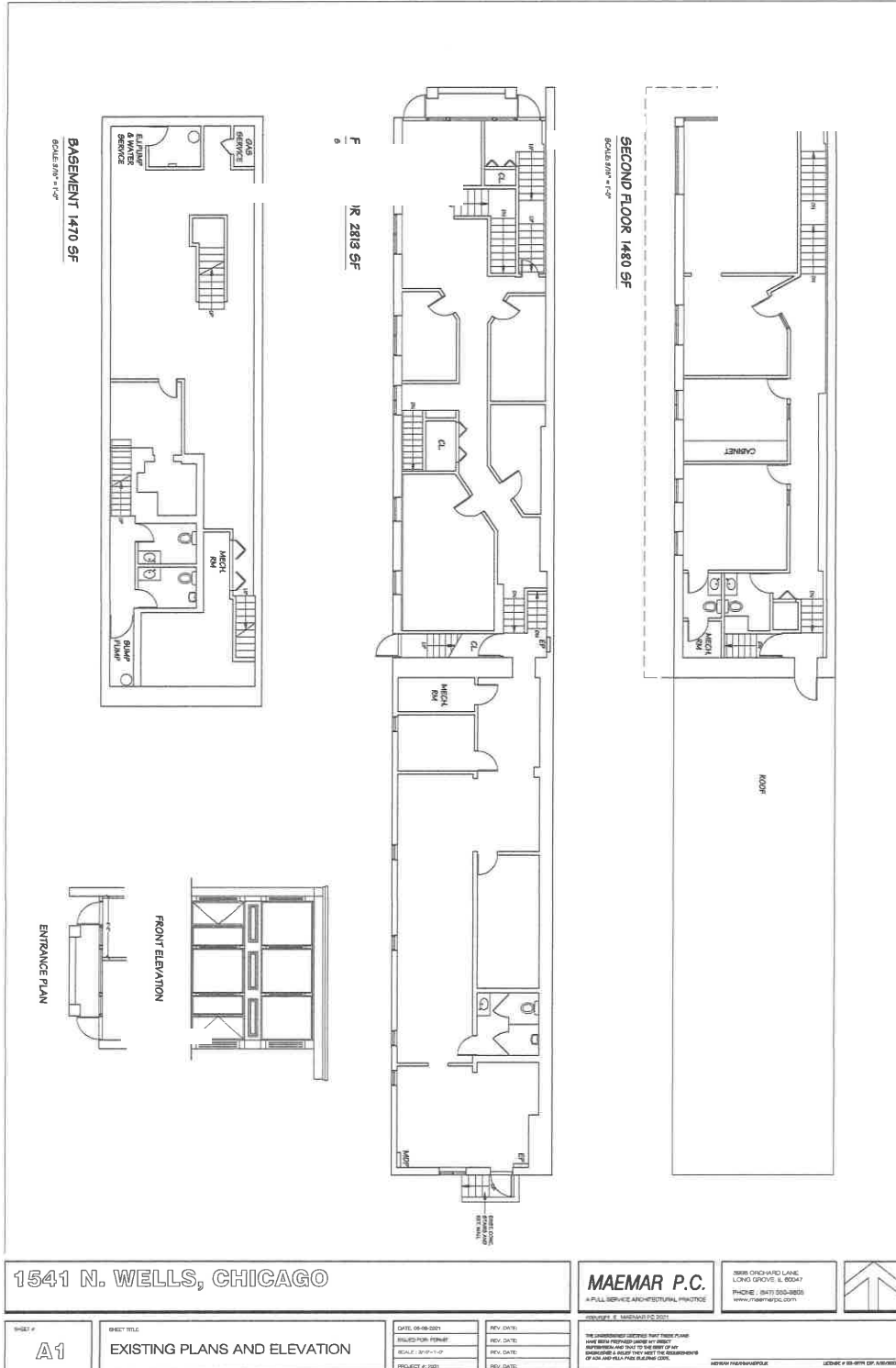
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# floor plan





## retail and traffic information

Old Town is too hip to ever get old. Located between Lincoln Park and the Gold Coast, the neighborhood continues to capture the interest of homebuyers with its diverse collection of restaurants, shops, and entertainment venues. The upscale neighborhood includes some of the city’s best-preserved historic homes, single-family homes priced well over \$1 million, and many newer condominiums. As the community has edged west in recent years, new development is bringing moderately-priced housing to the area.



## demographics

	1 mile	3 mile	5 mile
2023 Estimated Population	72,863	394,929	844,237
2023 Estimated Households	46,496	237,118	437,109
2023 Estimated Average Household Income	\$201,560	\$195,065	\$163,073



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