

1152 N. MILWAUKEE AVE CHICAGO



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
HEALTHCARE

Doug Pauly
Principal
dpauly@lee-associates.com
D 630.470.8268

Peter Cangialosi
Principal
pcangialosi@lee-associates.com
D 630.885.3994

PROPERTY OVERVIEW

BUILDING SPECIFICATIONS:

ADDRESS: 1152 N. Milwaukee Avenue, Chicago, IL
BUILDING SIZE: 5,000 SF
LEASE RATE: Negotiable
LEASE STRUCTURE: NNN

PROPERTY DESCRIPTION:

Fully improved second-generation medical space available on a high-profile Wicker Park endcap. Located at Milwaukee and Haddon just south of Division, this 5,000 SF storefront is ideally positioned for outpatient medical users looking for immediate functionality in one of Chicago's most active urban corridors.

The current build-out features six exam rooms, four private offices, a lab, open reception/waiting area, and staff amenities, creating a turnkey opportunity for medical, behavioral health, occupational therapy, pediatric therapy, and other healthcare operators.

The surrounding neighborhood demographics, strong foot traffic, transit access, and proximity to nearby schools including Burr Elementary, Near North Montessori, Holy Trinity, and St. Stanislaus Kostka make this an especially compelling location for family-oriented care, therapy, and child-serving uses, while still offering flexibility for a broad range of healthcare and service providers.

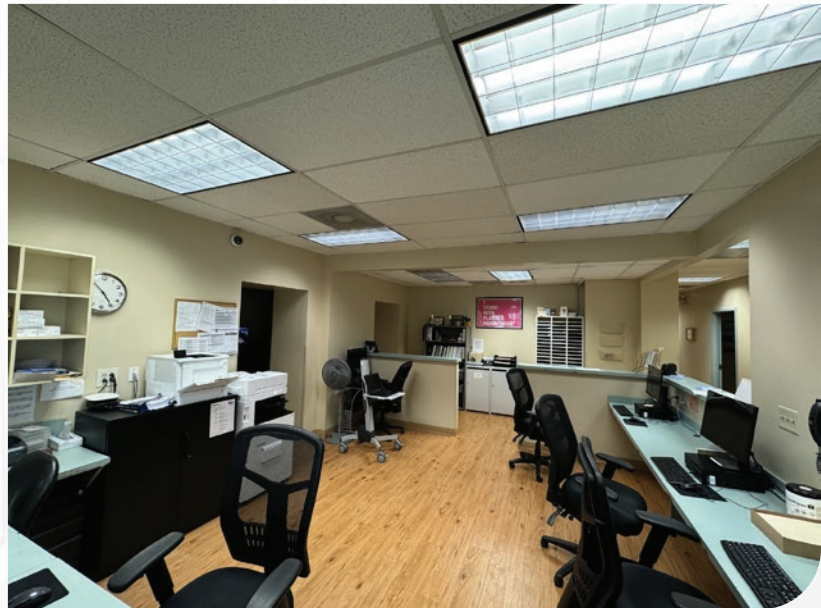


PROPERTY HIGHLIGHTS:

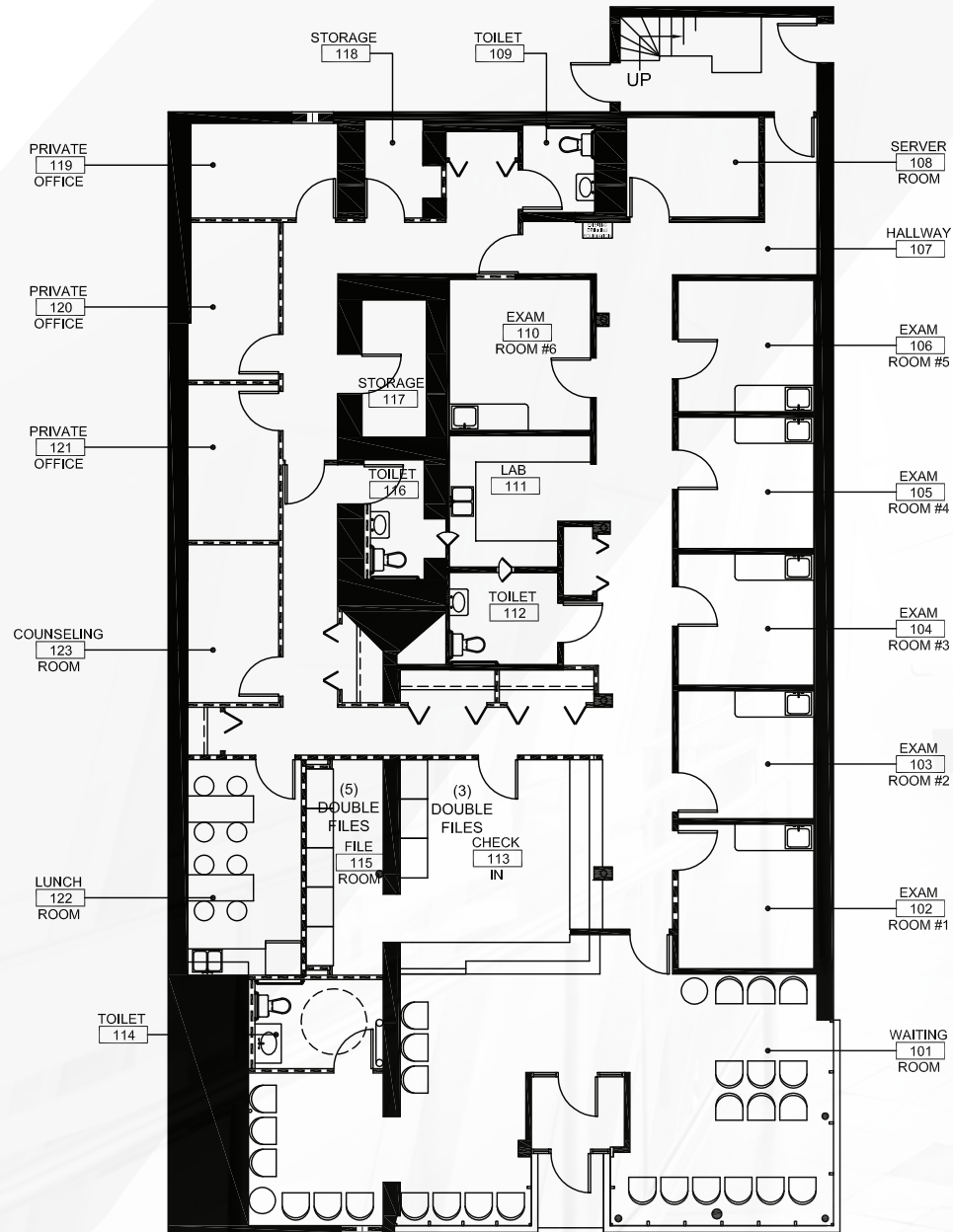
- Existing Medical Conditions
- High Population Density
- 12,000+ Vehicles Per Day on Milwaukee Ave
- Proximity to Public Transit:
 - » Division Blue Line
 - » CTA Bus Route 56

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

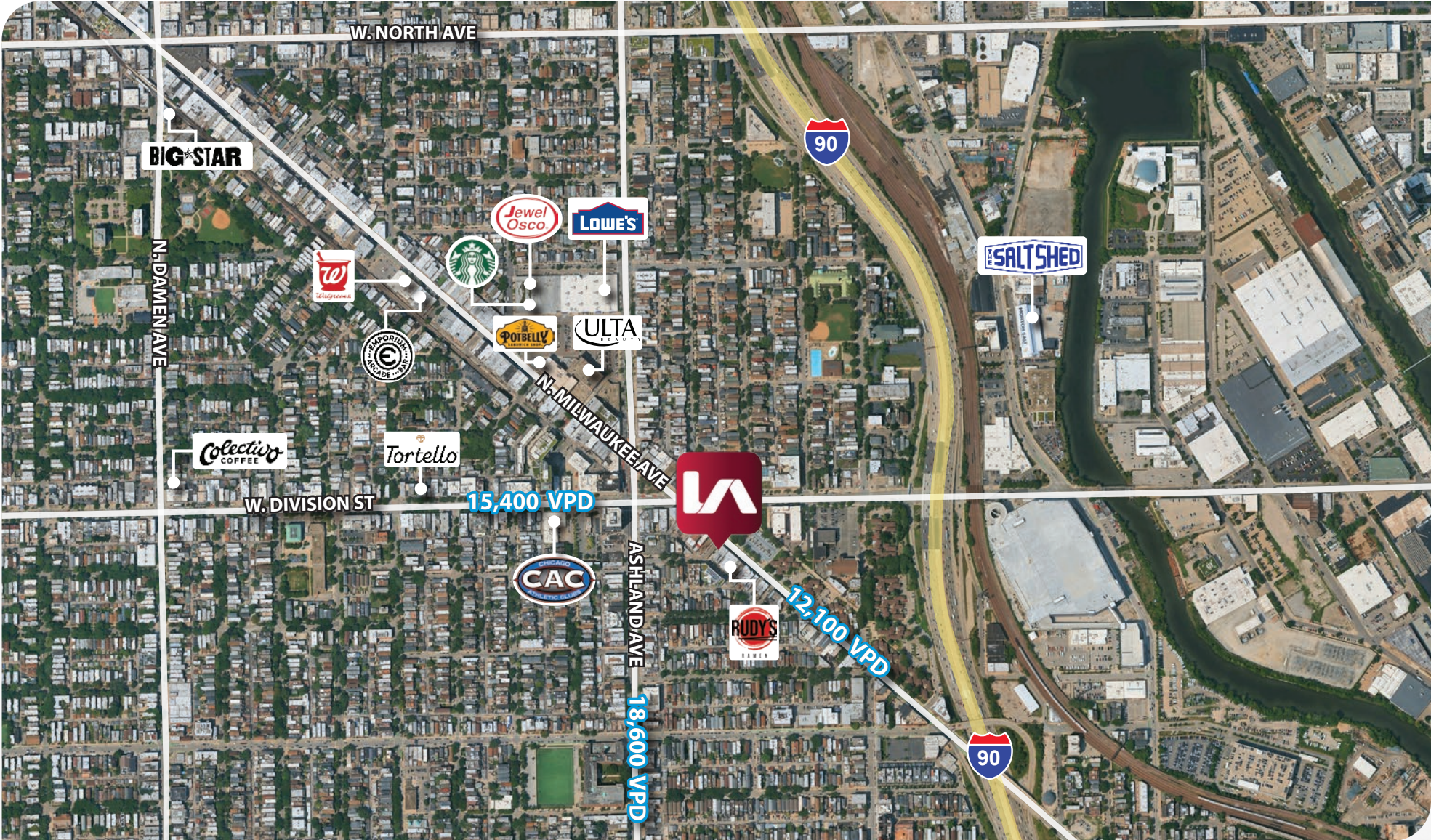
PROPERTY PHOTOS



SITE PLAN



RETAILER AERIAL



DEMOGRAPHICS

1 MILE

55,689

Estimated Population

28,336

Number of Households

\$216,170

Household Income

\$160M

Annual Healthcare Expenditure

3 MILES

582,321

Estimated Population

305,557

Number of Households

\$197,120

Household Income

\$1.8B

Annual Healthcare Expenditure

5 MILES

1.17M

Estimated Population

554,965

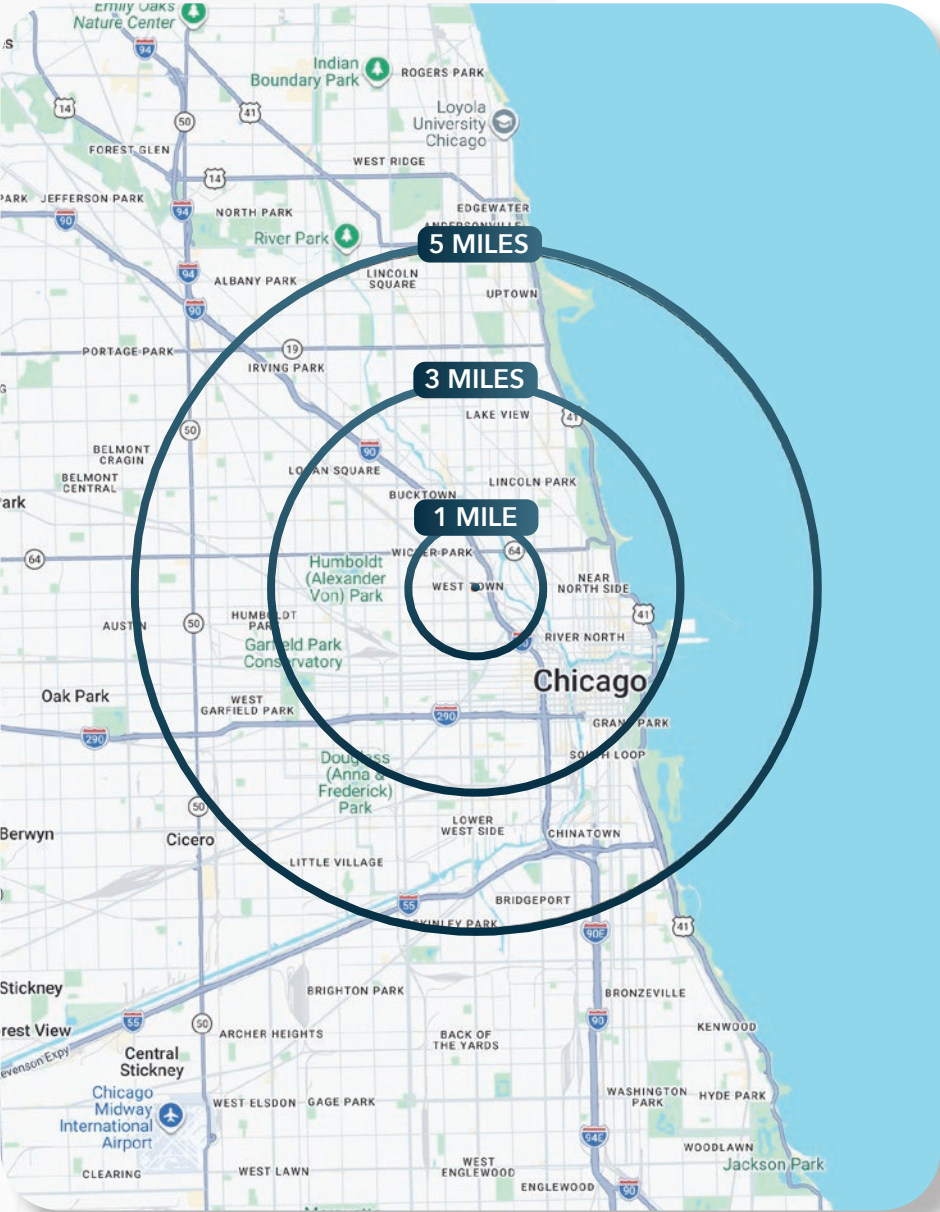
Number of Households

\$160,511

Household Income

\$3.3B

Annual Healthcare Expenditure



[CLICK HERE TO VIEW FULL DEMOGRAPHICS REPORT](#)