



### Offering Summary

Lease Rate:	Negotiable
Lease Type:	Modified Gross
Available SF:	950 SF
Building SF:	6,259 SF
Lot Size:	0.07 Acres
Year Built:	1901
Zoning:	B3-2
Traffic Count:	Approx. 15,400 VPD

### Property Overview

950 SF storefront for lease along Division Street in Chicago's Wicker Park neighborhood. The storefront presents an opportunity to join a thriving commercial corridor filled with an abundance of national retailers, restaurants, and other service oriented businesses. The storefront features floor to ceiling windows, approx. 22-feet of frontage along Division Street, a spacious interior, kitchenette, basement, and one (1) ADA compliant restroom. Division Street is part of dense community with approximately ~191,000 residents within a two (2) mile radius and an average household income of ~\$110,000/yr. Neighboring retailers include Target, Jewel Osco-Starbucks, Foxtrot, LA Colombe, Wicker Park Athletic Club, Philz Coffee, Parlor Pizza, Fatpour Tap Works, Stans Donuts, Smoke Daddy Restaurant, Yolk, Ora Dental, Little Wok, The UPS Store, Dunkin Donuts, and Oasis Face Bar, among many others

### Property Highlights

- Small shop opportunity in the heart of Chicago's Wicker Park neighborhood
- 22' of frontage along Division Street offering exposure to over 15,400 VPD
- Floor to ceiling windows
- Two (2) parking spaces available on-site
- Walking distance to the Division Blue Line "L" Stop

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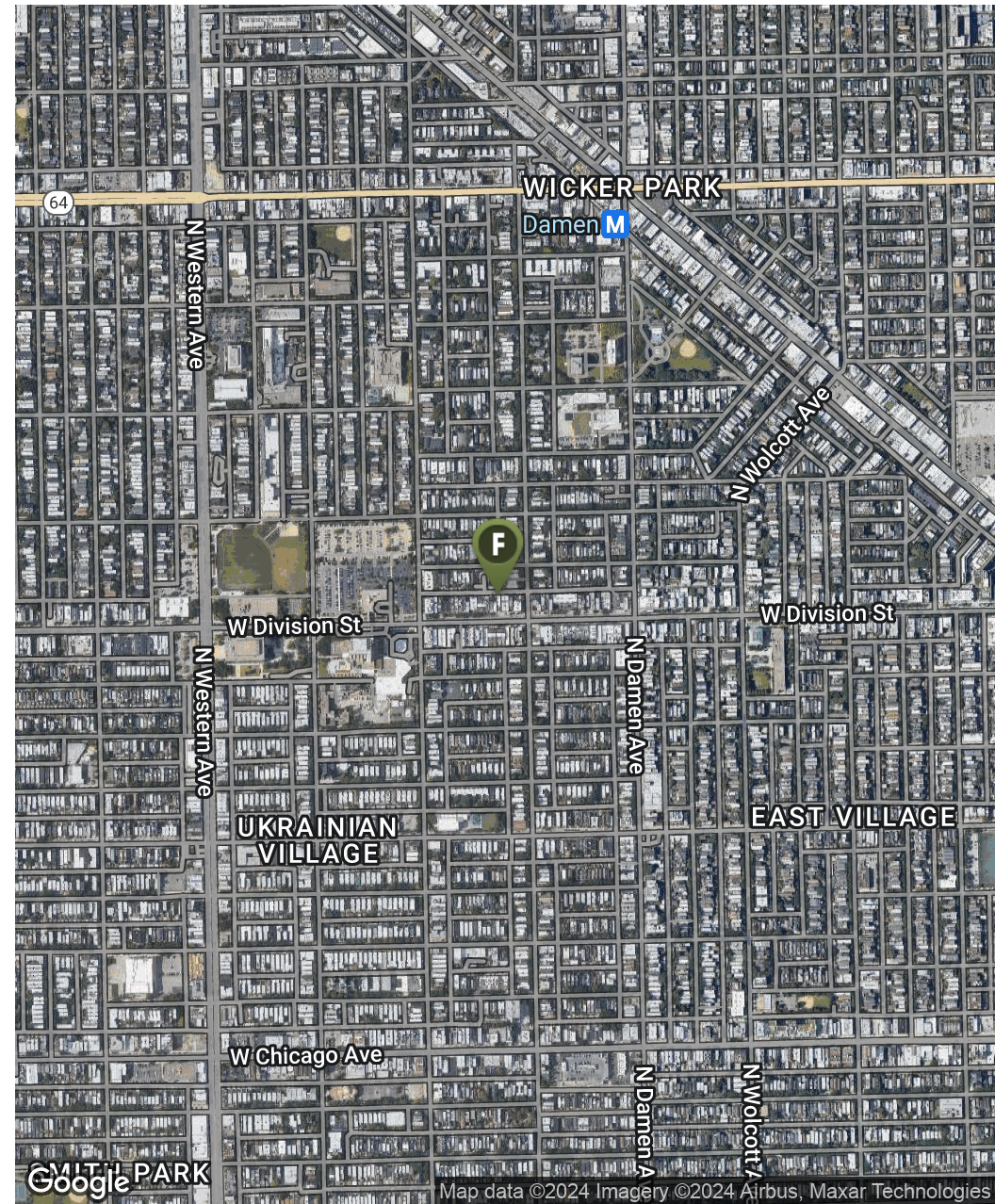
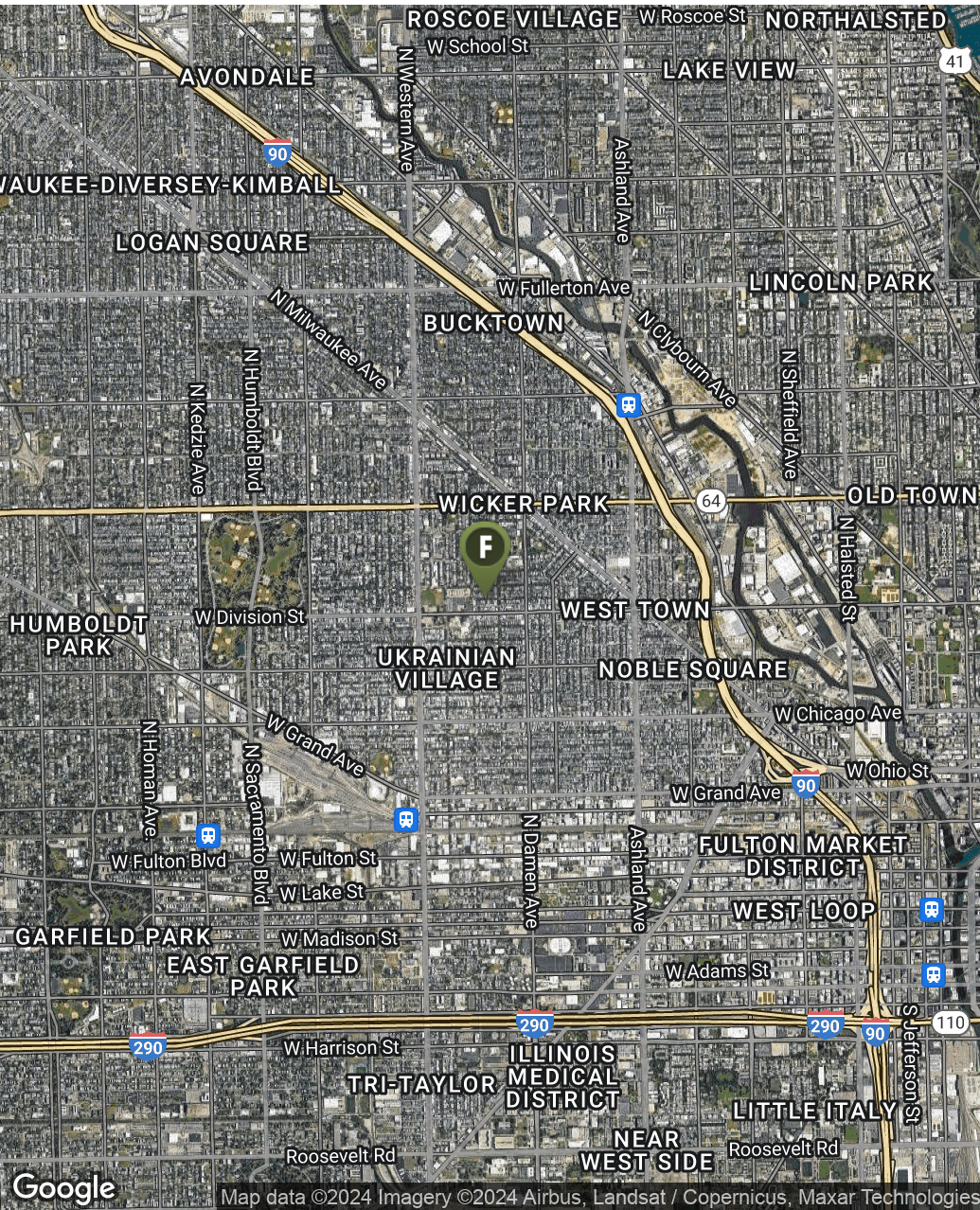
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# FOR LEASE | 2110 W DIVISION ST

LOCATION MAP



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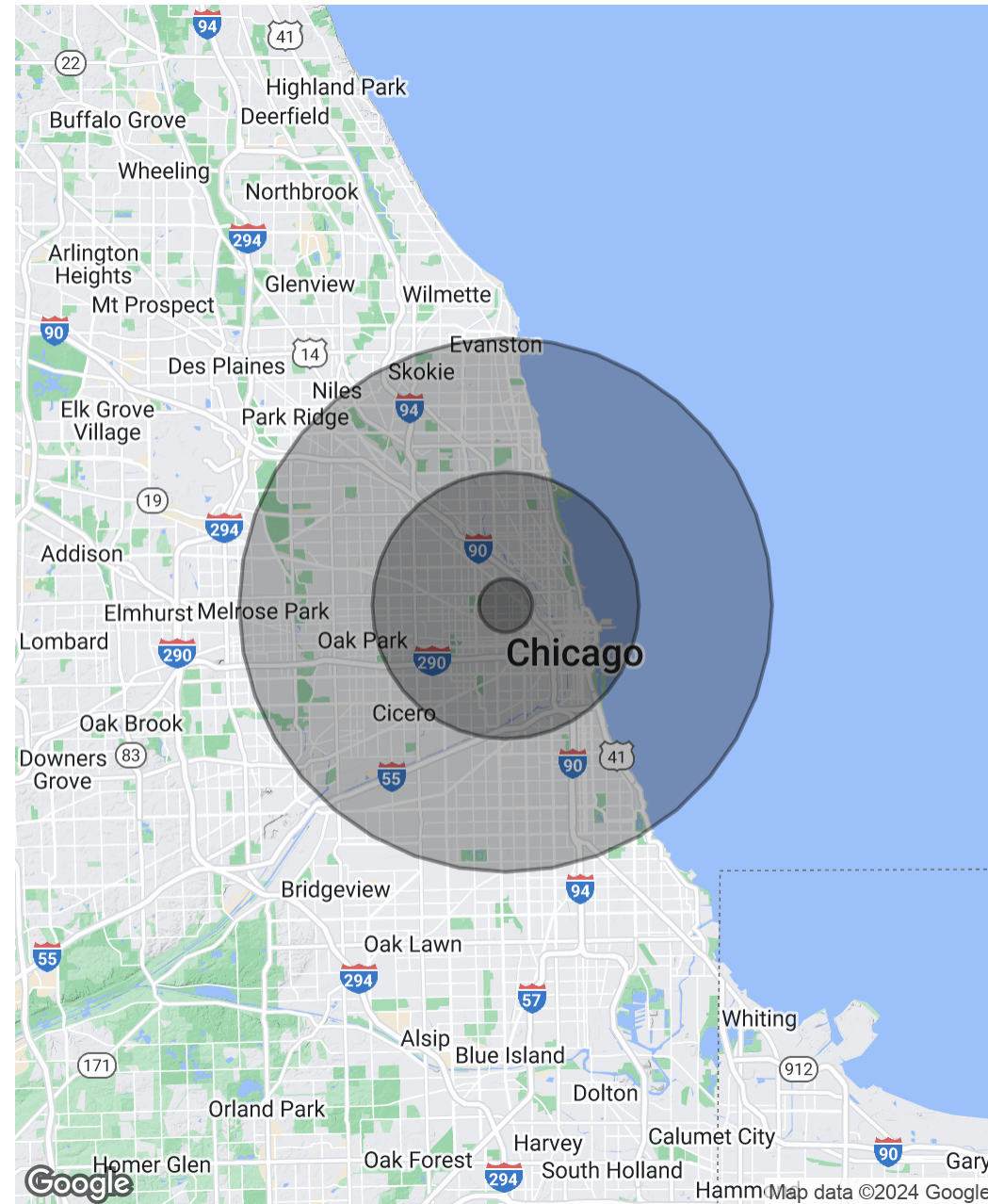


Population	1 Mile	5 Miles	10 Miles
Total Population	71,839	1,221,974	2,685,106
Average Age	32.5	34.5	36.1
Average Age (Male)	33.1	34.2	35.5
Average Age (Female)	32.6	35.1	36.9

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	35,447	582,898	1,182,107
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$140,631	\$105,280	\$89,979
Average House Value	\$524,418	\$395,471	\$324,724

Race	1 Mile	5 Miles	10 Miles
% White	77.4%	56.3%	54.0%
% Black	5.5%	18.3%	18.7%
% Asian	5.5%	8.4%	7.8%
% Hawaiian	0.1%	0.0%	0.0%
% American Indian	0.1%	0.3%	0.4%
% Other	5.1%	11.1%	13.2%

2020 American Community Survey (ACS)



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ADDITIONAL PHOTOS



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