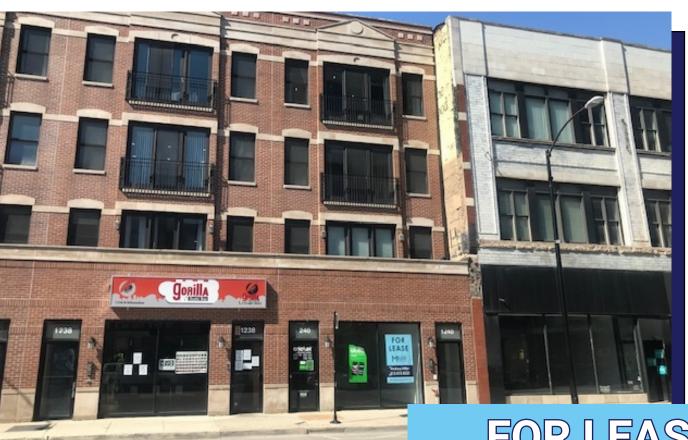


andrea@millerchicagorealestate.com



PRIME WICKER PARK RETAIL / OFFICE

1240 N Milwaukee Avenue Chicago, IL 60622

HIGHLIGHTS

Property Type: Retail / Office

Lease Type: NNN

Size: 1,254 Sq Ft

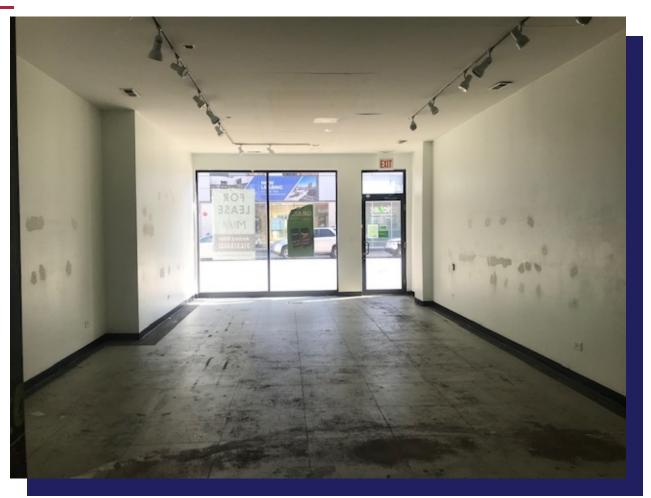
Zoning: B1-3
Alderman: La Spata





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SNAPSHOT



- 1,254 Sq Ft retail / office space available in the heart of Wicker Park
- Space features large storefront windows and an open floor plan, with one bathroom & one mechanical room
- High visibility location with over 10,496 vehicles per day & a Walk Score of 98
- Situated in a dense retail corridor with heavy foot traffic with Target,
 Verizon, Dunkin' Donuts, CVS & Jewel-Osco within 2 blocks
- Conveniently located minutes to downtown, just 0.3 miles from I-90/I-94
 Kennedy Expressway

TRANSIT



Division Blue Line

station

#0.4

On CTA #56 Milwaukee bus route Steps to #9 Ashland & #70 Division bus routes



DEMOGRAPHICS



Population
1 Mile 51,652



Households 1 Mile 24,584



Avg Household Income 1 Mile \$127,757



Consumer Spending (\$000s) 1 Mile \$695,292

AREA MAP



TRAFFIC COUNT



SITE PLAN

