

RETAIL FOR LEASE

1857 W. NORTH AVE. CHICAGO, IL

JAMESON.

STEVEN GOLDSTEIN
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EXECUTIVE SUMMARY



SPACE AVAILABLE

RETAIL SPACE: 1,872 SF

SPACE POSITION

END CAP

PARKING

DEDICATED SPACE AVAILABLE

FOR LEASE (END CAP SPACE)

\$45.00/SF NNN

TAXES & CAM

\$16.53/SF (COMBINED)

PROPERTY DESCRIPTION

Located on the bustling North Avenue in the vibrant Bucktown neighborhood of Chicago, this prime retail space is ideal for retail chains seeking high visibility and foot traffic. The available convenience store space spans 1,872 SF and includes dedicated parking, ensuring convenience for both customers and staff. With excellent frontage, this location provides maximum exposure for your brand. Bucktown is renowned for its trendy and eclectic mix of businesses, making it an attractive destination for retailers aiming to establish a strong presence in a dynamic and thriving community. This versatile space offers the perfect opportunity to create a unique retail experience tailored to your business needs.

AREA & TRANSPORTATION HIGHLIGHTS:

EASY ACCESS TO TO PUBLIC TRANSPORTATION WITH THE FOLLOWING TRANSIT STOPS NEARBY:

DAMEN STATION (BLUE LINE) - 4 MIN WALK

DIVISION STATION (BLUE LINE) - 12 MIN WALK

WESTERN STATION (BLUE LINE) - 17 MIN WALK

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RETAIL SPACE - INTERIOR PHOTOS

1857 W. NORTH AVENUE

CHICAGO



AREA TENANTS

1857 W. NORTH AVENUE

CHICAGO



DEMOGRAPHIC INSIGHTS

1857 W. NORTH AVENUE

CHICAGO

KEY FACTS

59,539

Population



2.0

Average Household Size

33.4

Median Age

\$145,660

Median Household Income

EDUCATION

3%

No High School Diploma



7%

High School Graduate



10%

Some College



80%

Bachelor's/Grad/Pr of Degree

BUSINESS



2,709

Total Businesses



31,117

Total Employees

EMPLOYMENT



88.5%

White Collar



5.4%

Blue Collar



6.2%

Services

2.4%

Unemployment Rate

INCOME



\$145,660

Median Household Income



\$100,209

Per Capita Income



\$224,212

Median Net Worth

2024 Households By Income (Esri)

The largest group: \$200,000+ (32.4%)

The smallest group: \$15,000 - \$24,999 (2.1%)

Indicator ▲	Value	Diff	
<\$15,000	4.6%	-5.4%	█
\$15,000 - \$24,999	2.1%	-4.0%	█
\$25,000 - \$34,999	2.9%	-3.5%	█
\$35,000 - \$49,999	3.7%	-5.4%	█
\$50,000 - \$74,999	9.0%	-5.4%	█
\$75,000 - \$99,999	9.9%	-2.6%	█
\$100,000 - \$149,999	19.1%	+1.6%	█
\$150,000 - \$199,999	16.4%	+6.8%	█
\$200,000+	32.4%	+18.1%	█

Bars show deviation from

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