

# Wicker Park

## Former salon/spa space for lease or sale.



1629 North Halsted Street, Floor 1  
Chicago, Illinois 60614  
kudangroup.com

1721 N. Western Ave., Unit 1, Chicago, IL



### Demographics

Population	2 mile	5 mile
2010 Population	225,187	1,237,076
2020 Population	209,284	1,243,427
2025 Population Projection	204,022	1,231,597
Annual Growth 2010-2020	-0.70%	0.10%
Annual Growth 2020-2025	-0.50%	-0.20%

### Households

2010 Households	93,231	518,499
2020 Households	83,873	529,090
2025 Household Projection	81,180	525,513

### Income

Avg. Household Income	\$119,363	\$105,800
Median Household Income	\$89,284	\$73,876

Source: Costar

### Nearby Businesses

GH School for Healthy Living	—
Ladies Workout Express	—

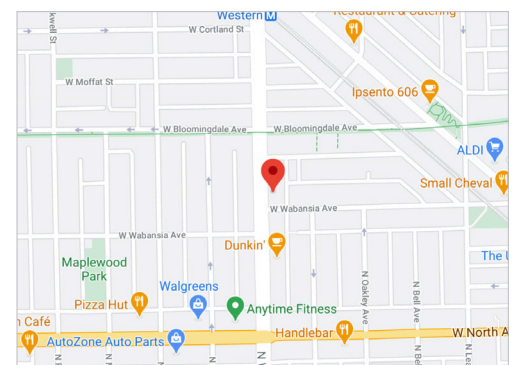
### Location Description: Wicker Park

Start your day at the vibrant Six Corners area where North, Milwaukee, and Damen Avenues intersect. This is the always-bustling heart of the neighborhood, where you'll find vintage stores, record shops, noodle joints, award-winning eateries, cool coffee houses, bookstores, art galleries, and more. A good way to see the area is on the 606, a repurposed rail line that gives you an elevated view of four distinctive Chicago neighborhoods. You'll find walkers, joggers, bikers, public parks, art installations, overlooks, and more all along the 2.7-mile stretch.

-choosechicago.com

### Map

On north Western Avenue, between west St. Paul Avenue and west Wabansia Avenue.



### Property Description

Fully furnished and equipped hair salon/day spa complete with two private rooms, three styling stations, two washing sinks, waiting room, washer/dryer and includes one parking space. The space is conveniently located near the 606 trail and Western Blue Line station with easy access to I-90/94 and minutes away from I-290.

Size (Approx.):	1,100 SF
Lease Rate:	\$30/SF Modified Gross
Purchase Price:	\$230,000 (Real Estate)

For additional information or to schedule a showing, contact:

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