



## FOR LEASE WICKER PARK RETAIL / OFFICE SPACE

1652 W North Avenue  
Chicago, IL 60622



## HIGHLIGHTS

**Property Type:** Retail  
**Lease Type:** NNN  
**Size:** 1,290 Sq Ft  
**Zoning:** C1-2  
**Alderman:** Waguespack

## SNAPSHOT



- 1,290 Sq Ft turnkey retail / office space on ground floor of 4-story residential condo building near the corner of North & Paulina
- High-visibility location with a Walk Score of 96
- Currently built out as a tanning / waxing salon
- Favorable C-1 zoning allows for a variety of retail uses including salon, animal-related service, fitness, office & retail
- Available 8/1/2023

## TRANSIT



On CTA #72  
North Bus Route



0.4 miles to CTA  
Damen Blue Line  
Station



0.1 miles to CTA #9  
Ashland Express bus route

**DEMOGRAPHICS**



**Population**

1 Mile 49,120



**Households**

1 Mile 22,762



**Avg Household Income**

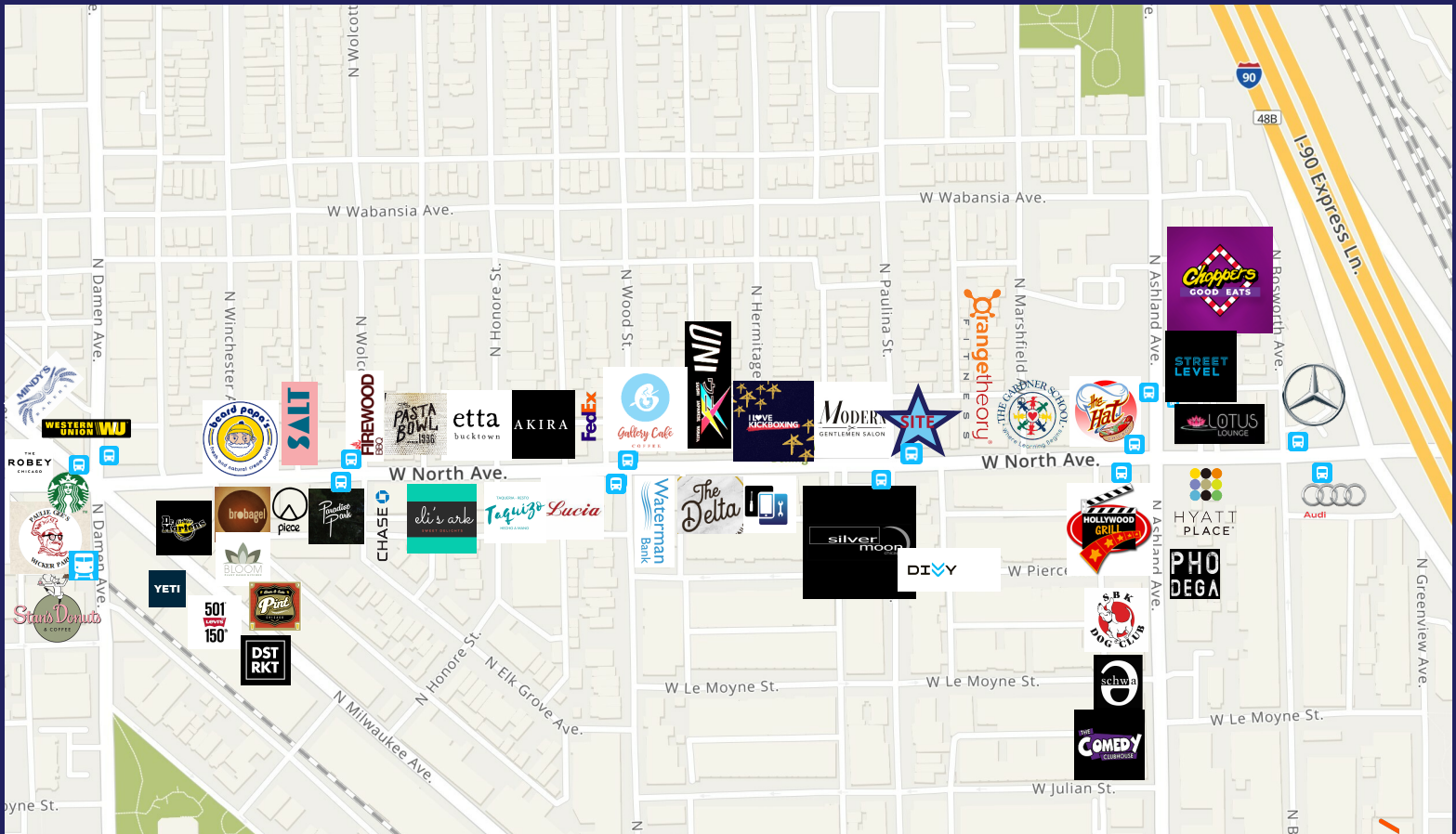
1 Mile \$159,889



**Consumer Spending (000s)**

1 Mile \$877,212

**AREA MAP**



**TRAFFIC COUNT**

W North Ave 22,250

# FLOOR PLAN

