

# 1520 WEST DIVISION STREET



## PREMIER RESTAURANT / RETAIL SPACE

**KG**

KUDAN  
GROUP

*PRESENTED BY:*

**JERROD ROSEN**

312.575.0480 Ext. 21

[Jerrod@kudangroup.com](mailto:Jerrod@kudangroup.com)

**JUAN CARLOS GOMEZ**

312.575.0480 Ext. 19

[JuanCarlos@kudangroup.com](mailto:JuanCarlos@kudangroup.com)

[WWW.KUDANGROUP.COM](http://WWW.KUDANGROUP.COM)

# AVAILABILITY

1520 W DIVISION ST  
CHICAGO, IL 60642

PRIME RETAIL/RESTAURANT SPACE  
FOR LEASE

SPACE AVAILABLE:  
+/- 6,975 GSF

Unique opportunity to collaborate with internationally renowned Studio Gang Architects. Subject property is the garden level space of a vintage Art Deco building recently restored into the firm's new headquarters. Ownership is seeking other creatives for that space. Tenant will have access to one of the only rooftop patios available in Wicker Park. Other unique potential users also encouraged to inquire.



*PRESENTED BY:*

**JERROD ROSEN**

312.575.0480 Ext. 21  
Jerrod@kudangroup.com

**JUAN CARLOS GOMEZ**

312.575.0480 Ext. 19  
JuanCarlos@kudangroup.com

[WWW.KUDANGROUP.COM](http://WWW.KUDANGROUP.COM)

# HIGHLIGHTS

## HIGHLIGHTS:

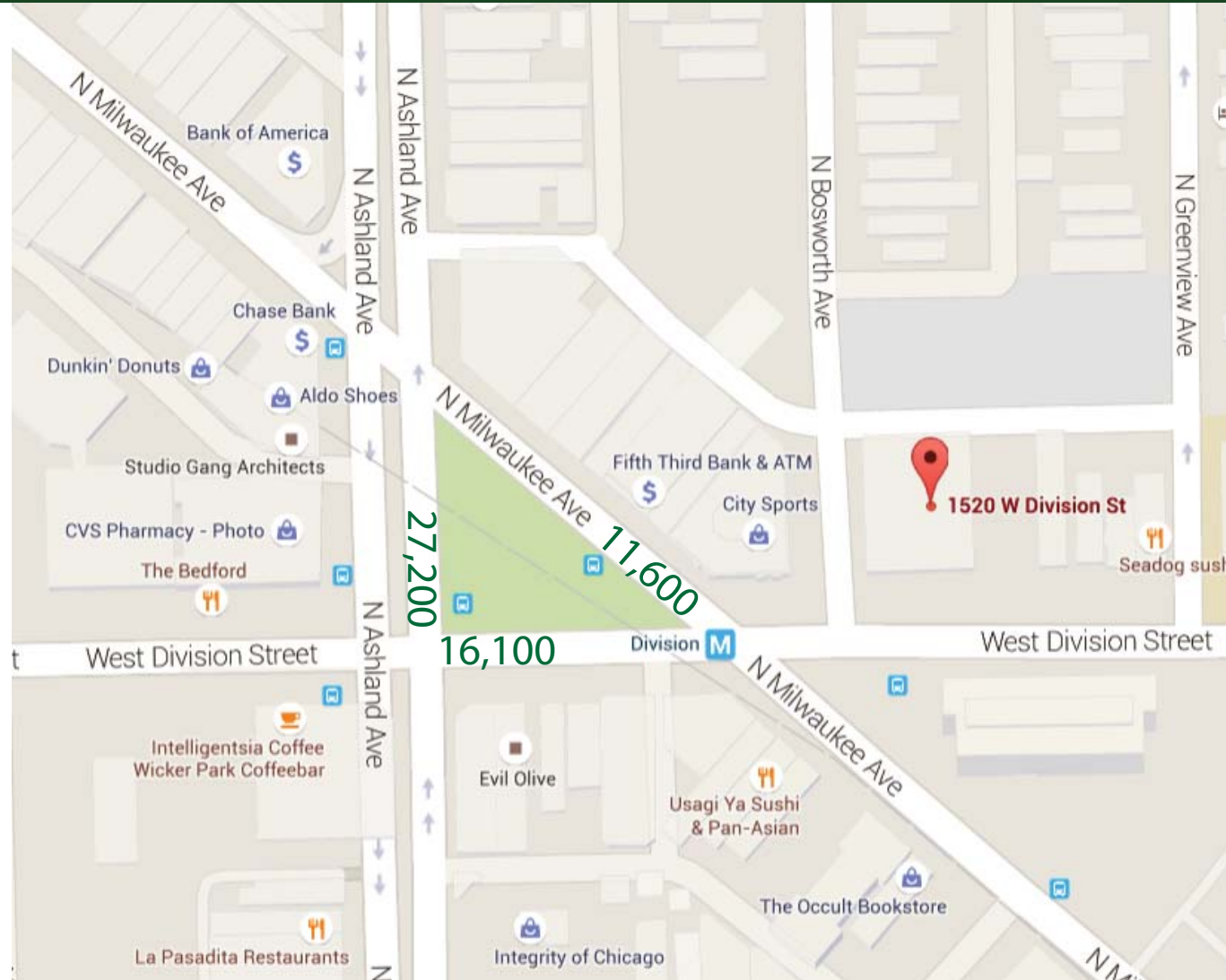
- Corner location
- 90' Frontage on Division Street & 88' Frontage on Bosworth Avenue
- Steps to Blue Line Train at Milwaukee/Division/Ashland with 970,000 Riders Annually

## TRAFFIC COUNTS:

- Division St. - 16,100
- Milwaukee Ave. - 11,600
- Ashland Ave. - 27,200

## WALK SCORE:

- Walk - 96 Walker's Paradise
- Transit - 76 Excellent Transit
- Bike - 94 Biker's Paradise



PRESENTED BY:

**JERROD ROSEN**

312.575.0480 Ext. 21  
Jerrod@kudangroup.com

**JUAN CARLOS GOMEZ**

312.575.0480 Ext. 19  
JuanCarlos@kudangroup.com

[WWW.KUDANGROUP.COM](http://WWW.KUDANGROUP.COM)

# MARKET

**WICKER PARK** is a heady mixture of boutiques, art galleries, theaters, restaurants, nightclubs and coffeehouses. It is a convenient place to live for downtown workers due to its proximity to public transportation and the Loop. In the last decade, business activity and property values have increased with the influx of young residents and the increase of commercial and entertainment establishments. In 2012, Forbes named Wicker Park the 4th Hippest Hipster neighborhood.

## DEMOGRAPHICS

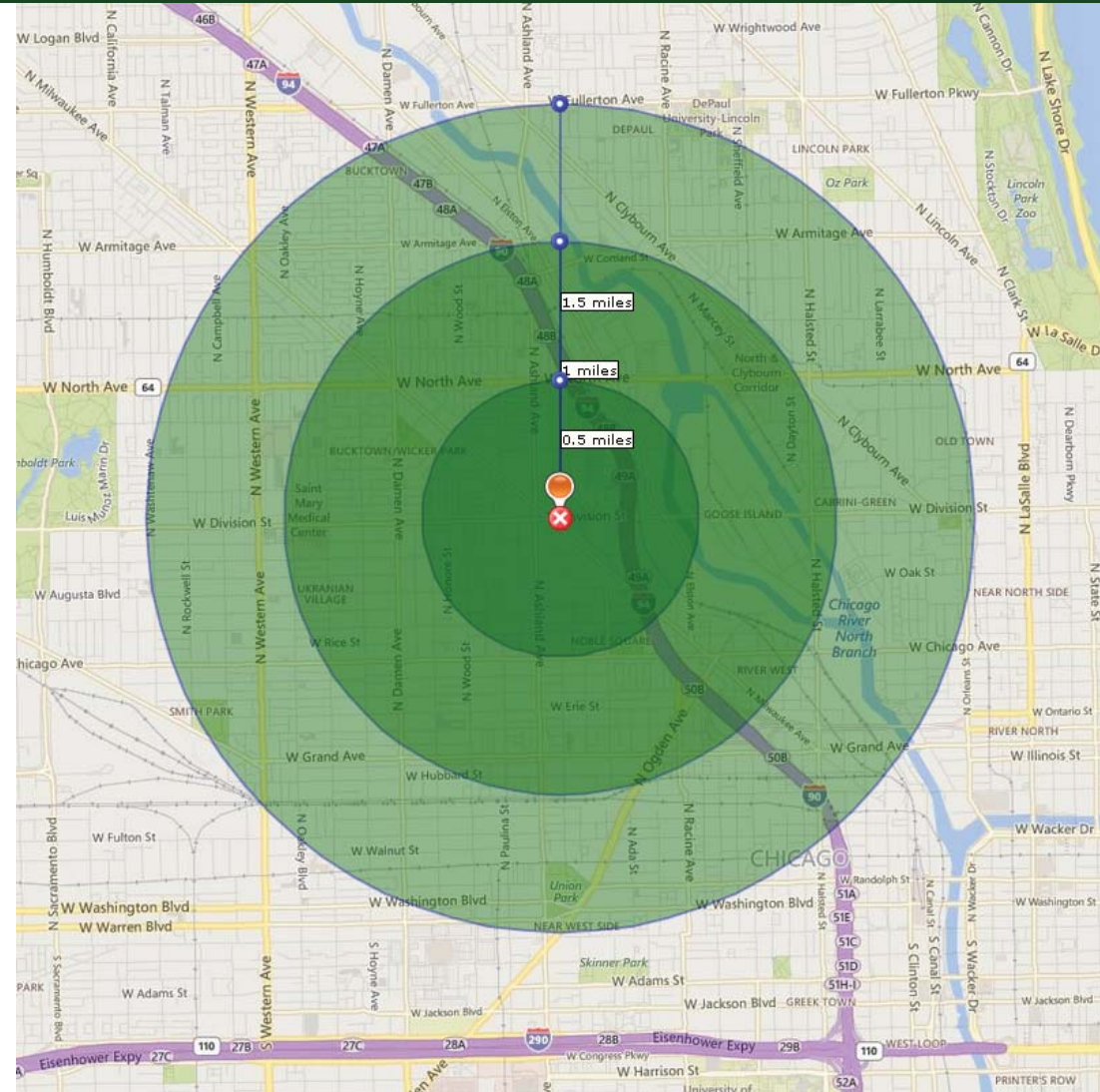
Estimates from the year of 2013.

	.5 Miles	1 Mile	1.5 Miles
Population	16,911	52,249	117,092
Households	8,154	25,462	55,664
Average Income	\$88,962	\$99,587	\$108,157

## NEARBY BUSINESSES

The Bedford  
Seadog Sushi and Bar  
Frontier  
City Sports  
Evil Olive

Fifth Third Bank  
City Sports  
Aldo Shoes  
Intelligentsia Coffee  
Chopin Theater



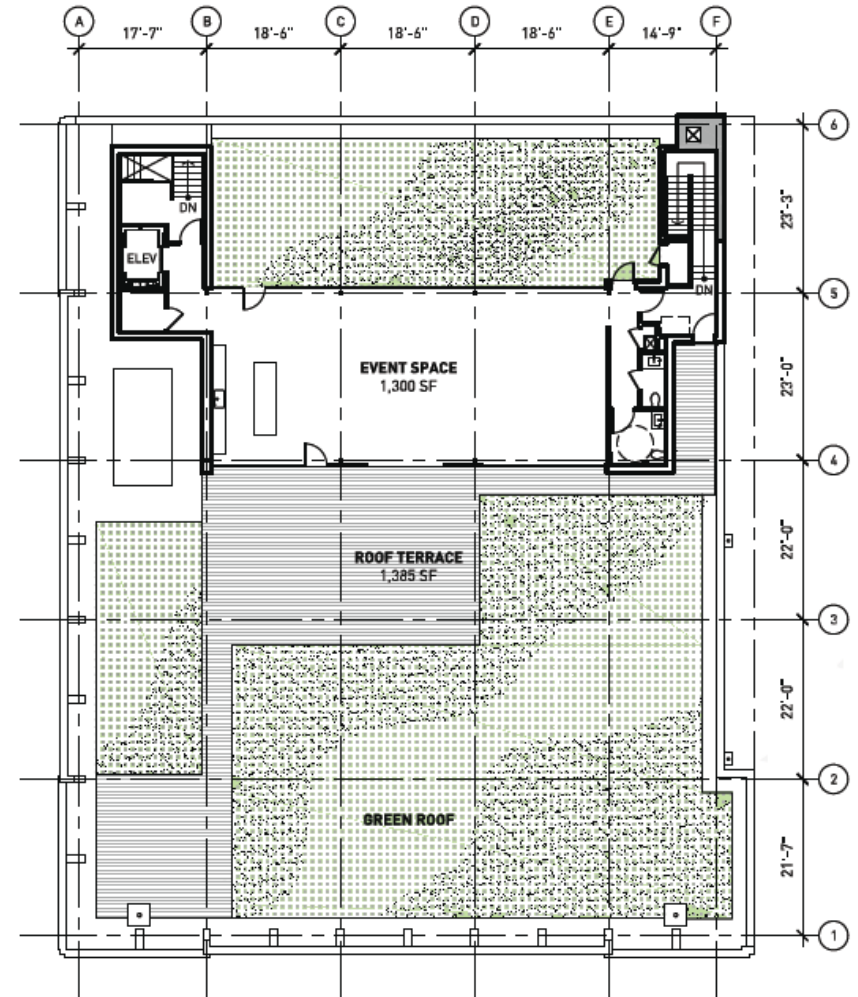
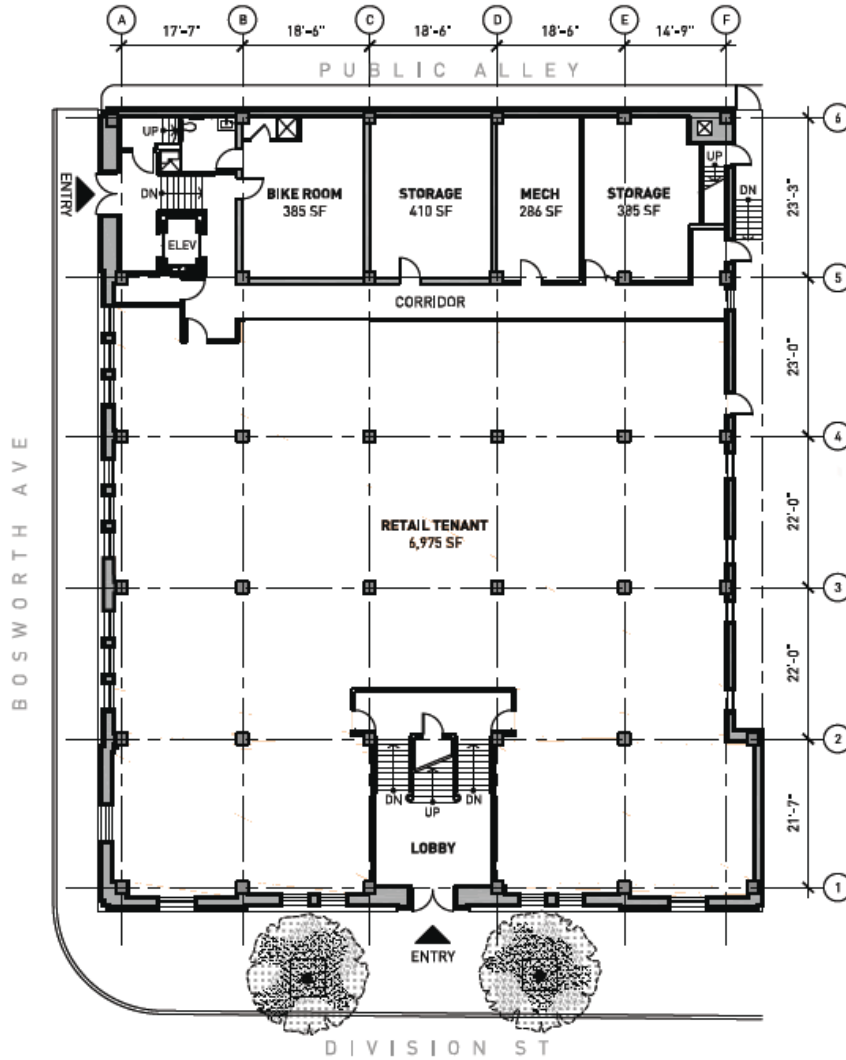
PRESENTED BY:

**JERROD ROSEN**  
312.575.0480 Ext. 21  
Jerrod@kudangroup.com

**JUAN CARLOS GOMEZ**  
312.575.0480 Ext. 19  
JuanCarlos@kudangroup.com

[WWW.KUDANGROUP.COM](http://WWW.KUDANGROUP.COM)

# PLANS



PRESENTED BY:

**JERROD ROSEN**

312.575.0480 Ext. 21  
 Jerrod@kudangroup.com

**JUAN CARLOS GOMEZ**

312.575.0480 Ext. 19  
 JuanCarlos@kudangroup.com

[WWW.KUDANGROUP.COM](http://WWW.KUDANGROUP.COM)