

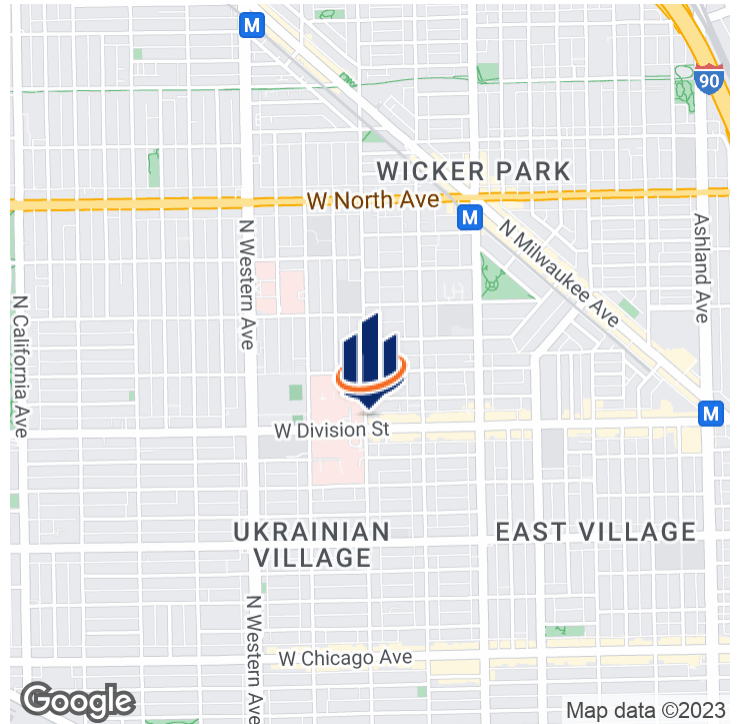


WICKER PARK RETAIL/ OFFICE FOR SALE OR LEASE

2154 W DIVISION AVE
CHICAGO, IL 60622

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Property Summary



OFFERING SUMMARY

Sale Price:	\$275,000
Building Size:	1,252 SF
Available SF:	Fully Leased
Year Built:	2007
Zoning:	B3-2
Market:	Chicago
Submarket:	Wicker Park

PROPERTY OVERVIEW

Approx. 1,252 SF of commercial retail/office space available in Wicker Park. Located at a stoplight corner with floor-to-ceiling windows for maximum visibility with tall ceilings and easy open floor plan capability. The property features 50 ft of frontage along Division and Leavitt St. and has B3-2 zoning to allow for a variety of uses. Easy access to 90/94, close the CTA blue line, and along the CTA bus route. This property would make an excellent investment or perfect for retail, office, or any service-related tenants.

PROPERTY HIGHLIGHTS

- Price reduced!!
- Excellent stoplight corner Wicker Park location
- Floor-to-ceiling windows allow for maximum visibility
- 50 ft of frontage on Division and Leavitt St
- Surrounded by notable restaurant and retail tenants
- B3-2 zoning to allow for a variety of uses
- Heavy vehicular and foot traffic

Location Details & Highlights

LOCATION DETAILS

LOCATION OVERVIEW

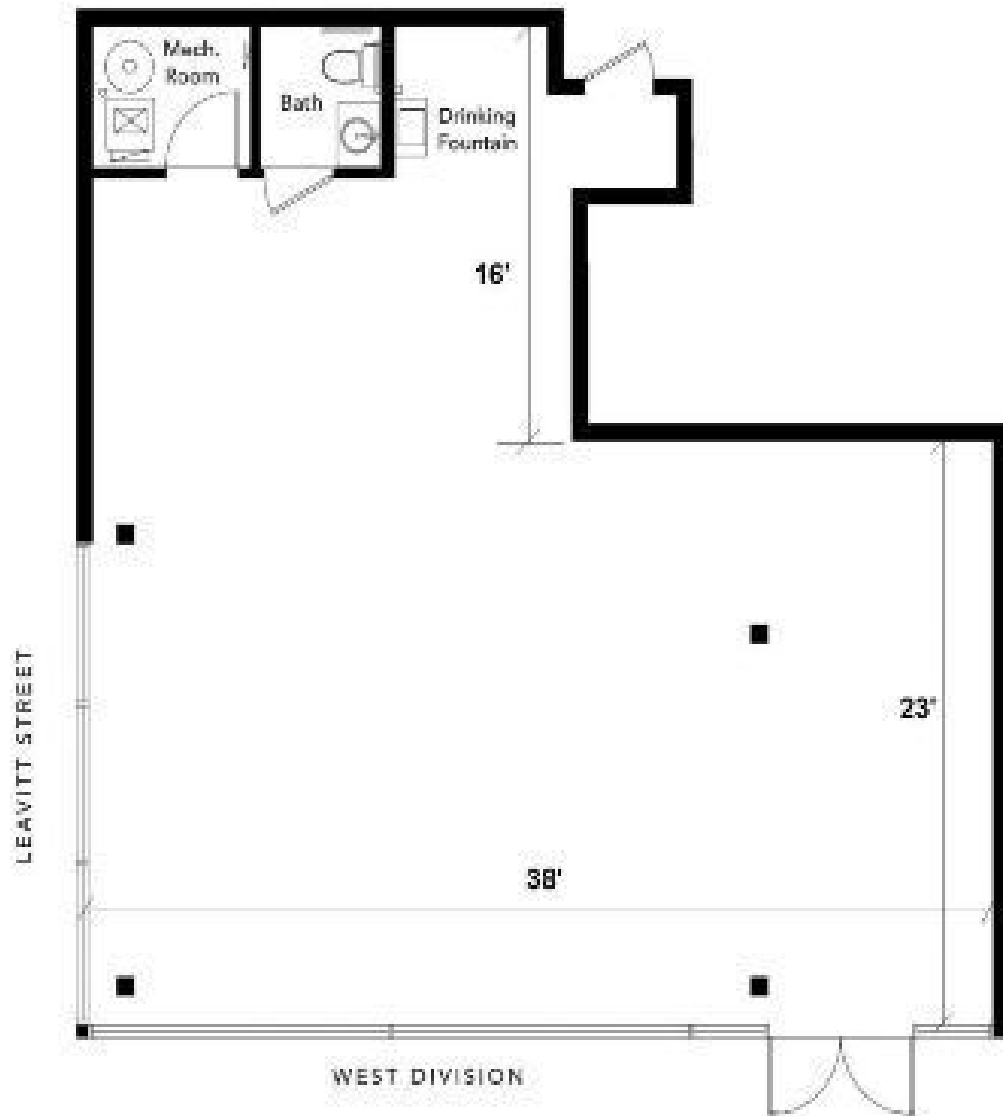
Wicker Park/Bucktown is a neighborhood of over 26,000 residents within the West Town community area in Chicago, Illinois. Situated just west of Ashland Ave, south of the new 606 Bloomingdale Trail, and north of Division Street, Wicker Park/Bucktown is known for its local music, fashion culture, art galleries, nightlife, and food scene including numerous retail and entertainment establishments. In recent years, gentrification has made the area more attractive to college-educated young adults, with many new restaurants, bars and stores opening to serve the more affluent population. Milwaukee Avenue between Ashland and Damen has become the main retail corridor for the neighborhood, with major new developments anchoring the ends of the street including The Robey Hotel and Wicker Park Connection. Other noteworthy area businesses include Stan's Donuts, Steve Madden Shoes, Lululemon, Toms, La Colombe, Antique Taco, Filter, Brooklyn Industries, Urban Outfitters, Unami Burger, Floyd's Barbershop, Emporium, Wormhole Coffee, Violet Hour and Big Star. The Wicker Park/Bucktown Historic District is on the National Register of Historic Places, the district's broad range of architectural styles include the Italianate, Queen Anne, Classical Revival, Arts and Crafts and Art Deco. Once considered as "up and coming" Wicker Park/Bucktown has matured into an important commercial district for Chicago's economic development. Wicker Park/Bucktown also boasts excellent public transportation options including the Blue Line Damen and Division CTA Stations, major bus routes on Ashland, North, Division, Milwaukee and Damen and general close proximity to the Loop and other desirable neighborhoods including Bucktown, Ukrainian Village, Logan Square and Lincoln Park.



Additional Photos



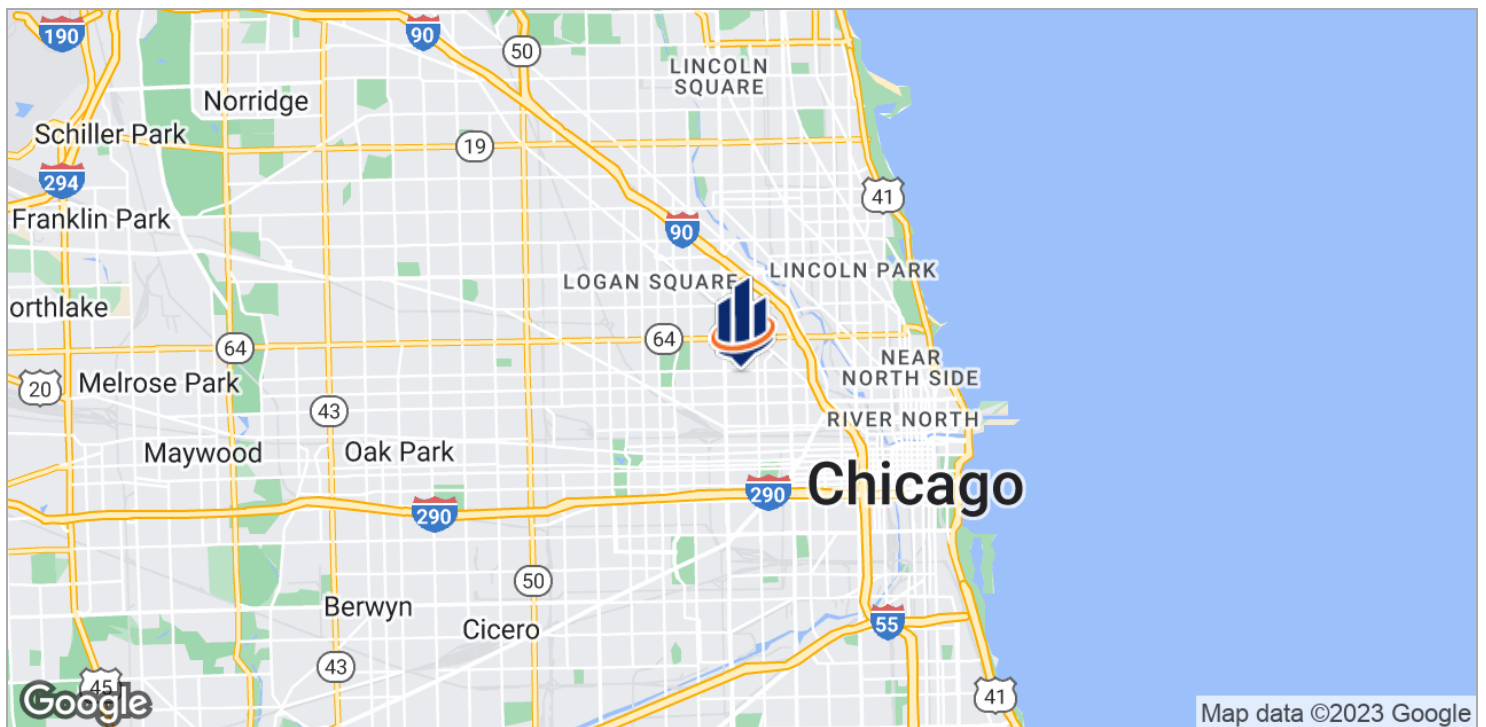
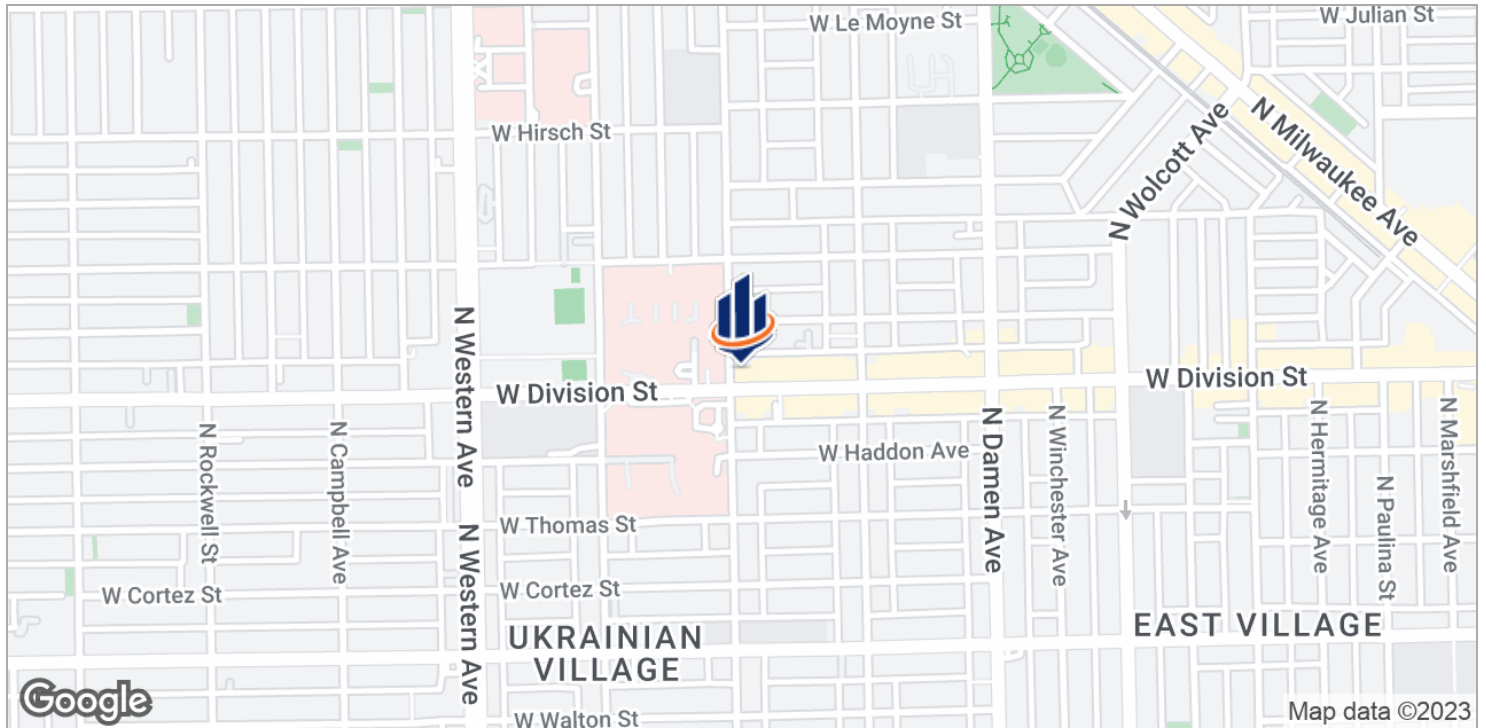
Floor Plans



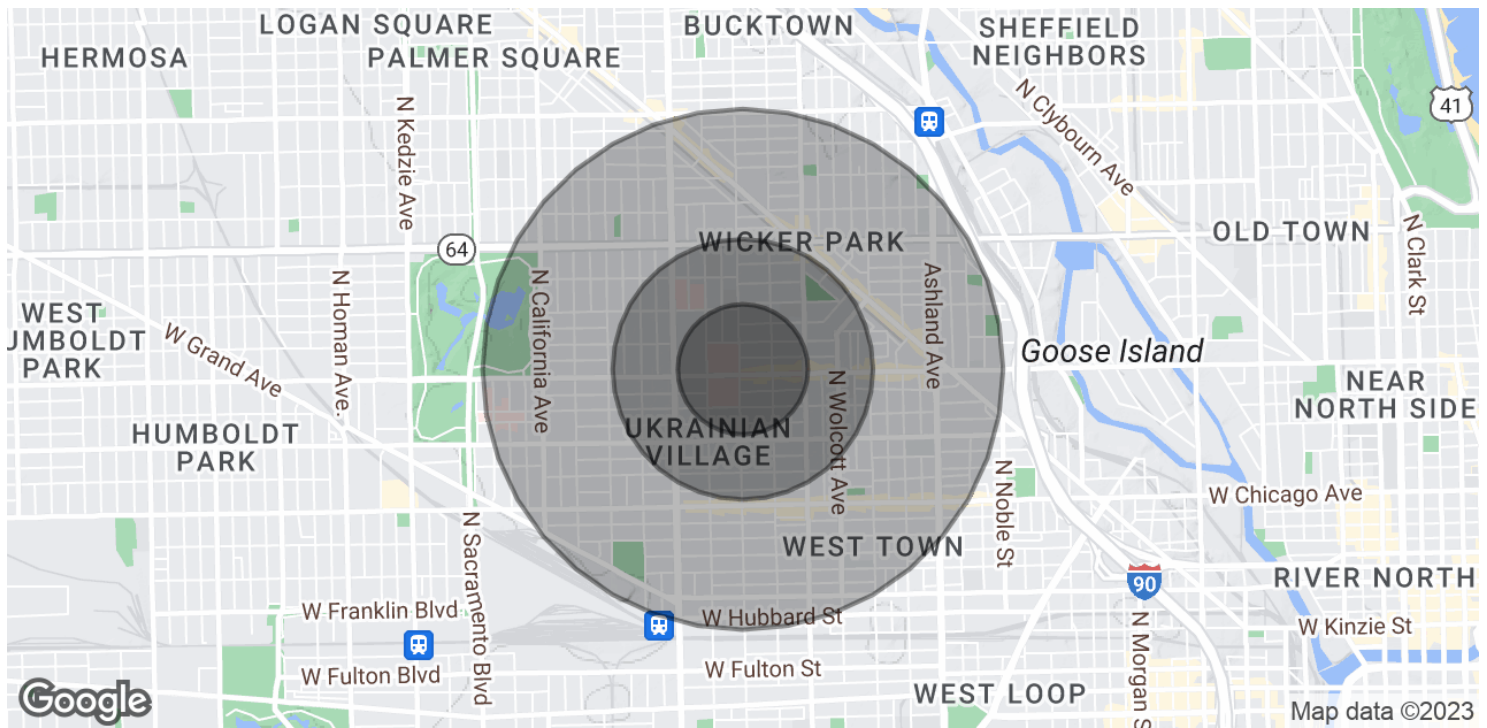
Zoning Map



Location Maps



Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,722	19,205	74,343
Average age	31.5	31.3	30.8
Average age (Male)	33.3	32.8	31.7
Average age (Female)	30.2	30.0	30.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	2,141	8,719	32,912
# of persons per HH	2.2	2.2	2.3
Average HH income	\$89,895	\$85,990	\$92,716
Average house value	\$527,724	\$531,315	\$527,930

* Demographic data derived from 2020 ACS - US Census



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