



CLICK FOR VIRTUAL TOUR



# 1966

## North Milwaukee

High-Visibility Wicker Park Retail Space Available



Adam Napp, CCIM  
773.865.2921  
adam.napp@svn.com

Logan Parsons  
262.903.8417  
logan.parsons@svn.com





## LEASING SUMMARY

<b>SPACE AVAILABLE:</b>	1,496 SF
<b>ASKING RATE:</b>	\$35/SF NNN
<b>EST. PASS THRUS:</b>	\$9.50/SF
<b>DATE AVAILABLE:</b>	Immediate
<b>FRONTAGE:</b>	25'
<b>PROPERTY ZONING:</b>	B3-5
<b>SUB-MARKET:</b>	Wicker Park



## LEASING HIGHLIGHTS

- Highly visible retail space steps from Western Blue Line CTA Station.
- Vanilla box delivery with ADA compliant restroom.
- Surrounded by notable retailers including Starbucks, Bank of America, McDonald's, Jersey Mike's, Subway, and Walgreens.
- Easily accessible to and from the I-90/94 Expressway, the 606 Bloomingdale Trail, Western Blue Line Station, and CTA bus routes.
- 25' of frontage along Milwaukee Avenue and 12' ceilings.
- Prominent signage opportunity available.

**CLICK FOR VIRTUAL TOUR**





# 1966

## North Milwaukee

### Wicker Park Overview

#### Wicker Park Neighborhood Description

Wicker Park is a neighborhood of over 60,000 residents within the West Town community area in Chicago, Illinois. Situated just west of Ashland 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.

In recent years, gentrification has made the area more attractive to college educated young adults, with many new restaurants, bars and stores opening to serve the more affluent population. Milwaukee Avenue between Ashland and Damen has become the main retail corridor for the neighborhood, with major new developments anchoring the ends of the street including The Robey Hotel and Wicker Park Connection. Other noteworthy area businesses include Foxtrot Market, Stan’s Donuts, Lululemon, La Colombe, Antique Taco, Brooklyn Industries, Urban Outfitters, Umami Burger, Floyd’s Barbershop, Warby Parker, Emporium, Wormhole Coffee, Violet Hour and Big Star.

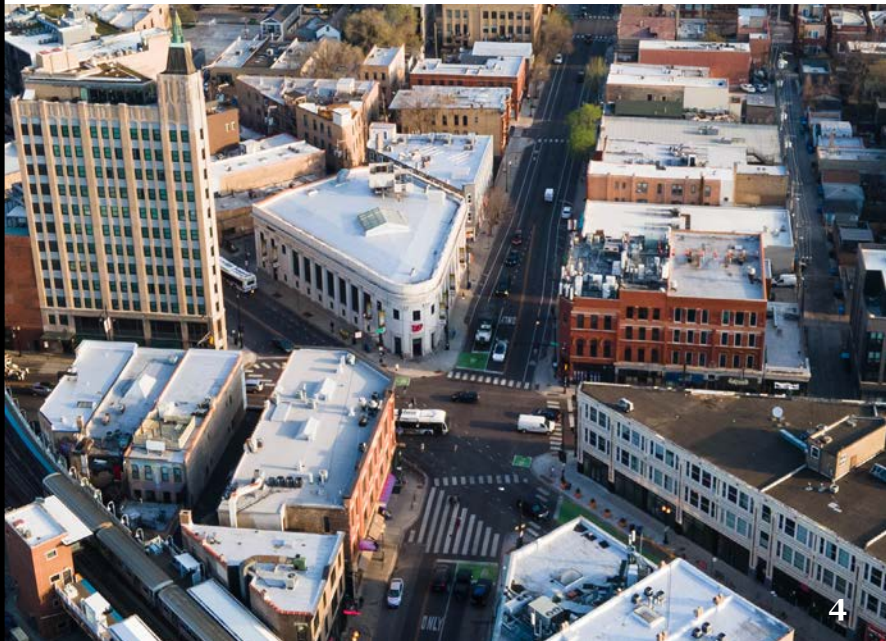
The Wicker Park/Bucktown Historic District is on the National Register of Historic Places the district’s broad range of architectural styles include the Italianate, Queen Anne, Classical Revival, Arts and Crafts, and Art Deco. Once considered as “up and coming,” Wicker Park has matured into an important 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 close proximity to the Loop and other desirable neighborhoods including Bucktown, Ukrainian Village, Logan Square and Lincoln Park.

#### Demographic Snapshot

	0.25 MILES	0.50 MILES
TOTAL POPULATION	4,837	20,213
AVERAGE AGE	37	37
TOTAL HOUSEHOLDS	2,250	9,568
PEOPLE PER HOUSEHOLD	2.1	2.1
AVERAGE HOUSEHOLD INCOME	\$165,708	\$168,112
AVERAGE HOUSE VALUE	\$559,622	\$523,428

*\*Demographic Snapshot data provided by Applied Geographic Solutions & Costar Group*

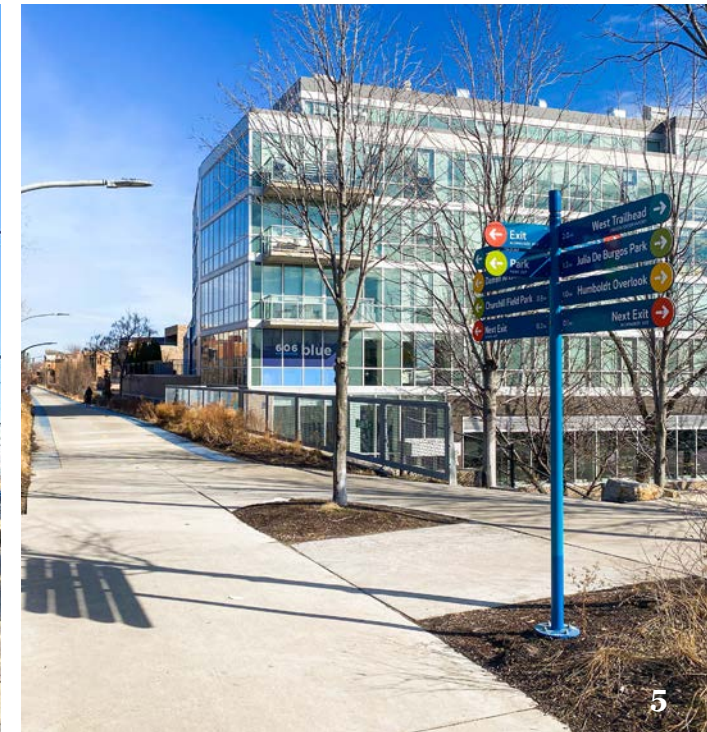




# 1966

## North Milwaukee

### Sub-Market Photos





# 1966

## North Milwaukee

### Notable Area Tenants



1753 N Milwaukee



2018 W North



1627 N Damen



1619 N Damen



1722 W Division



1572 N Milwaukee



1563 N Milwaukee



1552 N Milwaukee



1532 N Milwaukee



1552 N Damen



1518 N Milwaukee



1520 N Milwaukee



1521 N Milwaukee



1513 N Milwaukee



1505 N Milwaukee



1471 N Milwaukee



1464 N Milwaukee



1457 N Milwaukee



1560 N Damen



1629 N Damen



1633 N Damen



1645 N Damen



1653 N Damen



1620 N Milwaukee



1649 N Damen



1635 W Division



1732 N Milwaukee



1630 N Damen



1733 N Damen



1704 N Milwaukee



1647 N Milwaukee

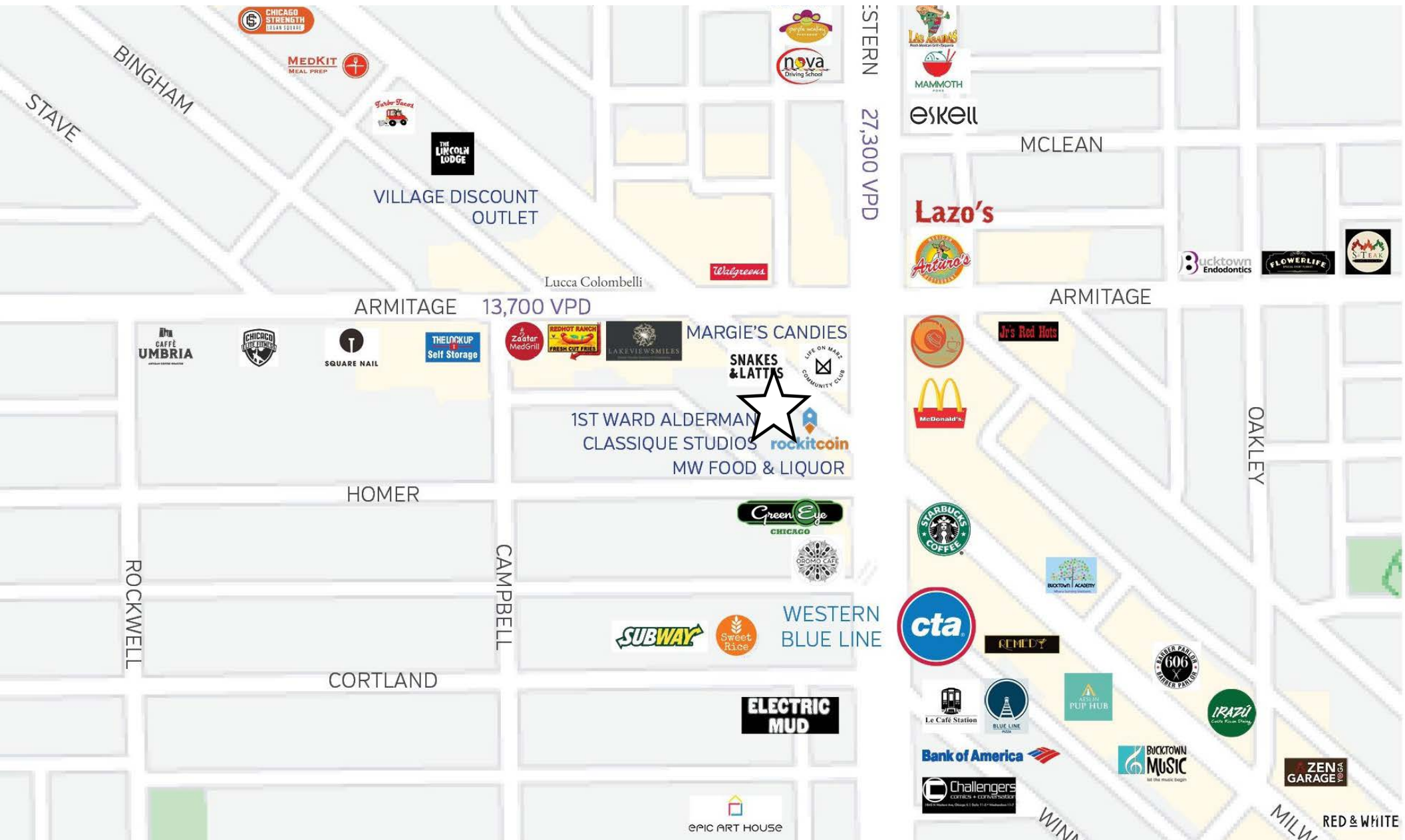


1611 N Damen

# 1966

## North Milwaukee

### Area Map





SINCE 1956  
**Jersey Mike's**  
SUBS

# 1966

## North Milwaukee

### SVN® CHICAGO COMMERCIAL

940 West Adams Street, 2nd Floor  
Chicago, Illinois 60607

[www.svnchicago.com](http://www.svnchicago.com)

All SVN® Offices Independently Owned & Operated.

The information listed in this brochure has been obtained from sources we believe to be reliable, however we accept no responsibility for its correctness.



**Adam Napp, CCIM**  
773.865.2921  
[adam.napp@svn.com](mailto:adam.napp@svn.com)

**Logan Parsons**  
262.903.8417  
[logan.parsons@svn.com](mailto:logan.parsons@svn.com)