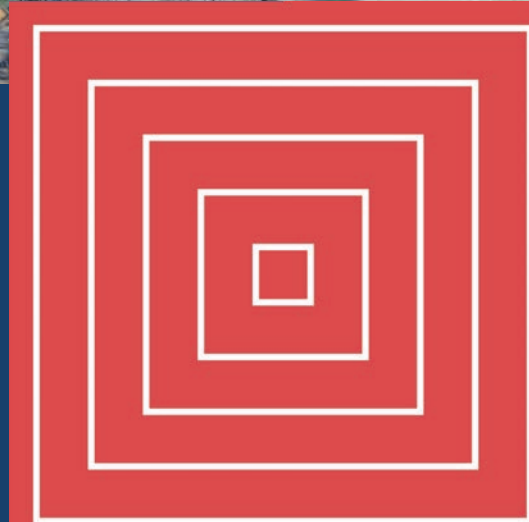




**1767** North  
Milwaukee Ave

*Second-Generation  
Corner Restaurant Opportunity  
Along The 606 Trail  
**For Lease***







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# Leasing Overview

**1767** North  
Milwaukee Ave



**ASKING RENT:**

\$35/SF NNN

**EST. NNNs:**

\$18/SF

**SPACE AVAILABLE:**

4,543 SF

**CEILING HEIGHT:**

~15'

**FRONTAGE:**

~130'

**ZONING:**

PD 1297

**DATE AVAILABLE:**

NOW

**CONDITION:**

2ND GENERATION

**SUB-MARKET:**

WICKER PARK

**ALDERMANIC WARD:**

32/WAGUESPACK



# Leasing Highlights

**1767**<sup>North</sup>  
Milwaukee Ave

- ▶ Second-generation corner restaurant opportunity located along the 606 Trail with over 2M visitors annually.
- ▶ Located at the base of 606 blue, a fully leased 94-unit luxury apartment building featuring excellent retail co-tenancy with Aldi.
- ▶ 4,543 SF available, featuring over 130' of retail frontage along Milwaukee Avenue with unparalleled visibility from the 606 Trail and potential for outdoor sidewalk seating.
- ▶ Phenomenal existing conditions with in-place black iron, cooking hood, walk-in cooler, extensive electrical service and expansive kitchen area.
- ▶ Dense residential population of ~68,680 with affluent average household income of over \$207,208 within a 1-mile radius.
- ▶ Walking distance from the Damen CTA Station with ridership of over 1,225,000 annually.

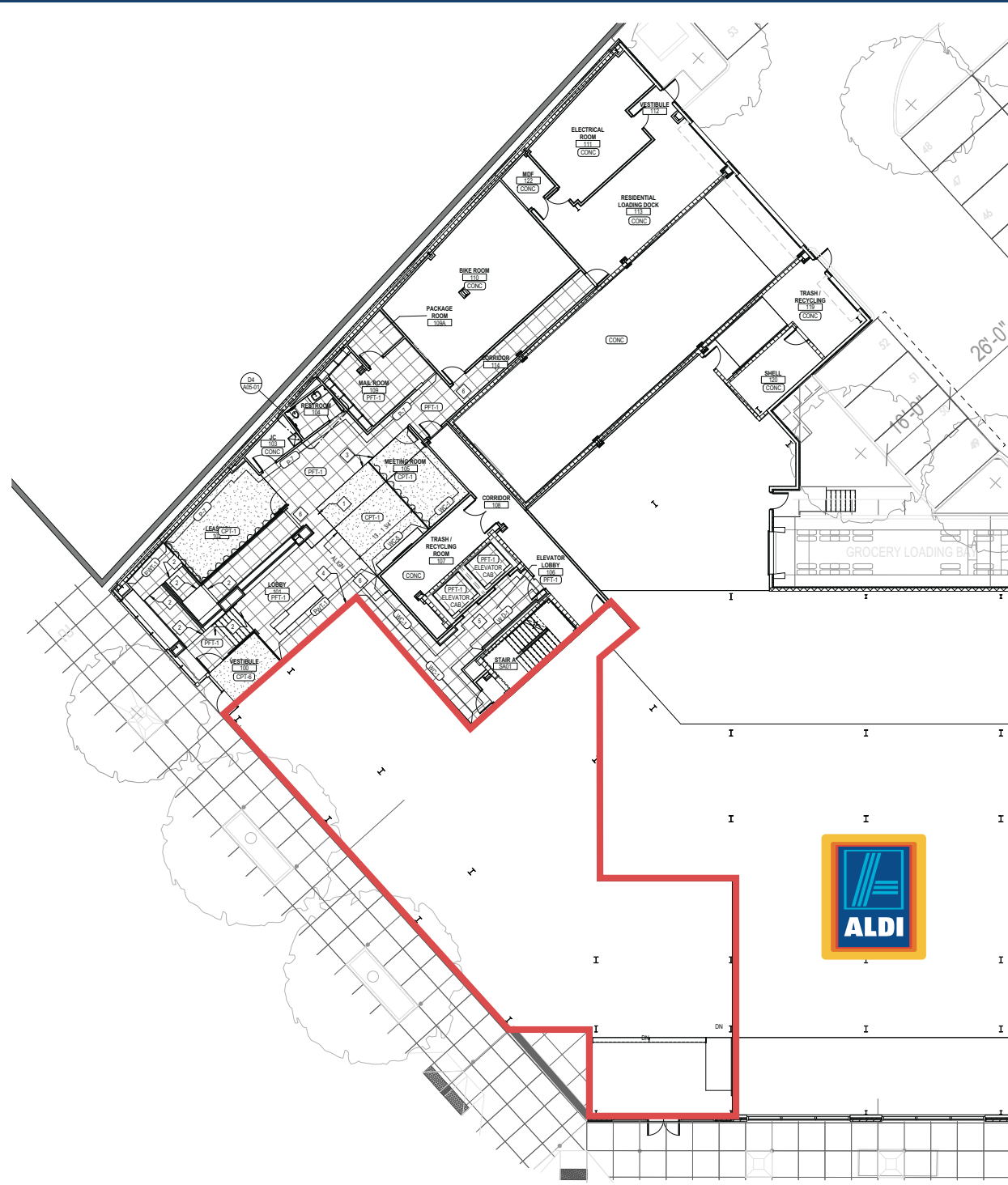


[click for video tour](#)



# Floor Plan

1767 North Milwaukee Ave





## WICKER PARK

Wicker Park is one of Chicago's most dynamic and trend-forward neighborhoods, known for its high pedestrian traffic, creative energy, and strong dining and nightlife scene. Anchored by the Milwaukee, Damen, and North Avenue corridors, the area attracts a dense mix of young professionals, creatives, and visitors drawn to its eclectic blend of chef-driven restaurants, boutique retailers, music venues, and nationally recognized brands. Immediate access to the CTA Blue Line at Damen and Division, along with constant vehicular and bike traffic, makes Wicker Park a proven destination for experiential retail and restaurant concepts seeking visibility, energy, and a built-in customer base.



## AREA DEMOGRAPHICS

1-mile



ESTIMATED POPULATION

**65,380**



MEDIAN HOUSEHOLD INCOME

**\$143,989**



ESTIMATED HOUSEHOLDS

**31,440**



ESTIMATED DAYTIME POPULATION

**30,272**



TOTAL BUSINESSES

**3,030**



TOTAL EMPLOYEES

**20,591**

# Area Drivers

1767 North  
Milwaukee Ave

VanLeeuwen

La COLOMBE  
COFFEE ROASTERS

BIGSTAR



jenie's

GUZMAN Y GOMEZ  
Mexican Kitchen



sweetgreen



Goddess  
AND GROCER

BARNES  
& NOBLE



SHINOLA

CLUB MONACO

SALOMON



Supreme



BARRY'S



bluemercury  
makeup • skincare • spa



crumbl  
cookies



TREK

Aēsop®

verizon



T-Mobile

credo  
BEAUTY

THURSDAY  
BOOT CO.

THE  
ROBEY  
CHICAGO

one medical



CHASE



Dentologie





# 1767

North ▲

## Milwaukee Ave



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