

For Lease

## Retail/Office Space

1855 N Milwaukee Avenue | Chicago IL , Chicago,  
IL 60647

## \$25.00 SF/yr (NNN)

Colliers is pleased to present For Lease: Approximately 1845 square feet of premium inline retail space on the storied retail strip of Milwaukee Avenue in Chicago's famed Bucktown neighborhood. A 12-foot high windowed storefront lets natural light flood the interior's open floor plan and helps highlight the vintage tin ceilings and exposed brick walls. Other features include spiraled HVAC ductwork, track lighting, a storage room, and one ADA-compliant bathroom.

1855 Milwaukee's location offers near unmatched access to public transit and neighboring amenities like grocery stores, parks, restaurants, cafes, and bars within a one-mile radius make this the perfect place for your new retail store. And being steps from The 606 - Milwaukee & Leavitt Access Point, 758' from CTA's Western/Milwaukee Blue Line Station, and just 737' from the Western Avenue Bus Corridor give this property a Walk Score of Walker's Paradise, a Transit Score of Excellent and a Transit Orient Development zone designation.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved.

## Contact:

**Hunter Cannon**

Senior Vice President | Chicago -  
Downtown  
312 612 5950  
hunter.cannon@colliers.com

Colliers

colliers.com/chicago

# Executive Summary



## Offering Summary

Lease Rate:	\$25.00 SF/yr (NNN)
Tax & OpEx:	\$5.48 SF/yr
Available SF:	1845 SF
Zoning:	B3-2
Cross Streets:	Milwaukee & Oakley
Market:	Chicago
Submarket:	Bucktown   Wicker Park

## Property Overview

Colliers is pleased to present For Lease: Approximately 1845 square feet of premium inline retail space on the storied retail strip of Milwaukee Avenue in Chicago's famed Bucktown neighborhood. A 12-foot high windowed storefront lets natural light flood the interior's open floor plan and helps highlight the vintage tin ceilings and exposed brick walls. Other features include spiraled HVAC ductwork, track lighting, a storage room, and one ADA-compliant bathroom. 1855 Milwaukee's location offers near unmatched access to public transit and neighboring amenities like grocery stores, parks, restaurants, cafes, and bars within a one-mile radius making this the perfect place for your new retail store. And being steps from The 606 - Milwaukee & Leavitt Access Point, 758' from CTA's Western/Milwaukee Blue Line Station, and just 737' from the Western Avenue Bus Corridor gives this property a Walk Score of Walker's Paradise, a Transit Score of Excellent and a Transit Orient Development zone designation.

## COMMUNITY ASSETS WITHIN 1 MILE

7 grocery stores | 1 library | 24 cafés & coffee shops | 12 parks  
107 restaurants | 17 fast food places | 11 banks | 45 bars & pubs  
16 health & medical | 11 CPS schools | 5 non-public schools 13 federally-qualified health centers (FQHC)

### Hunter Cannon

Senior Vice President | Chicago - Downtown  
312 612 5950  
[hunter.cannon@colliers.com](mailto:hunter.cannon@colliers.com)



# Property Details



**1,845 SF**  
Size



**90 Paradise**  
Walk Score™



**B3-2**  
Zoning



**Excellent**  
Transit Score™



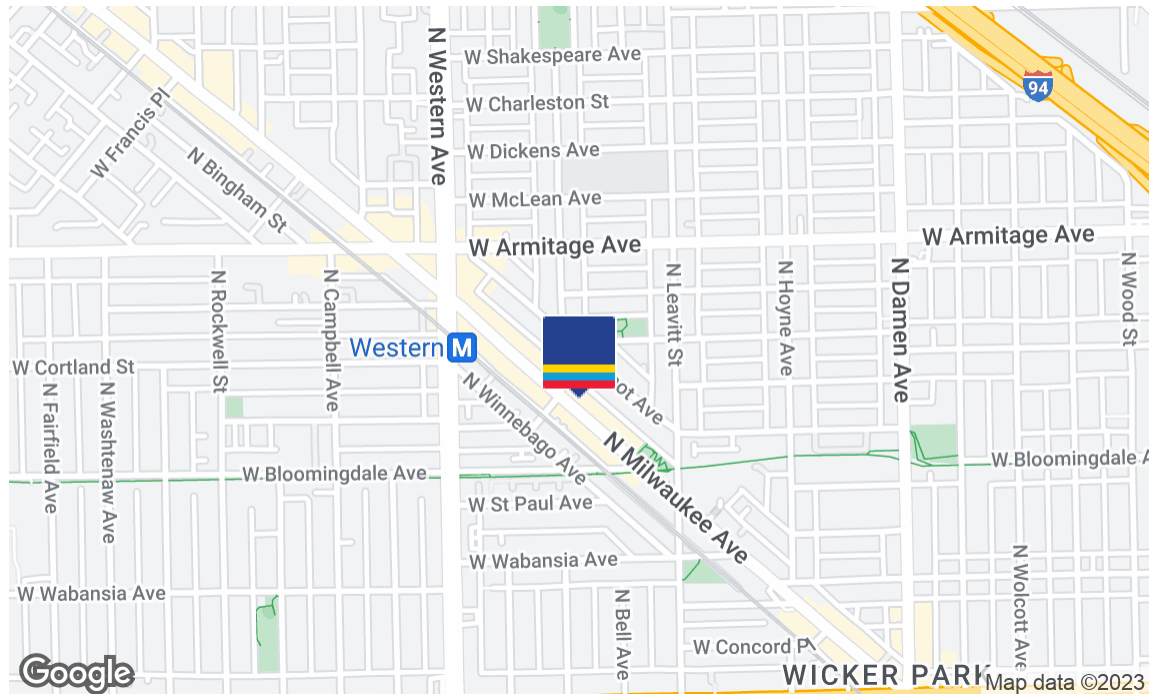
**\$198,430**  
Household Income 1/4 Mi.



**606**  
Bloomington Bike Trail



**55,815**  
1 Mi. Population



## Location Overview

The neighborhood of Bucktown forms the eastern-most boundary of the Logan Square community, and is defined by the North Branch of the Chicago River to its east, Bloomingdale Avenue to the south, Diversey Parkway to its north, and Western Avenue to its west. Damen Avenue is considered the main artery in Bucktown, there are a number of popular areas along Diversey Parkway, Fullerton, and Armitage Avenues (east-west) and Elston as well as a slice of Milwaukee Avenues (north-south). This gives the neighborhood numerous pockets for shopping, dining, and entertainment, all walking distance from wherever one resides. Add to this the Bloomington Trail – also popularly known as “The 606” – at the southern boundary, and you’ll find that you’ll never be without something to do, indoors or out.

## Notable Area Retail

- Starbucks
- McDonald's
- Zen Yoga Garage
- Marine Layer
- Walgreen's
- Royal Palms
- Corepower Yoga
- Bucktown Music
- Small Cheval
- Kriser's Pet
- Sweet Rice
- Spa Soak
- Yolk test kitchen
- ALDI
- Northwestern Immediate Care

### Hunter Cannon

Senior Vice President | Chicago - Downtown  
312 612 5950  
hunter.cannon@colliers.com

[colliers.com/chicago](https://colliers.com/chicago)

**Colliers**

# Retailer Map



## Hunter Cannon

Senior Vice President | Chicago - Downtown

312 612 5950

[hunter.cannon@colliers.com](mailto:hunter.cannon@colliers.com)

[colliers.com/chicago](https://colliers.com/chicago)

Colliers



## Additional Photos



**Hunter Cannon**

Senior Vice President | Chicago - Downtown

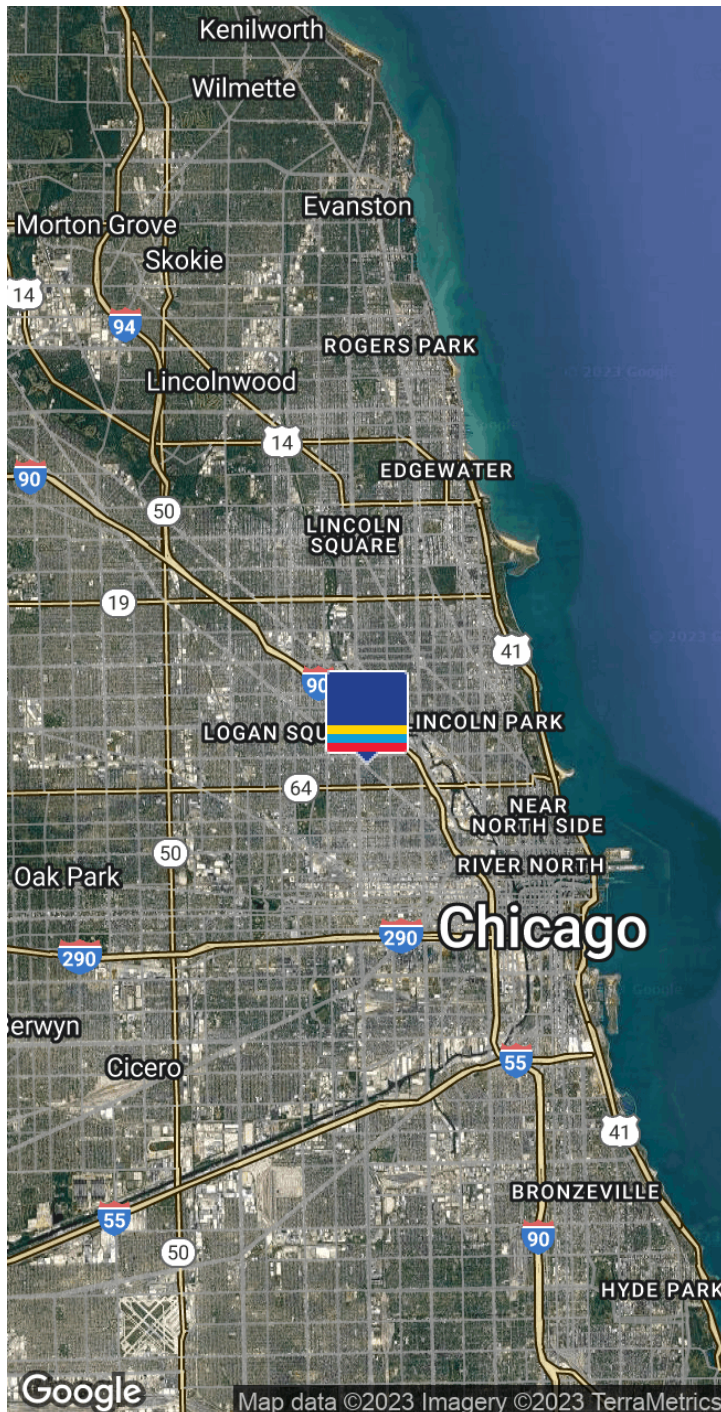
312 612 5950

[hunter.cannon@colliers.com](mailto:hunter.cannon@colliers.com)

[colliers.com/chicago](https://colliers.com/chicago)



# Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	4,720	18,660	62,118
Average Age	32.2	32.5	32.2
Average Age (Male)	32.6	32.9	32.4
Average Age (Female)	31.8	32.2	32.2

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	2,287	9,169	30,404
# of Persons per HH	2.1	2.0	2.0
Average HH Income	\$199,121	\$166,986	\$142,202
Average House Value	\$823,478	\$635,123	\$601,476

*\* Demographic data derived from 2020 ACS - US Census*

## Hunter Cannon

Senior Vice President | Chicago - Downtown

312 612 5950

[hunter.cannon@colliers.com](mailto:hunter.cannon@colliers.com)

[colliers.com/chicago](https://colliers.com/chicago)

**Colliers**