

# VIENNA BEEF PLAZA

NEC of Damen, Elston & Fullerton  
Bucktown | Chicago, IL





# VIENNA BEEF PLAZA

## PROPERTY DETAILS

- Introducing Vienna Beef Plaza — an approximately 100,000 SF (divisible) retail redevelopment with up to 68,000 SF remaining in the epicenter of Chicago's top performing mid/big-box market serving the Bucktown/ Wicker Park, Lincoln Park, and Lakeview trade areas
- Property sits at a signalized intersection anchoring the northeast quadrant of Damen, Elston, and Fullerton Avenues serving a combined 59,000 vehicles per day
- Ease of accessibility via full access interchange at I-90/94 Kennedy Expressway Fullerton Exit

## SPACE DETAILS

- Join newly signed lease with 30,000 SF Tenant (coming soon) and 5,700 SF Vienna Beef Factory Store and Cafe (coming soon)
- ±4,000 SF corner and ±63,000 SF available along Damen Avenue with 30'-48'-58' column spacing and 20'-24'5" clear heights
- 225 surface parking spaces
- Two double-sided pylon signs, at corner of intersection and at main entrance to property fronting Elston Parkway
- Landlord delivery estimated to be Q4 2023

## CO-TENANTS



DAMEN AVENUE  
WEST ELEVATION



# VIENNA BEEF PLAZA

## DEMOGRAPHICS

### DAYTIME POPULATION

1 mile	1.5 miles	2 miles
47K	123K	232K

### MEDIAN HOUSEHOLD INCOME

1 mile	1.5 miles	2 miles
\$146K	\$134K	\$116K

### ANNUAL SPEND: ENTERTAINMENT

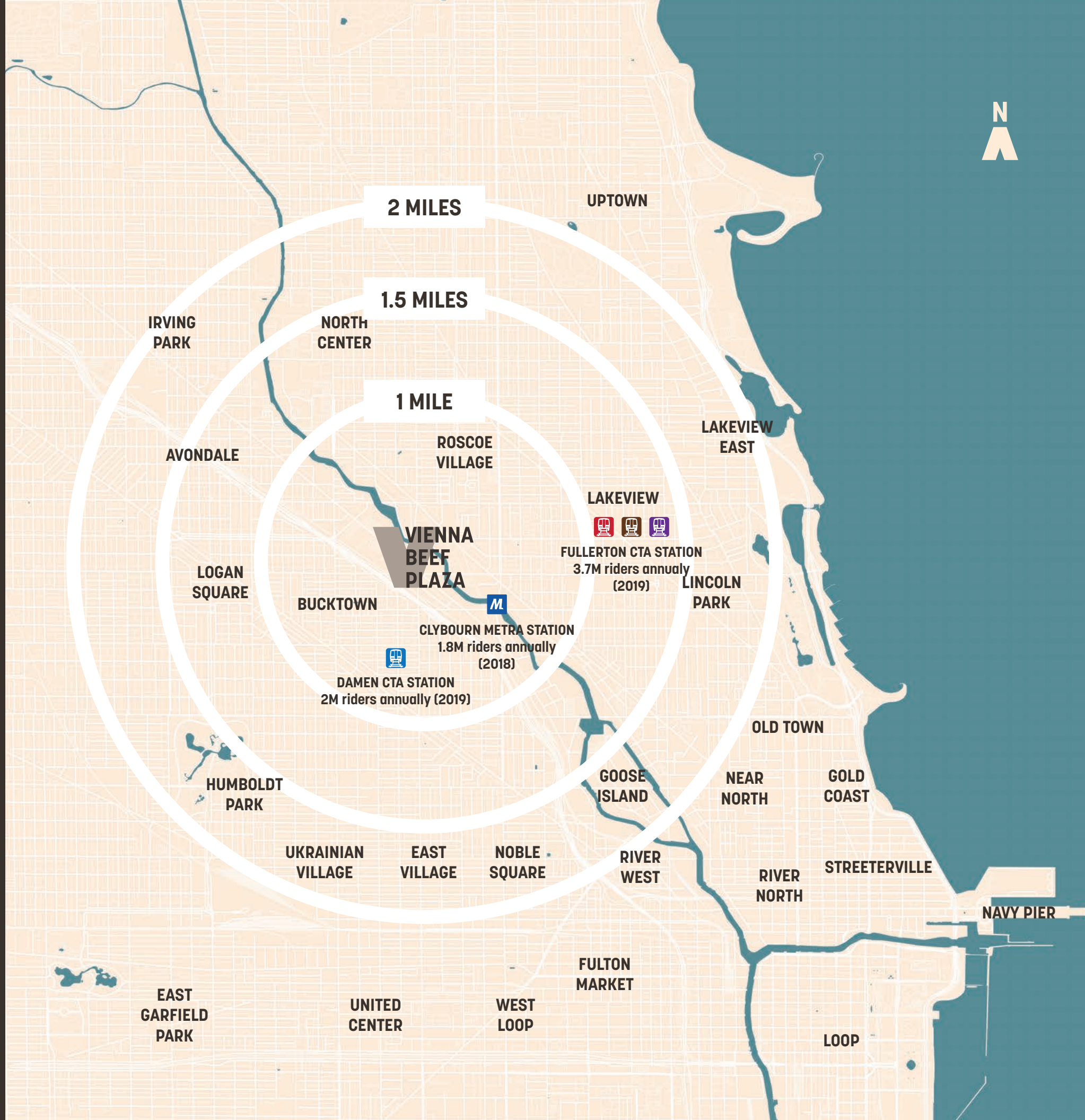
1 mile	1.5 miles	2 miles
\$165M	\$410M	\$749M

### ANNUAL SPEND: HEALTHCARE

1 mile	1.5 miles	2 miles
\$280M	\$698M	\$1.3B

### ANNUAL SPEND: FOOD AWAY FROM HOME

1 mile	1.5 miles	2 miles
\$220M	\$547M	\$1B





# MARKET AERIAL



W DIVERSEY PARKWAY (20,600 VPD)

RIVERFRONT PLAZA

HomeGoods

Burlington JOANN ROSS  
DRESS FOR LESS

XSPORT FITNESS

ULTA BEAUTY

DOLLAR TREE MICRO CENTER PET SMART

target

COSTCO

ALDI

W WRIGHTWOOD AVENUE

VCF VALUE CITY FURNITURE THE HOME DEPOT

SITE

RIVERPOINT CENTER  
Jewel-Osco five BELOW  
OLD NAVY Marshalls Starbucks

Michaels FRESH THYME MARKET

W FULLERTON AVENUE (21,500 VPD)

Public Storage

THE HOTEL AT MIDTOWN MIDTOWN ATHLETIC CLUB

KIDDIE ACADEMY EDUCATIONAL CHILD CARE

Chick-fil-e Panera Bread NorthShore University HealthSystem

goldfish swimschool

THE SALVATION ARMY

FULLERTON PLAZA  
BOB'S DISCOUNT FURNITURE OfficeMax Party City  
PGA TOUR SUPERSTORE LANE BRYANT

MARIANO'S

KOHL'S

BEST BUY

WEBSTER PLACE REDEVELOPMENT  
BARNES & NOBLE REGAL Advocate Health Care

W ARMITAGE AVENUE





# VIENNA BEEF PLAZA

**±63,251 SF**  
Total (Divisible)

**RETAIL A**  
±11,563 SF

**RETAIL B**  
±20,923 SF

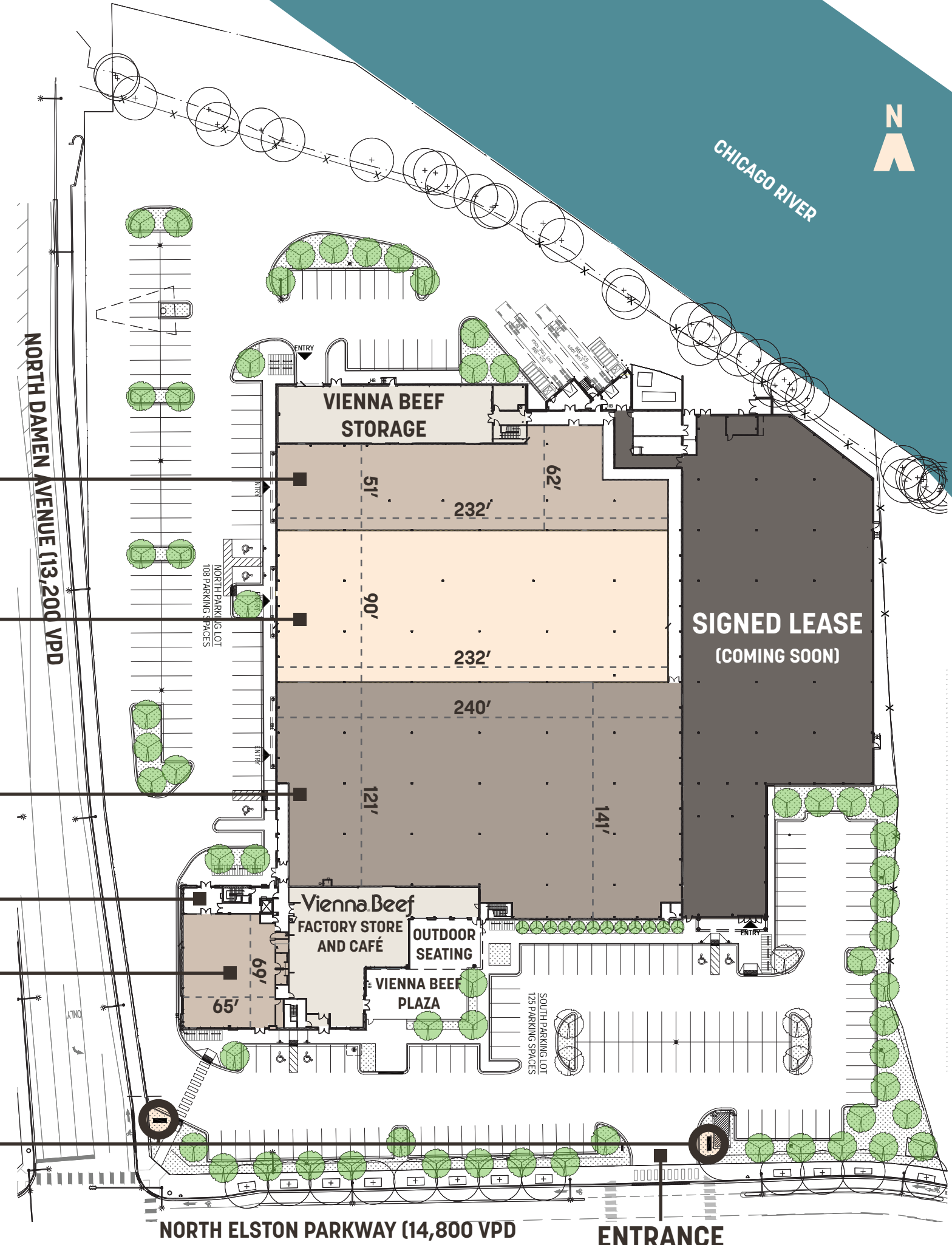
**RETAIL C**  
±30,765 SF

**RETAIL D**  
±4,087 SF

## SITE PLAN

**PYLON SIGNS**

**SECOND FLOOR OFFICE ENTRANCE**





**RETAIL A: ±11,563 SF (NOT SHOWN)**

**RETAIL B: ±20,923 SF**

**RETAIL C: ±30,765 SF**

**TOTAL: ±63,251 SF (DIVISIBLE)**

**VIENNA  
BEEF  
PLAZA**

**RETAIL B  
±20,923 SF**

**RETAIL C  
±30,765 SF**



**DAMEN AVENUE  
WEST ELEVATION**



**RETAIL D: ±4,087 SF (DIVISIBLE)**

**VIENNA  
BEEF  
PLAZA**



**ELSTON PARKWAY  
SOUTH ELEVATION**



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MID-AMERICA® URBAN



## CONTACT US

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