

FOR LEASE

3652 W Wrightwood Ave, Chicago, IL

**f.erin
feinerman**



CORNER SPACE IN LOGAN SQUARE UNDERGOING REHAB

PROPERTY HIGHLIGHTS

- 2157 SF 1st floor corner retail space currently undergoing exterior makeover.
- The building will feature new windows, rehabbed brickwork, and fresh paint.
- Raw, open interior open for any design concept.
- Available sidewalk patio and hip backyard area.
- Ample window frontage; excellent for any hospitality or retail concept.
- Landlord willing to do work for custom build-out.

- Other Logan Square businesses nearby provide space with instant community appeal.
- Space has existing plans for a cafe with liquor license.

**ZONED
ALDERMAN
WARD**

C1-1
Ramirez-Rosa, Carlos
35th

PRICE

UPON REQUEST

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LOGAN SQUARE

Logan Square proves that it is hip to be square after all. The Northwest Side neighborhood, named one of the coolest in the country, attracts residents with its artistic bohemian vibe, park-like boulevards, and thriving dining scene.

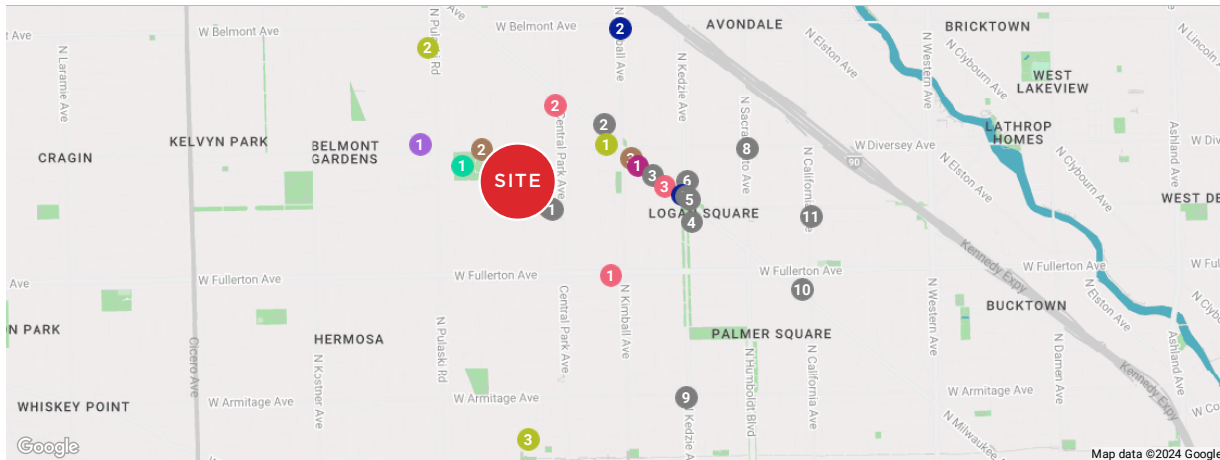
The Logan Square Boulevards District, lined with beautiful homes and mature trees, is a designated Chicago landmark.

Although it's surrounded by some of Chicago's trendiest areas for nightlife, the neighborhood definitely holds its own. Logan Square is home to locally-owned restaurants, bars, and bistros, including hotspots noted by Bon Appétit as among Chicago's best. Artists and musicians live and work in the neighborhood, performing and displaying their art at local coffee shops, cafes, and theaters.

Known for its historic greystones, large bungalows, and stately mansions, Logan Square is undergoing a boom of residential development, including condominiums, lofts, townhomes, three-flats, and single-family homes at a variety of price points. While there is ample new construction, the community still retains its historic charm by repurposing and preserving its landmarks.

The neighborhood's easy access to the CTA Blue Line is another draw for residents along with The 606 trail.

3652 W Wrightwood Avenue



RESTAURANTS

- 1 Sugar Moon
3612 W WRIGHTWOOD AVE, 0.1 MI
- 2 Giordano's
2855 NORTH MILWAUKEE AVENUE, 0.4 MI
- 3 Cafe Con Leche
2714 NORTH MILWAUKEE AVENUE, 0.5 MI
- 4 Lula Cafe
2537 NORTH KEDZIE BOULEVARD, 0.6 MI
- 5 Websters Wine Bar Chicago
2601 NORTH MILWAUKEE AVENUE, 0.6 MI
- 6 Longman & Eagle
2657 NORTH KEDZIE AVENUE, 0.6 MI
- 7 Reno
2607 NORTH MILWAUKEE AVENUE, 0.6 MI

- 8 NoodleBird
2957 WEST DIVERSEY AVENUE, 0.9 MI
- 9 Scofflaw
3201 WEST ARMITAGE AVENUE, 1.0 MI
- 10 Revolution Brewing - Brewpub
2323 NORTH MILWAUKEE AVENUE, 1.1 MI
- 11 Starbucks
2543 NORTH CALIFORNIA AVENUE, 1.1 MI

COFFEE

- 1 necessary & sufficient coffee
3624 W WRIGHTWOOD AVE, 0.1 MI
- 2 Brew Brew Coffee and Tea
3832 WEST DIVERSEY AVENUE, 0.3 MI

- 3 Chiya Chai Logan Square
2770 NORTH MILWAUKEE AVENUE, 0.4 MI

SHOPPING

- 1 The Dill Pickle Food Co-op
2746 NORTH MILWAUKEE AVENUE, 0.5 MI

GROCERY

- 1 Cermak Fresh Market
4000 WEST DIVERSEY AVENUE, 0.5 MI

GYM

- 1 Fit Results Logan Square
3430 WEST DIVERSEY AVENUE FLOOR 1, 0.4 MI
- 2 Planet Fitness
3120 NORTH PULASKI ROAD, 0.8 MI
- 3 McCormick YMCA
1834 NORTH LAWNSDALE AVENUE, 0.9 MI

ENTERTAINMENT

- 1 Burlington Bar
3425 WEST FULLERTON AVENUE, 0.4 MI
- 2 Central Park Bar
2924 N CENTRAL PARK AVE, 0.4 MI
- 3 The Logan Theatre
2646 NORTH MILWAUKEE AVENUE, 0.5 MI

TRANSIT

- 1 Logan Square
CTA - BLUE LINE, 0.6 MI
- 2 Belmont
CTA - BLUE LINE, 0.8 MI

PARKS

- 1 Kosciuszko (Thadeuz) Park
2732 NORTH AVERS AVENUE, 0.3 MI

retail and traffic information

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demographics

	1 mile	3 mile	5 mile
2024 Estimated Population	70,026	503,811	1,262,349
2024 Estimated Households	28,520	200,668	559,873
2024 Estimated Average Household Income	\$105,942	\$127,866	\$130,399

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