



# 1628 N WELLS, CHICAGO, IL



## Property Description

1,200 SF of retail space in the highly desired neighborhood of Old Town in Chicago IL. This property offers excellent retail visibility just off the NW of North Ave and Wells St. With the previous tenant being an office user, the space currently includes one (1) conference room, a break room, kitchenette, and more. In addition to great accessibility to public transportation, the property also offers dedicated parking in a private fenced in lot.



## Leasing Overview

NET RENT PSF: Negotiable  
1ST FLOOR SIZE: 1,200 SF  
ZONING: RM-5

## Area Highlights

- Prominent area surrounded by notable large tenants
- Walking distance to the lake
- Tremendous daily foot traffic and retail visibility
- Strong public transportation
- Average household income of \$140,000 (1 mile radius)

## Area Tenants

- Kanela Breakfast Place
- McDonalds
- Foxtrot
- DOM's
- Walgreen's
- Starbucks
- X-Sport
- Dunkin Donuts



## Property Highlights

- Vanilla Box
- Fenced in dedicated parking
- Updated kitchenette
- Short term lease flexibility
- Abatement available for qualified tenants

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### CHUCK DICKSTEIN

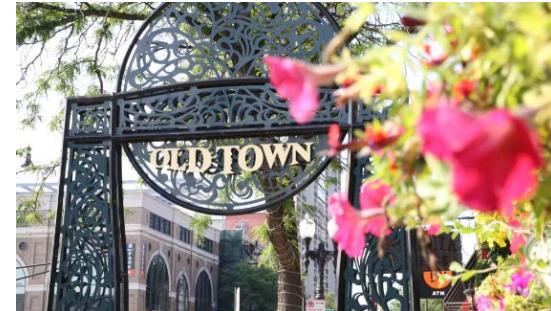
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## AERIAL & STREET DETAIL

