

Wicker Park - Chicago

AMAZING RETAIL OPPORTUNITY STEPS FROM NORTH & MILWAUKEE



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1563 N. Milwaukee Ave. Chicago, IL



Wicker Park

Wicker Park is located within the West Town community. Boutiques, art galleries, theaters, restaurants, nightclubs and coffeehouses thrive amid the influence of the surrounding German, Scandinavian and Eastern European communities in this compact neighborhood. In the last decade business activity has increased, with many new bars, restaurants and stores opening to serve the influx of new residents. This has led to an increase in property value, making the neighborhood attractive to real estate investors.

1563 N. Milwaukee Ave. Chicago, IL

Size	+/- 2,870 SF
Rental Rate	\$57 per S.F.
Rental Type	Triple Net (NNN)
Rental Term	Negotiable

For additional information or to schedule a showing contact:

Adam Salamon

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	31,765	268,196	590,805
2015 Female Population	30,781	275,998	595,197
2015 Total Population	62,546	544,194	1,186,002
2015 Daytime Population	56,840	966,678	1,735,757

Income

2015 Median Household Income	\$72,474	\$64,616	\$55,018
2015 Per Capita Income	\$49,061	\$46,783	\$37,093
2015 Average Household Income	\$104,569	\$98,292	\$85,616

Nearby Businesses

Publican Anker	Furious Spoon
Levi's	Steve Madden
Revel Room	
Dr. Marten's	

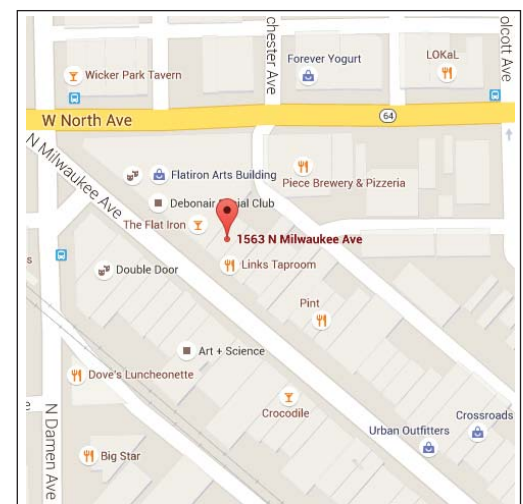
Description

Amazing retail opportunity steps from North Ave. & Milwaukee Ave. in the heart of Wicker Park. Clean retail storefront for lease with an almost full basement included. Oversized sign gives great retail presence. Exceptional pedestrian counts and incomes.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 1044 09.01.2015

Map

Milwaukee and North Ave.



LISTING INFO

Agent(s) Responsible	Adam Salamon
Is this Confidential?	No
Type of Property	Retail
Sale or Lease	Lease
Property Data	
Address	1563 N. Milwaukee Ave.
City, Zip Code	Chicago, 60622
Area	Wicker Park
County	Cook
Rental Rate	\$57 per SF (NNN)
Lease Type	Triple Net
Lease Term	Negotiable
Options	Negotiable
Yearly Adjustment	3% Annually
CAM & Insurance	There is no CAM currently, however Tenant is responsible for their proportionate share (75%) of any future CAM charges, not to exceed \$1.25/SF in the first year CAM is added. Tenant is responsible for their own snow removal and scavenger.
Security Deposit	TBD
Taxes	Tenant responsible for seventy-five percent (75%) share of the real estate taxes, which came to \$3.47/SF on the 2015 tax year
Building Type and Year Built	Brick
Stories	Two
Size (Approx.)	2,870 SF
Lot Size (Approx.)	2,950 SF
Parking	Street
Zoning	B3-2
A/C & Heat	Central HVAC
Electric (amps)	200 Amps
Type of Basement	Partial
Ceiling Heights	11'
Ward	1st
Alderman – Name and Phone Number	Joe Moreno 773-278-0101
Nearby Businesses	Publican Anker, Levis, Revel Room, Dr. Martens, Furious Spoon, Steve Madden
Property Description	Amazing retail opportunity steps from North Ave. & Milwaukee Ave. in the heart of Wicker Park. Clean retail storefront for lease with an almost full basement included. Oversized sign gives great retail presence. Exceptional pedestrian counts and income.
Cross Streets	Milwaukee Ave. & North Ave.