



Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$20.00 PSF
Available SF:	4,600 SF
Building Size:	18,400 SF
Year Built:	1930
Renovated:	2007
Zoning:	B3-5
Submarket:	Old Town
VPD:	Approx. 10,500 VPD

Property Overview

Exceptional and rare leasing opportunity in one of Chicago's most dynamic retail corridors. This premier 4,600 SF ground-floor retail space is located at 1419 N Wells Street, offering exceptional visibility and frontage along the highly trafficked Wells Street corridor in the heart of Old Town. The property offers an opportunity to join co-tenants Jeni's Splendid Ice Creams, The Scout Waterhouse + Kitchen, and Studio Lagree, creating a vibrant destination that draws a steady flow of affluent residents, professionals, and visitors throughout the day and evening. Surrounded by Old Town's renowned collection of restaurants, boutiques, and entertainment venues, this rare availability provides retailers, fitness operators, wellness concepts, and experiential users an opportunity to establish a presence in one of Chicago's most sought-after neighborhoods.

Property Highlights

- Opportunity to join co-tenants Jeni's Splendid Ice Creams, The Scout Waterhouse + Kitchen and Studio Lagree in the heart of Chicago's Old Town neighborhood
- Located in the heart of Old Town, drawing an affluent community of 86,664 residents with an average household income of \$194,029 within a one (1) mile radius
- Exceptional accessibility, situated less than one (1) mile from the Clark/Division Red Line, the Sedgwick Brown/Purple Line, and the Chicago Avenue Brown/Purple Line stations
- Surrounded by an abundance of retailers including Small Cheval, Orso's Italian Restaurant, Topo Gigio, The VIG, Gavroche, Benchmark, SHO Omakase, Dog House Grill, Kanela Breakfast Club, and Woodie's Flat, among many others

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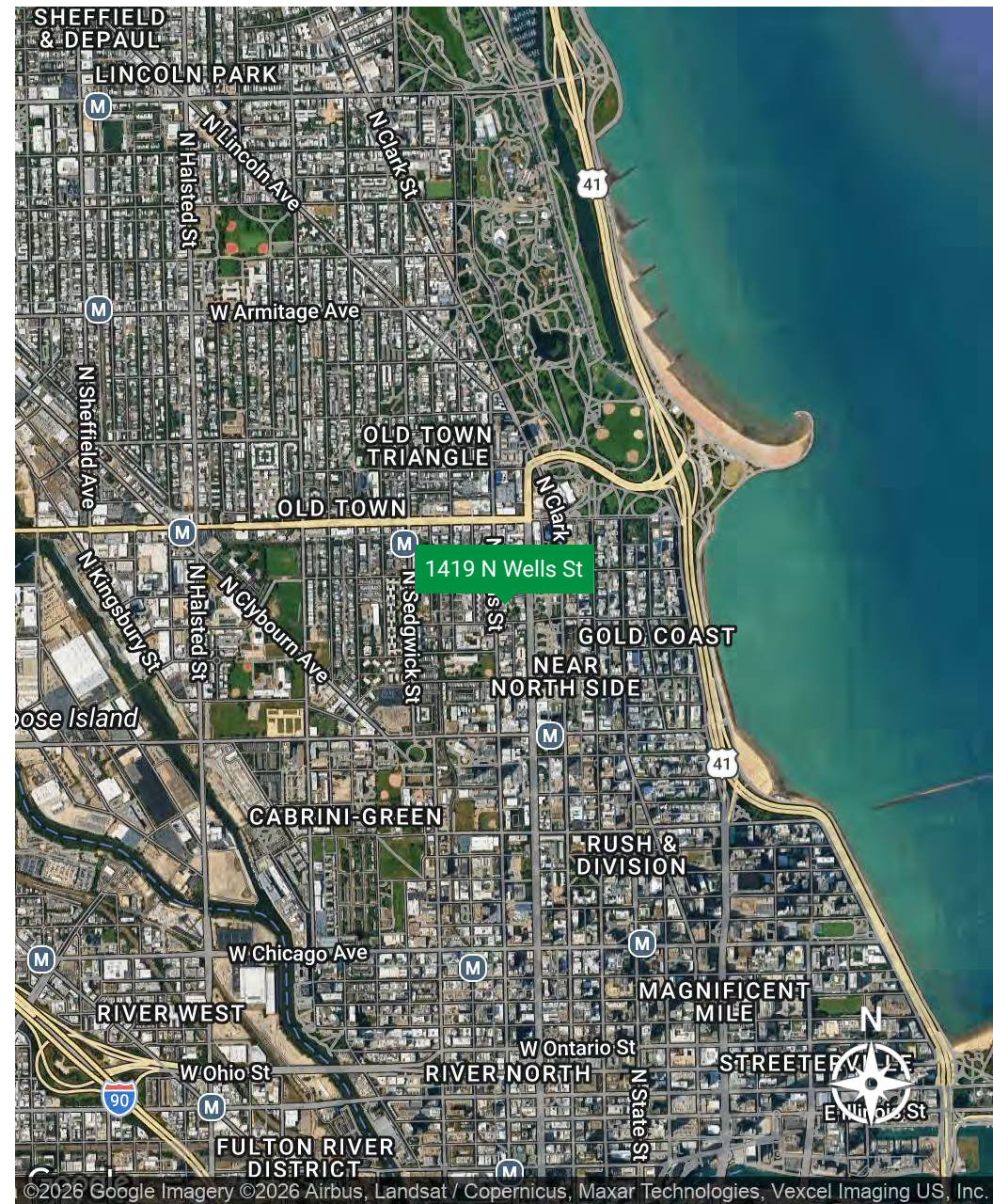
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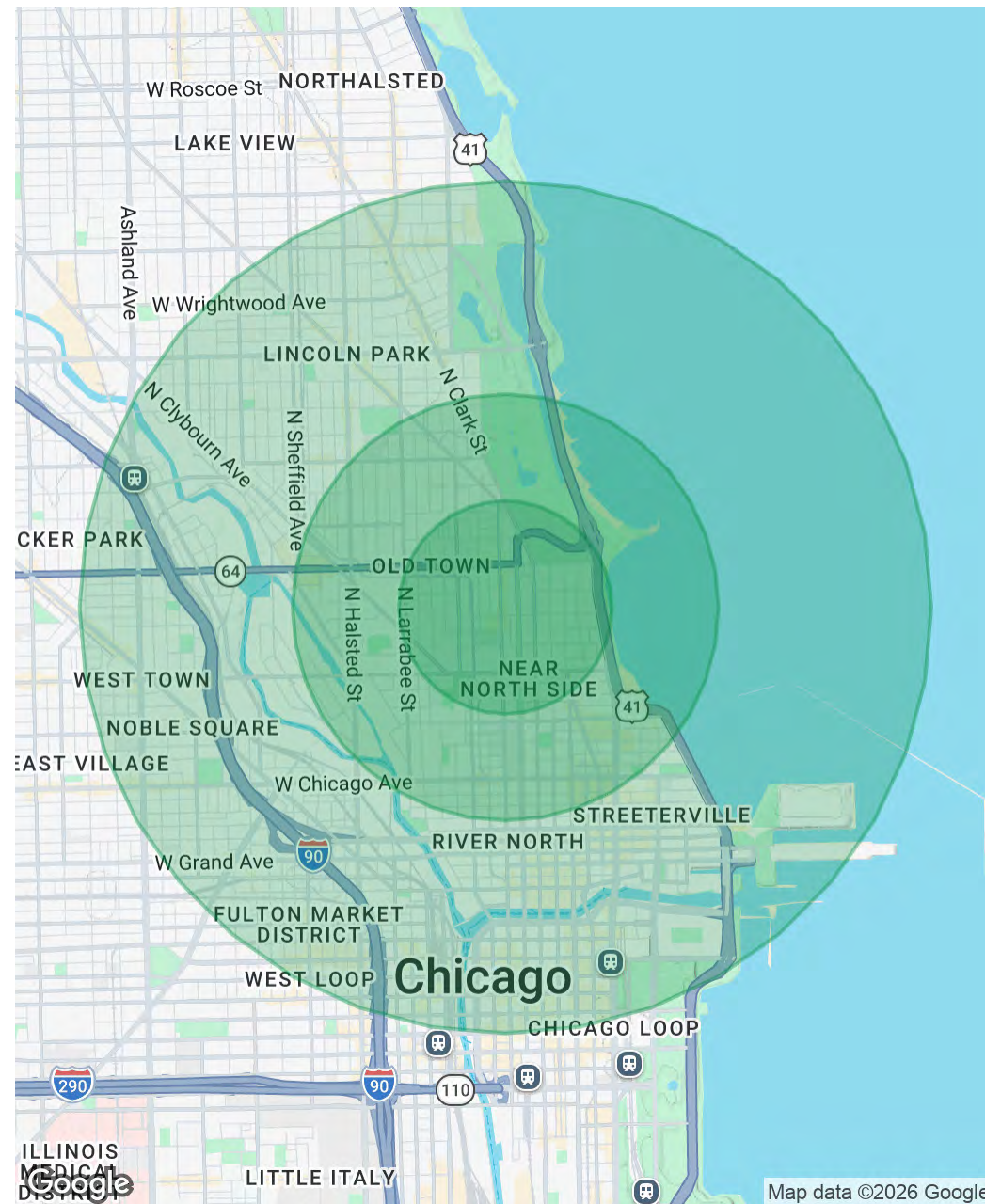


LOCATION MAP



Population	0.5 Miles	1 Mile	2 Miles
Total Population	37,264	83,664	238,726
Average Age	37.4	37.3	35.1
Average Age (Male)	37.5	37.1	35.8
Average Age (Female)	36.7	36.9	34.7

Households & Income	0.5 Miles	1 Mile	2 Miles
Total Households	22,429	49,674	139,175
# of Persons per HH	1.7	1.7	1.7
Average HH Income	\$172,998	\$194,029	\$197,170
Average House Value	\$555,430	\$754,099	\$712,640



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