

Wicker Park

Space available for sale or lease in a strong commercial and high-traffic corridor.

2235 W. North Ave., Chicago, IL



Property Description

Retail/Office space located in a vibrant commercial corridor, an exceptional corner property for businesses seeking a prime location. Demise into two individual spaces or one contiguous. Blocks from the bustling six corner intersection and train station this property benefits from high traffic counts, ensuring excellent visibility. Currently occupied by a real estate firm, the space is fully built out, featuring an open floor plan layout. The interior boasts multiple glass walled private offices, two conference rooms and a reception area, providing ample space for your team and clients. It is an ideal space for any service-related business.

Purchase Price: \$350,000-\$1.2M (Real Estate)

Property Taxes: \$32,036 (2021) or \$8/SF

Size (Approx.): 1,000 SF, 3000 SF, 4,000 SF (Contiguous)

OpEx: \$1-3/SF

Lease Rate: \$25-28/SF NNN

For additional information or to schedule a showing, contact:

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



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

Demographics

Population	1-Mile	5-Mile
2022 Population	70,274	1,252,729
2027 Population	70,698	1,259,236
Annual Growth 2022-2027	0.60%	0.5%

Households

2022 Households	31,036	532,576
Annual Growth 2022-2027	-0.2%	0.8%

Income

Avg. Household Income	\$120,348	\$85,277
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Source: Costar

Nearby Businesses

LG Group	Century 21
A Fairytale Ballet	The Frame Shop
Elemental Health	Pink Nail Spa
Bake	Feldhaus Anne L
Cebu	Prairie land Montessori School

Location: 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 the corner of West North Avenue and North Bell Avenue.

