

# Wicker Park - Chicago

## RETAIL/OFFICE LEASE ON DIVISION STREET

### WITH ALL NEW INTERIOR

2153 W. Division St. Chicago, IL 60622



566 W. Lake St. Suite 225  
Chicago, Illinois 60661-1411  
kudangroup.com

#### 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

Enoteca Roma	Fat Pour
Queen Mary	Presence Hospital
Folklore Argentine	Dunkin' Donuts
Nando Milano Trattoria	Pizano's Pizza

#### Description

Commercial condo with ALL NEW interior finishes including Oak plank floors, walls, high ceiling, lighting, electrical and HVAC. Clear span layout with floor to ceiling windows. Includes ADA bathroom and 650 SF basement.

#### Wicker Park

Located within the West Town community are. 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.

#### 2153 W. Division St. Chicago, IL 60641

Size	+/- 1,000 SF
Zoning	B3-2
Rental Rate	\$3,100 per Month
Rental Type	Gross

For additional information or to schedule a showing contact:

Jarrett Fradin

312.575.0480 Ext. 15

jarrett@kudangroup.com

Georg Simos

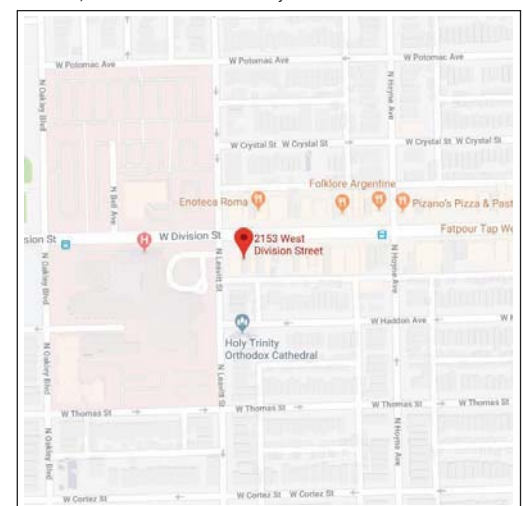
312.575.0480 Ext. 15

georg@kudangroup.com

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

Division, between Leavitt and Hoyne



## 2153 W. DIVISION ST. - LISTING INFO

Agent Responsible	Jarrett Fradin Georg Simos
Transaction Type	Retail/Office Lease
Real Estate included in price?	No
<b>Property Data</b>	
Address	2153 W. Division St.
City, Zip Code	Chicago, IL 60641
Area	Wicker Park
County	Cook
Rental Rate	\$3,100 Gross Lease
Yearly Adjustment	TBD
Security Deposit	Two month's rent due at lease execution
Stories	Mixed-use, three story building
Size	+/- 1,000 Square feet
Parking	Street
AC/Heat	New- Central Air
Zoning	B3-2
Alderman	Brian Hopkins 312-643-2299
Nearby Businesses	Enoteca Roma, Queen Mary, Folklore Argentine, Nando Milano Trattoria, Presence Hospital, Fat Pour, Dunkin' Donuts, Pizano's Pizza
Property Description	Commercial condo with ALL NEW interior finishes, Oak plank floors, walls, high ceiling, lighting, electrical and HVAC. Clear span layout with floor to ceiling windows. Includes ADA bathroom and 650 SF basement.
Location Description	Amazing Division Street commercial space for lease. Ideal for any Retail or Office Use. Steps from Presence Hospital, numerous restaurants, stores and spas, and more!
Cross Streets	Division between Leavitt and Hoyne