

1635 NORTH DAMEN AVENUE

bucktown-wicker park / chicago, il



MID-AMERICA[®] URBAN

AVAILABLE FOR SALE
SECOND GENERATION RESTAURANT



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SPACE DETAILS

ADDRESS

1635 N. Damen Avenue
Chicago, Illinois

FEATURES

- Fresh second-generation restaurant/bar space for sale—ready for your next big concept
- Full-building branding opportunity—make this spot your destination
- High-visibility blade sign on one of Damen Avenue’s busiest pedestrian corridors
- Private beer garden perfect for energizing foot traffic
- Nestled in a lively neighborhood, surrounded by national favorites and local gems

AVAILABILITY

4,088 SF Ground Floor
+ 1,252 SF Second Floor

NEIGHBORING RETAILERS

SHINOLA bluemercury

 **BAGGU**

HOTEL
Chocolat. CALL YOUR MOTHER
— A JEW-ISH DELI —

 **WARBY**
PARKER

BARNES
& NOBLE

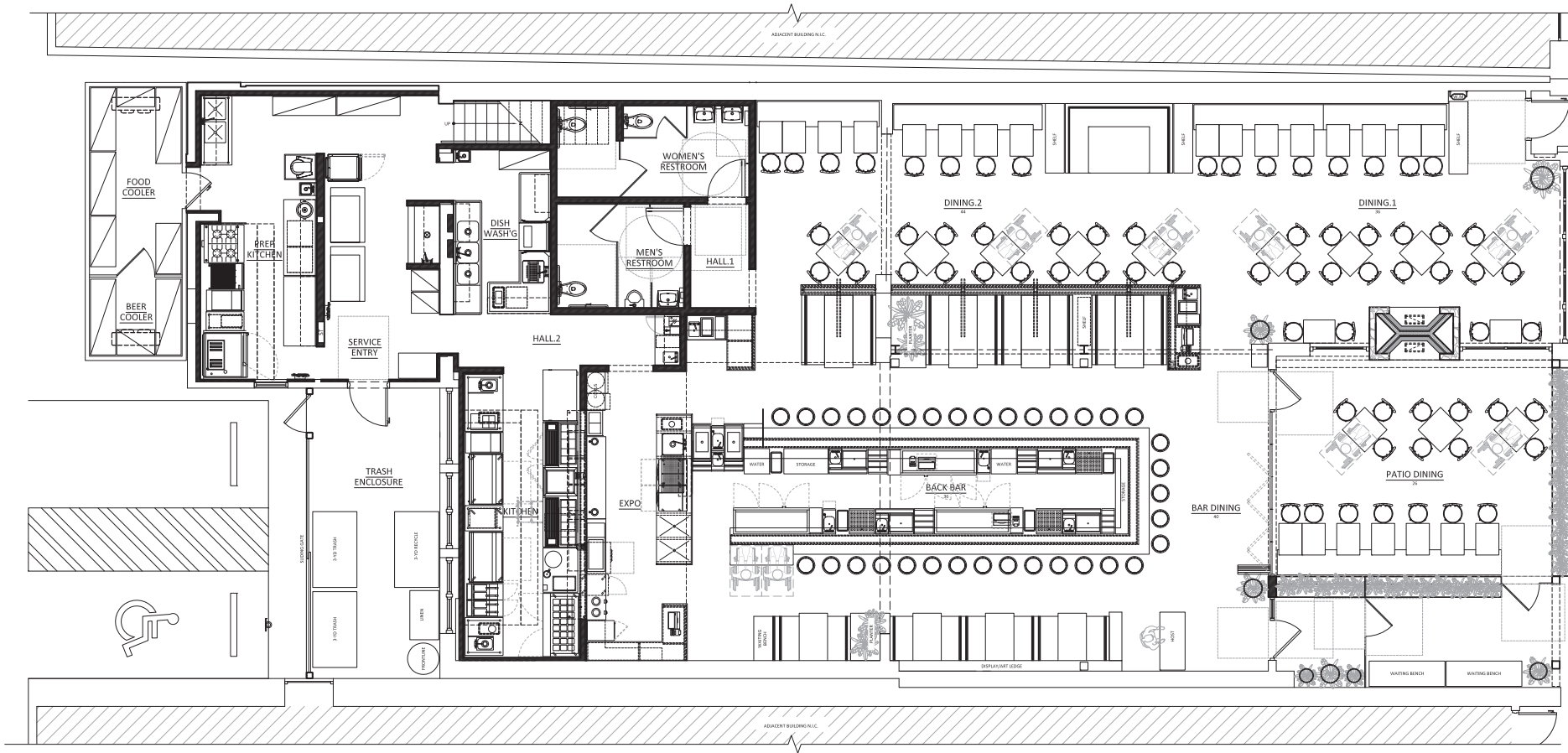
DEMOGRAPHICS

	.5M	1M	1.5M
POPULATION	18,202	61,424	130,479
HOUSEHOLDS	9,175	30,462	63,033
AVG HOUSEHOLD INCOME	\$213,991	\$187,998	\$188,474
DAYTIME POPULATION	16,349	53,667	115,882

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GROUND FLOOR PLAN



N DAMEN AVENUE - 13,000 VPD

SPACE DETAILS

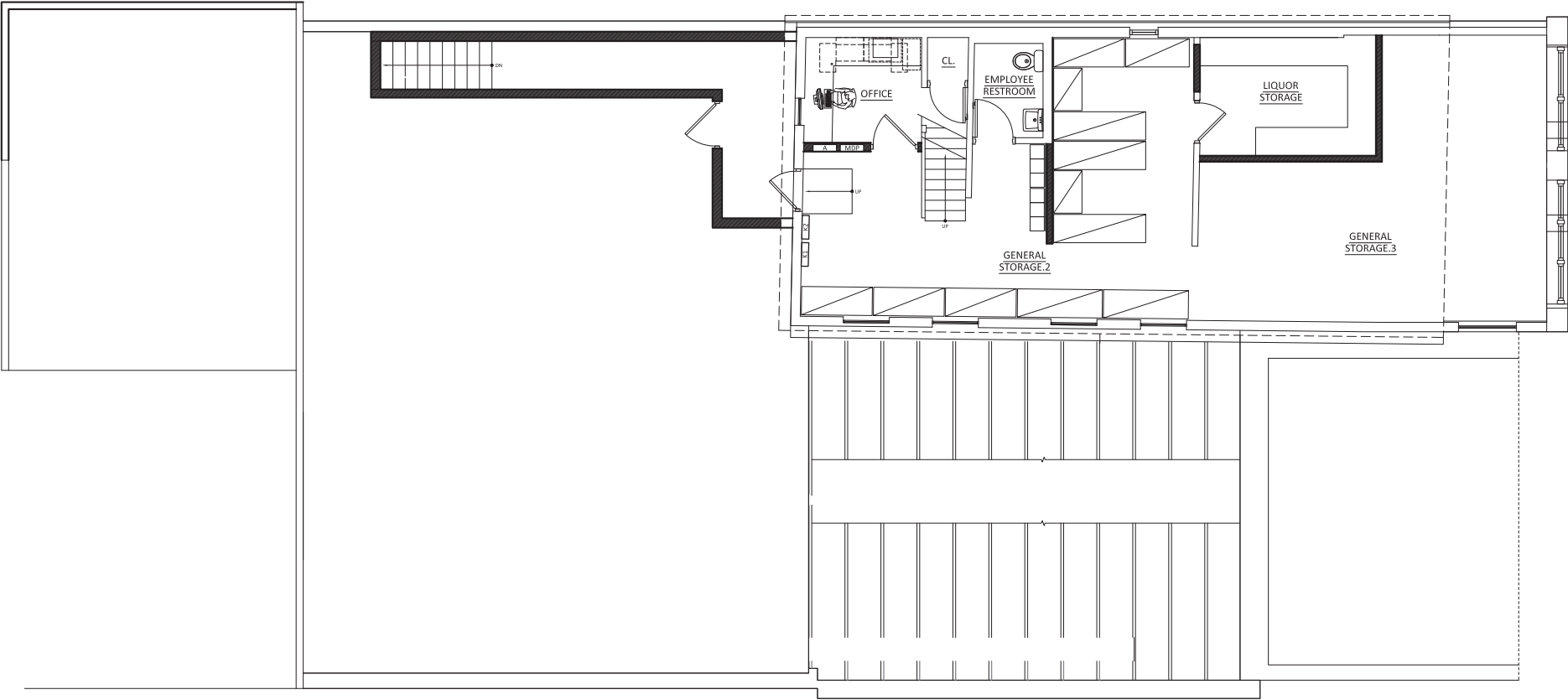
4,088 SF Ground Floor



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SECOND FLOOR PLAN



N DAMEN AVENUE - 13,000 VPD

SPACE DETAILS

1,252 SF Second Floor



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FRONT OF HOUSE



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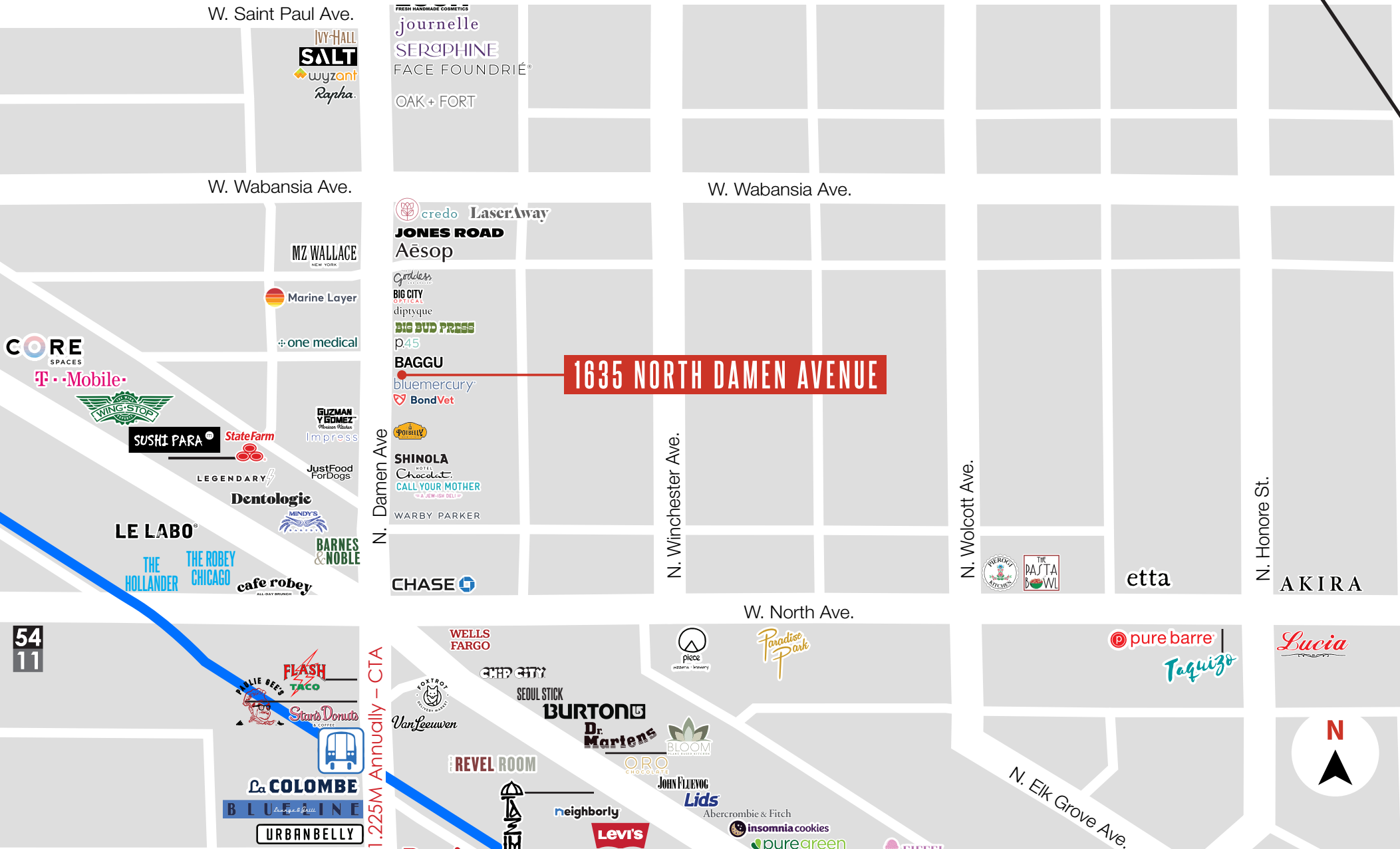
BACK OF HOUSE



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AREA RETAIL MAP





let's
talk. **BIG**
IDEAS?

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