

LEASE

Wicker Park | 2nd Generation Fitness Space For LEASE

1330 N. MILWAUKEE AVENUE

Chicago, IL 60622



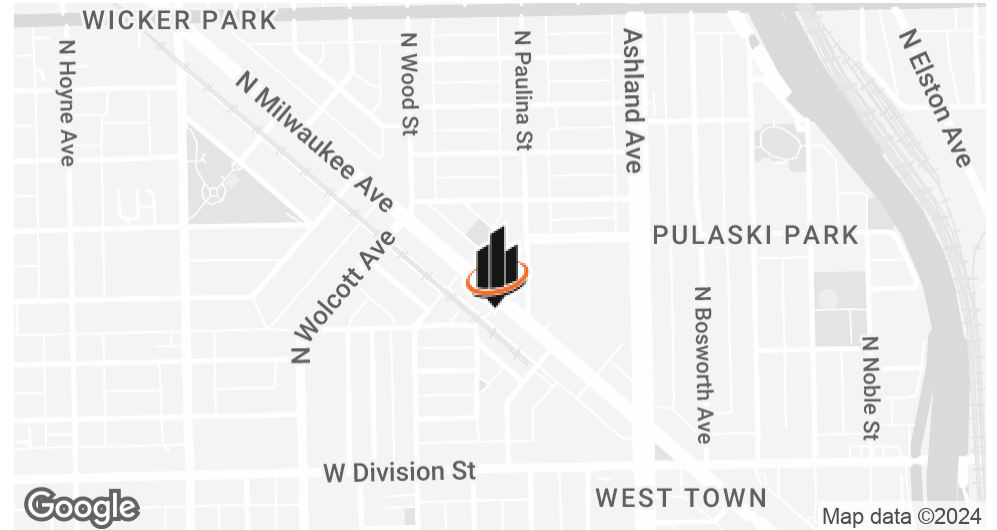
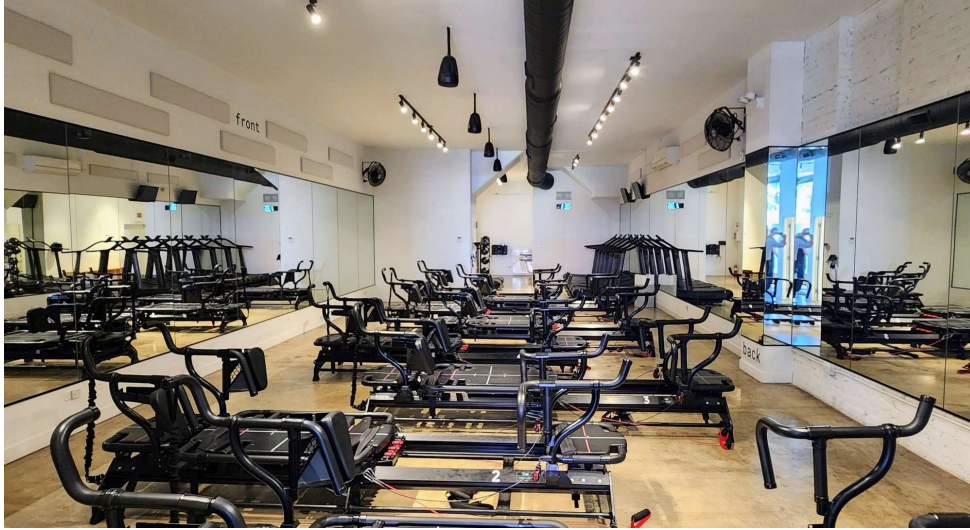
PRESENTED BY:

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PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

| | |
|----------------------|--------------|
| LEASE RATE: | \$30/PSF Net |
| AVAILABLE SF: | 2,200 SF |
| ZONING: | B3-3 |

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PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to introduce a prime leasing opportunity at 1330 N. Milwaukee Avenue in Chicago's Wicker Park neighborhood. This 2,200 SF second-generation fitness space boasts an open layout with 12' high ceilings, track lighting, and polished concrete floors. Equipped with two ADA bathrooms, a utility room with washer/dryer hookup, and a full basement for storage or expansion, this space is ideal for a plug-and-play fitness concept. Additionally, the space is wired for sound and camera systems, has central heat and air, and offers 400 amp electrical service. Its excellent location near public transportation and metered parking, in the vibrant Wicker Park neighborhood, make it an ideal space for businesses seeking convenience and visibility. Zoning is B3-3. Contact listing agent for more details and view video tour here: <https://youtu.be/SSW4TiO9iy4>.

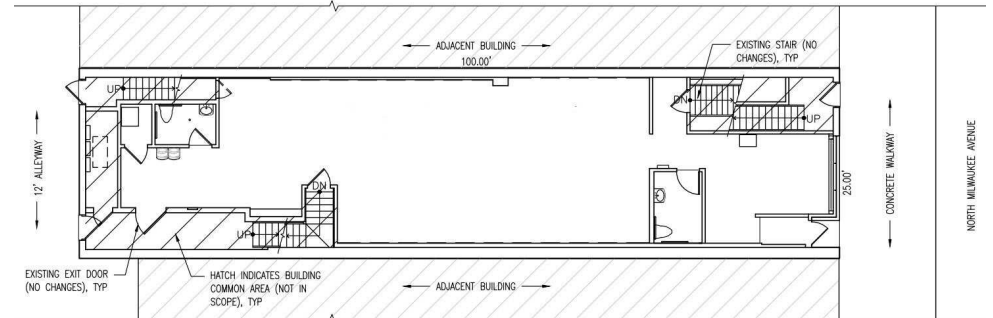
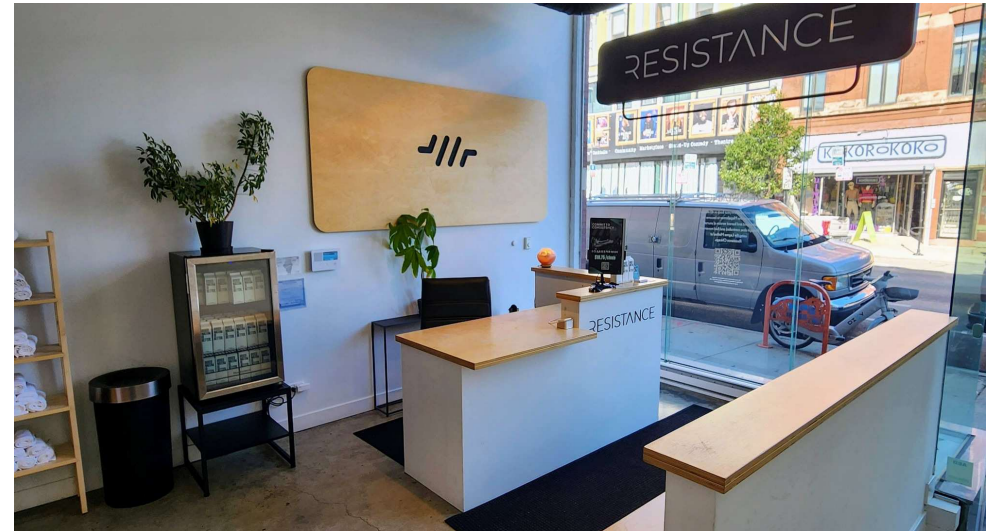
COMPLETE HIGHLIGHTS

LOCATION INFORMATION

| | |
|----------------------------|--------------------------|
| STREET ADDRESS | 1330 N. Milwaukee Avenue |
| CITY, STATE, ZIP | Chicago, IL 60622 |
| SUB-MARKET | Wicker Park |
| CROSS-STREETS | Milwaukee and Paulina |
| SIGNAL INTERSECTION | Yes |

PROPERTY HIGHLIGHTS

- 2,200 SF, 2nd Generation Fitness Space
- Open Layout with High Ceilings (12'), Track Lighting, and Polished Concrete Floors
- Two (2) ADA Bathrooms, Utility Room with Washer/Dryer Hookup
- Full Basement with High Ceilings for Additional Storage or Expansion
- Central Heat and Air, 400 Amp Service, Wired for Sound and Camera System
- Close Proximity to Public Transportation (Blue Line Division and Damen Stops, Milwaukee Ave Bus)
- Easy Metered Parking Available
- Wicker Park Neighborhood
- Zoned B3-3
- Video Tour - <https://youtu.be/SSW4TiO9iy4>

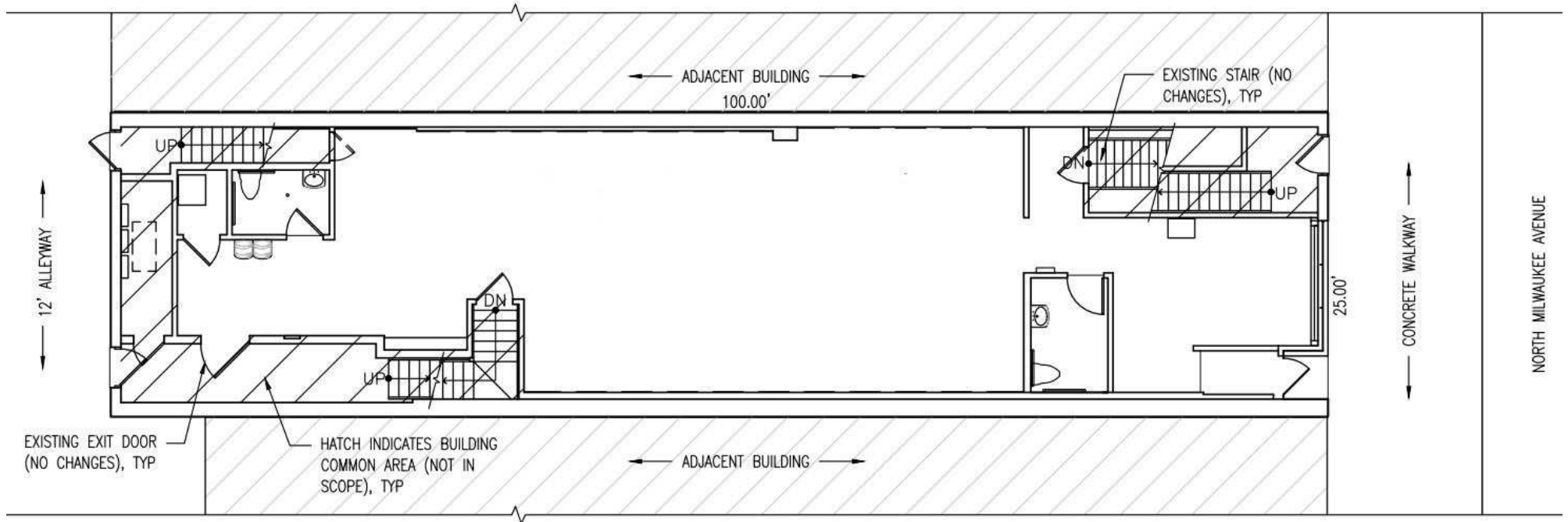


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FLOOR PLAN

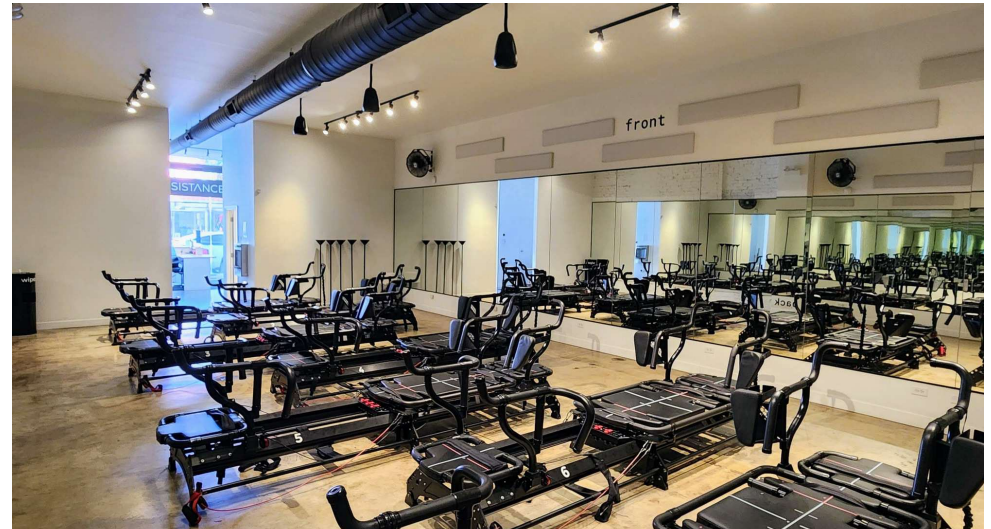
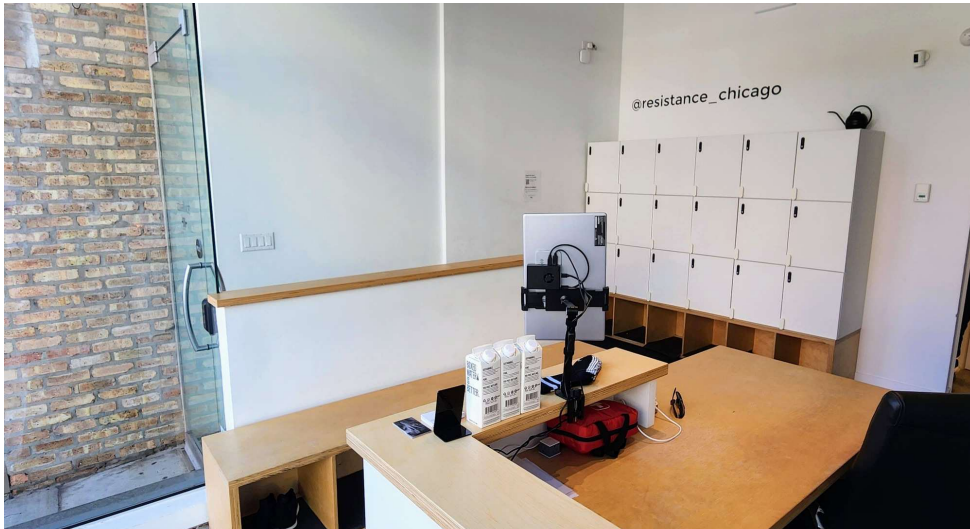
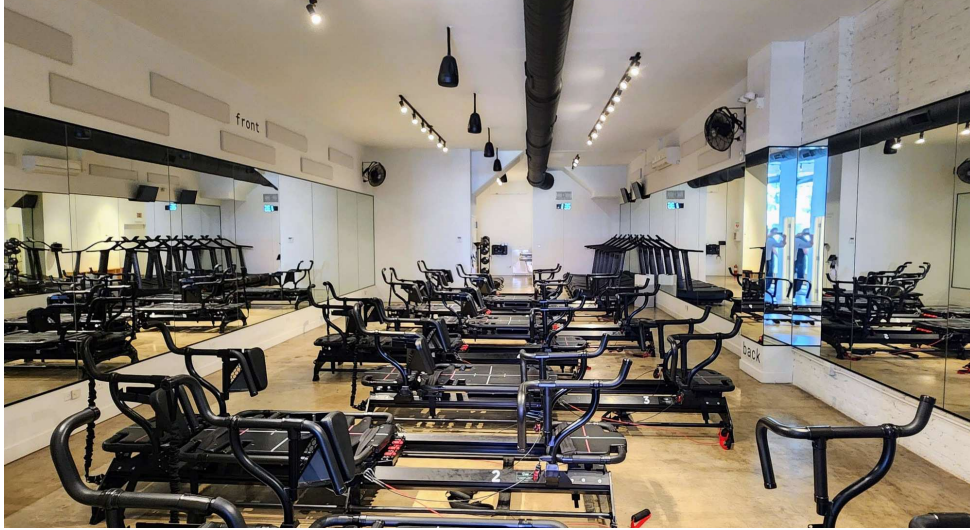


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INTERIOR PHOTOS

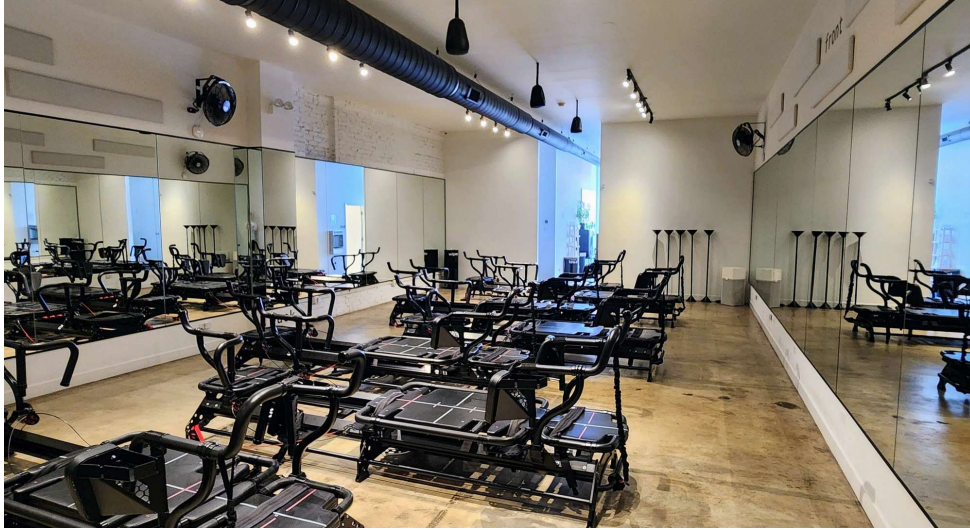


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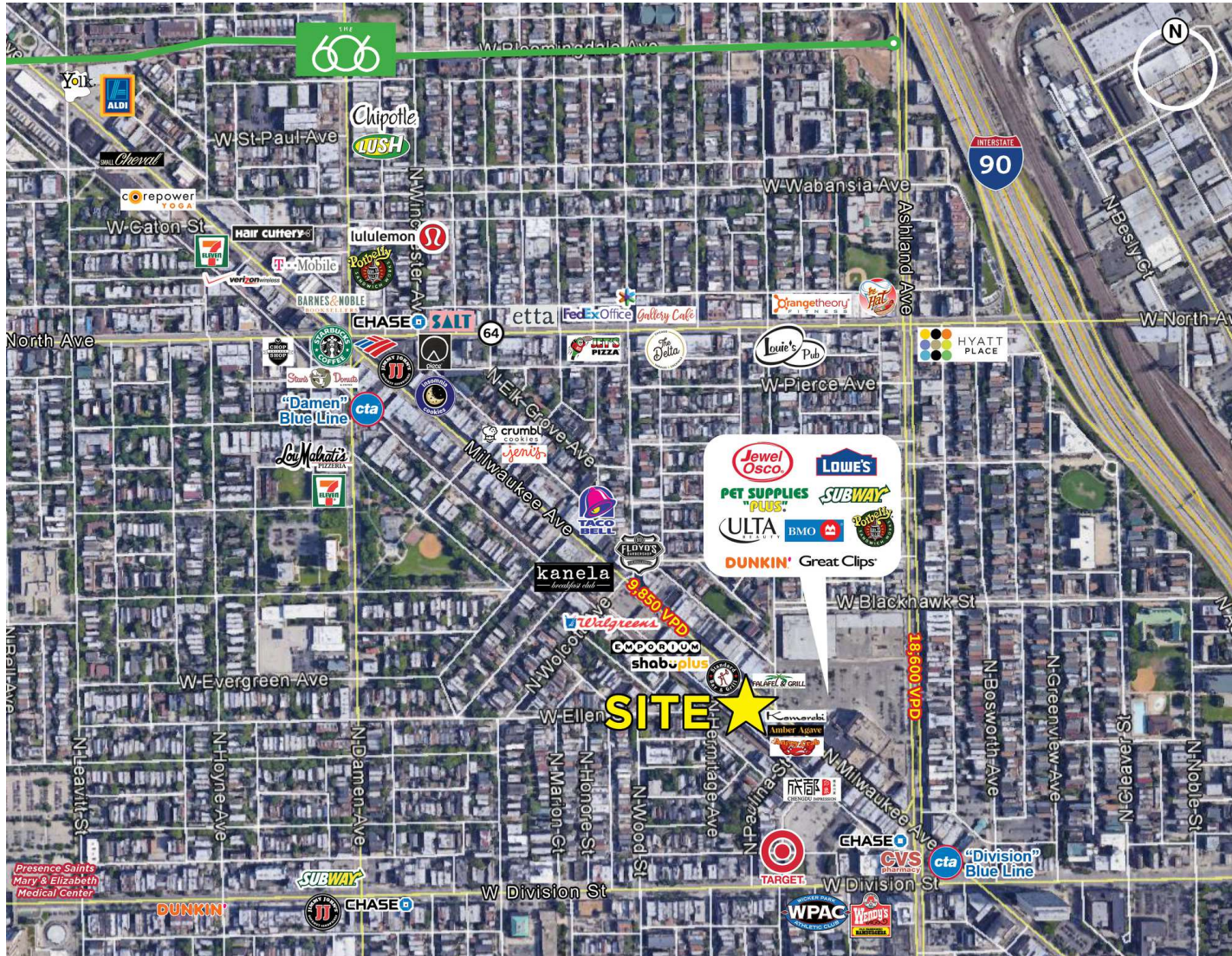


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RETAIL AERIAL MAP

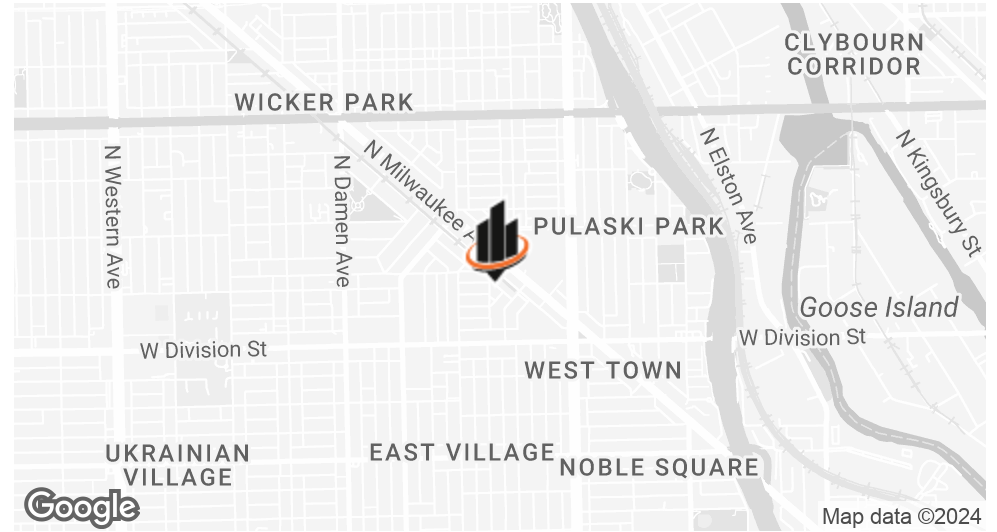
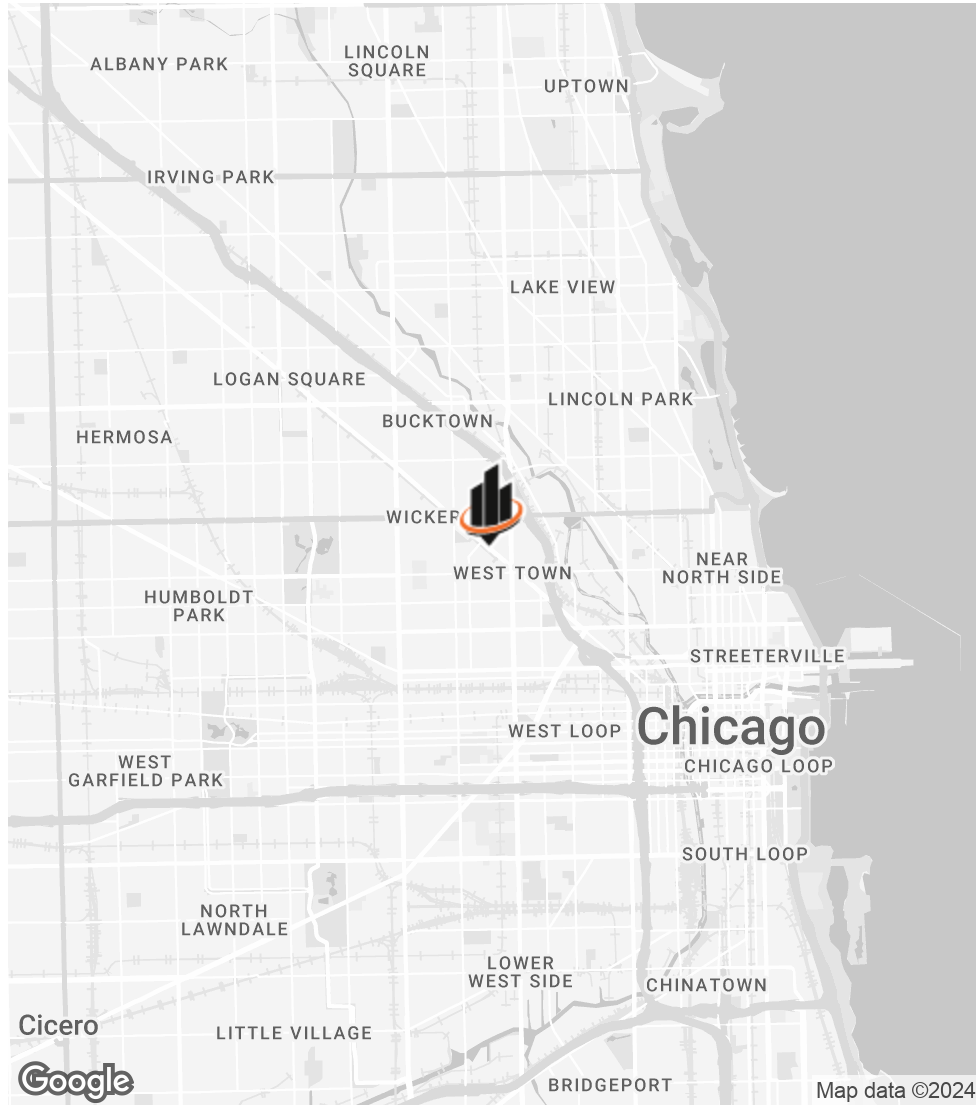


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LOCATION MAPS



LOCATION OVERVIEW

Wicker Park/Bucktown is a neighborhood of over 26,000 residents within the West Town community area in Chicago, Illinois. Situated just west of Ashland Ave, east of Western Ave, south of the 606 Bloomingdale Trail, and north of Division Street, Wicker Park is known for its local music, fashion culture, art galleries, nightlife, and food scene including numerous retail and entertainment establishments. The Wicker Park/Bucktown Historic District is on the National Register of Historic Places the district's broad range of architectural styles include the Italianate, Queen Anne, Classical Revival, Arts and Crafts, and Art Deco. Once considered as "up and coming," Wicker Park has matured into an important commercial district for Chicago's economic development. Wicker Park also boasts excellent public transportation options including the Blue Line Damen and Division CTA Stations, major bus routes on Ashland, North, Division, Milwaukee and Damen and general proximity to the Loop and other desirable neighborhoods including Bucktown, Ukrainian Village, Logan Square and Lincoln Park.

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DEMOGRAPHICS MAP & REPORT

POPULATION

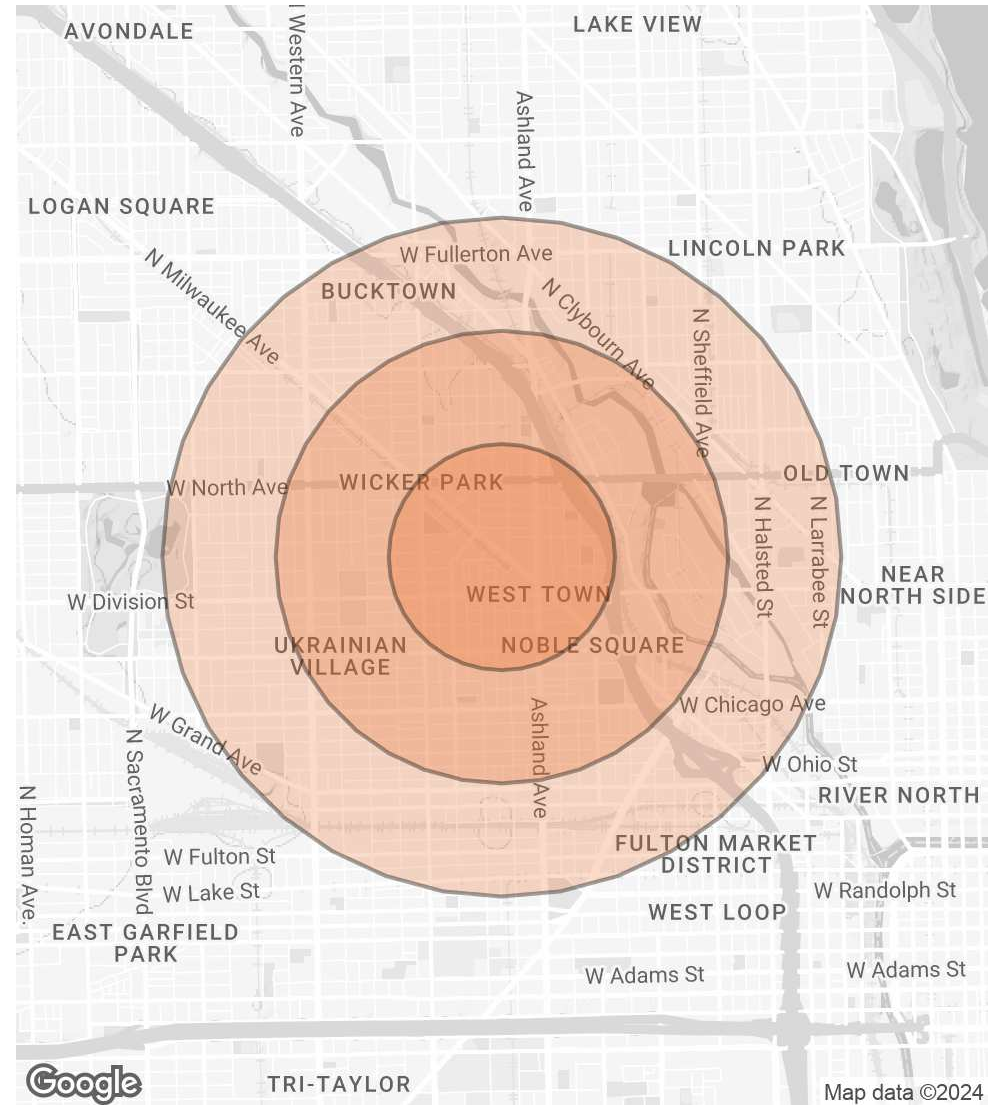
0.5 MILES 1 MILE 1.5 MILES

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| TOTAL POPULATION | 21,369 | 60,738 | 119,636 |
| AVERAGE AGE | 30.5 | 31.1 | 31.0 |
| AVERAGE AGE (MALE) | 30.9 | 31.6 | 31.5 |
| AVERAGE AGE (FEMALE) | 30.1 | 30.8 | 30.7 |

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 9,932 | 28,569 | 53,951 |
| # OF PERSONS PER HH | 2.2 | 2.1 | 2.2 |
| AVERAGE HH INCOME | \$96,285 | \$99,668 | \$101,622 |
| AVERAGE HOUSE VALUE | \$591,185 | \$569,733 | \$567,215 |

2020 American Community Survey (ACS)



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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