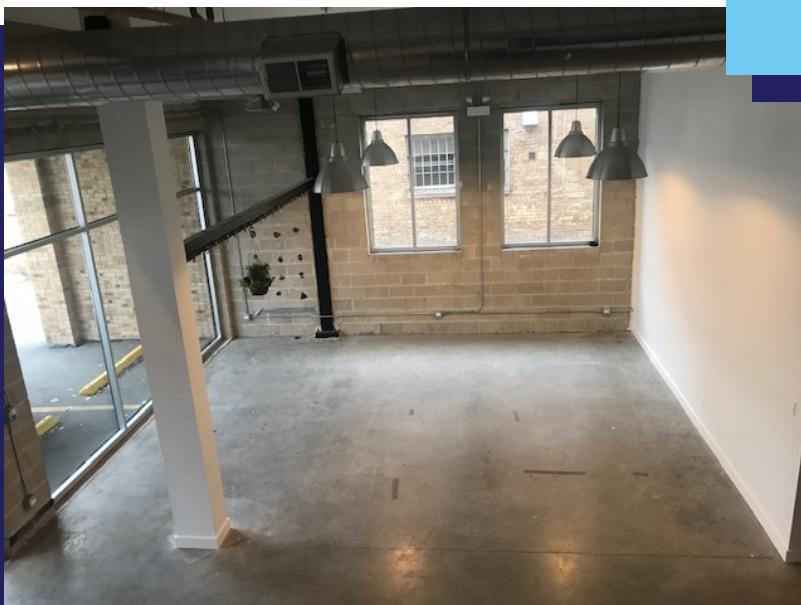




FOR LEASE
WICKER PARK / BUCKTOWN
FLEX SPACE

1755 N Damen Avenue
Chicago, IL 60647



HIGHLIGHTS

Property Type: Flex
Lease Type: Modified Gross
Size: 2,195 Sq Ft
Zoning: B3-2
Alderman: Waguespack

SNAPSHOT



- 2,195 Sq Ft commercial space on the first floor of a mixed-use apartment building consisting of 10 residential units & 3 commercial units
- Unit features a small mezzanine / waiting area, high ceilings, and full height window glazing
- Ideal location for an office, gym, or boutique
- Conveniently located adjacent to The 606 Trail with over 1 million annual trail users
- Can be combined with office / retail space with Damen Ave frontage

TRANSIT



On CTA #50
Damen Bus Route



0.3 miles to CTA Damen
Blue Line Station



0.4 miles to CTA #56
Milwaukee Bus Route

DEMOGRAPHICS



Population

1 Mile 50,516



Households

1 Mile 23,082



Avg Household Income

1 Mile \$127,656



Consumer Spending (000s)

1 Mile \$664,311

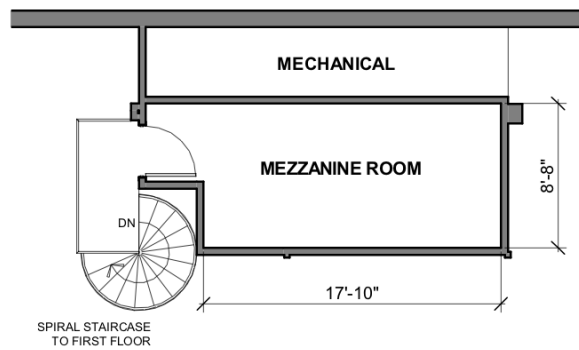
AREA MAP



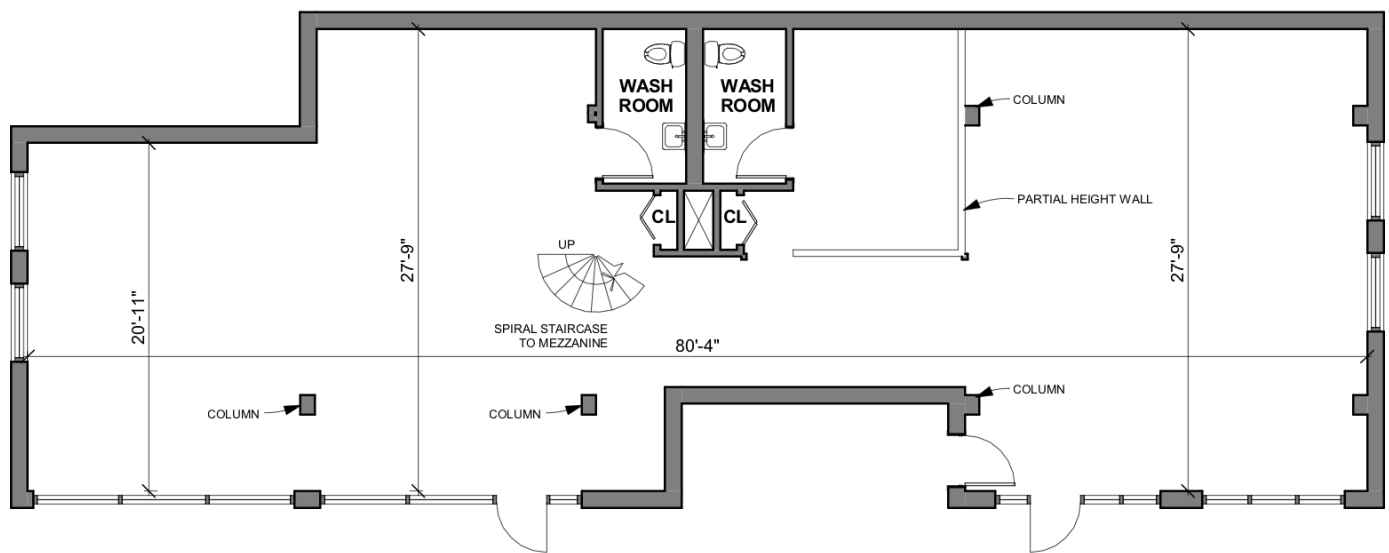
TRAFFIC COUNT

N Damen Ave 15,528

FLOOR PLANS



MEZZANINE 200 SF



FIRST FLOOR 1,995 SF