



# RETAIL/OFFICE OPPORTUNITY IN BUCKTOWN

1740 N. MILWAUKEE  
CHICAGO, IL 60622

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# Property Summary



## OFFERING SUMMARY

Available Square Fee:	3,000
Lease Rate:	\$25.00 Per Square Foot Net
Building Size:	8,000 SF
Zoning:	C1-2
Market:	Chicago
Submarket:	Bucktown/Wicker Park

## PROPERTY OVERVIEW

Retail/Office space on the ground floor with live-work space available above. Great visibility and co-tenancy.

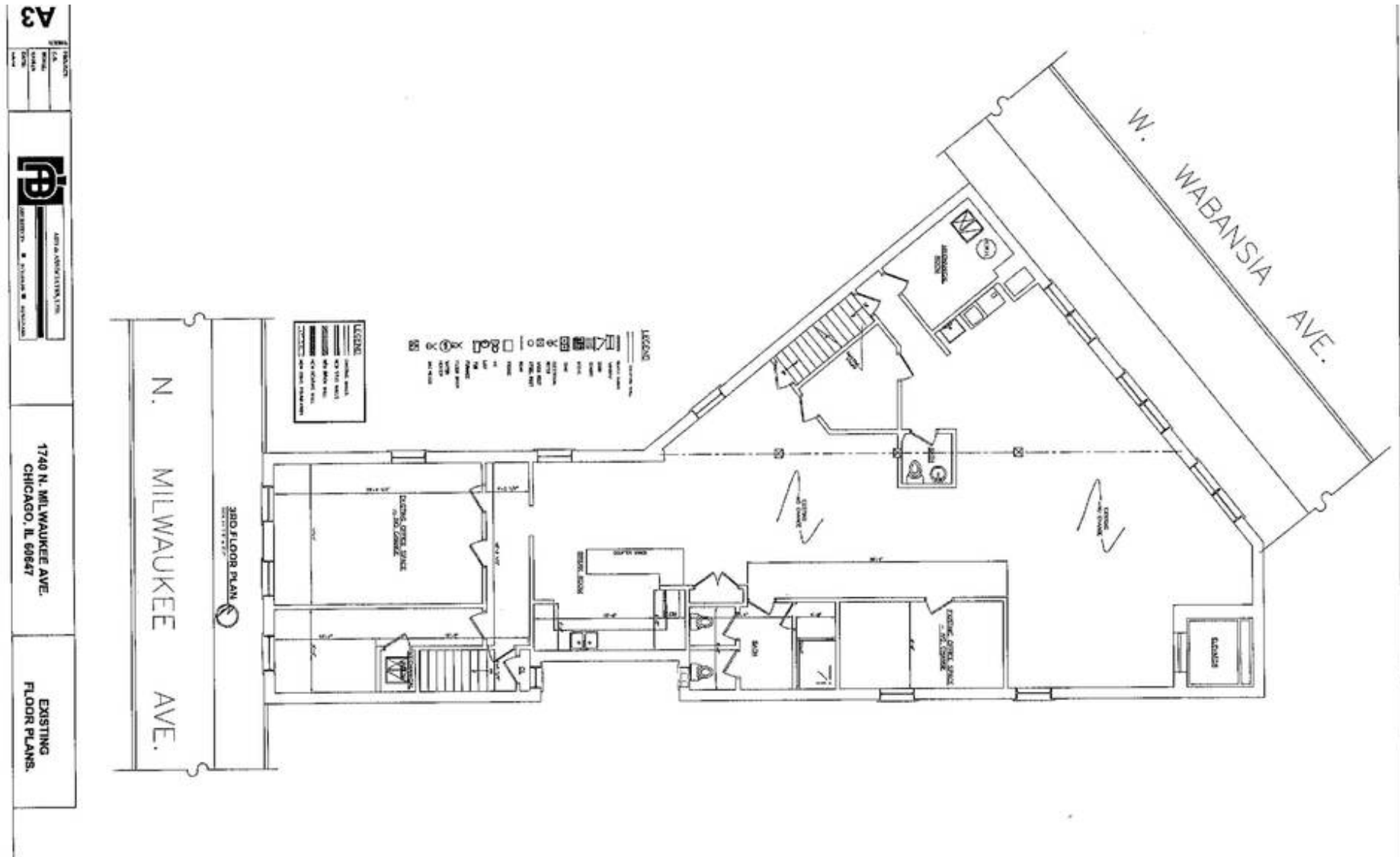
## PROPERTY HIGHLIGHTS

- Open Floor Plan With High Ceiling Heights
- Fully Demoed Space Ready For Tenant Finishes
- Great Natural Light Throughout
- High Pedestrian and Vehicle Counts
- Exceptional Area Co-Tenancy Including Small Cheval, Aldi Grocery, Yolc and Royal Palms
- Favorable Lease Terms

# Additional Photos



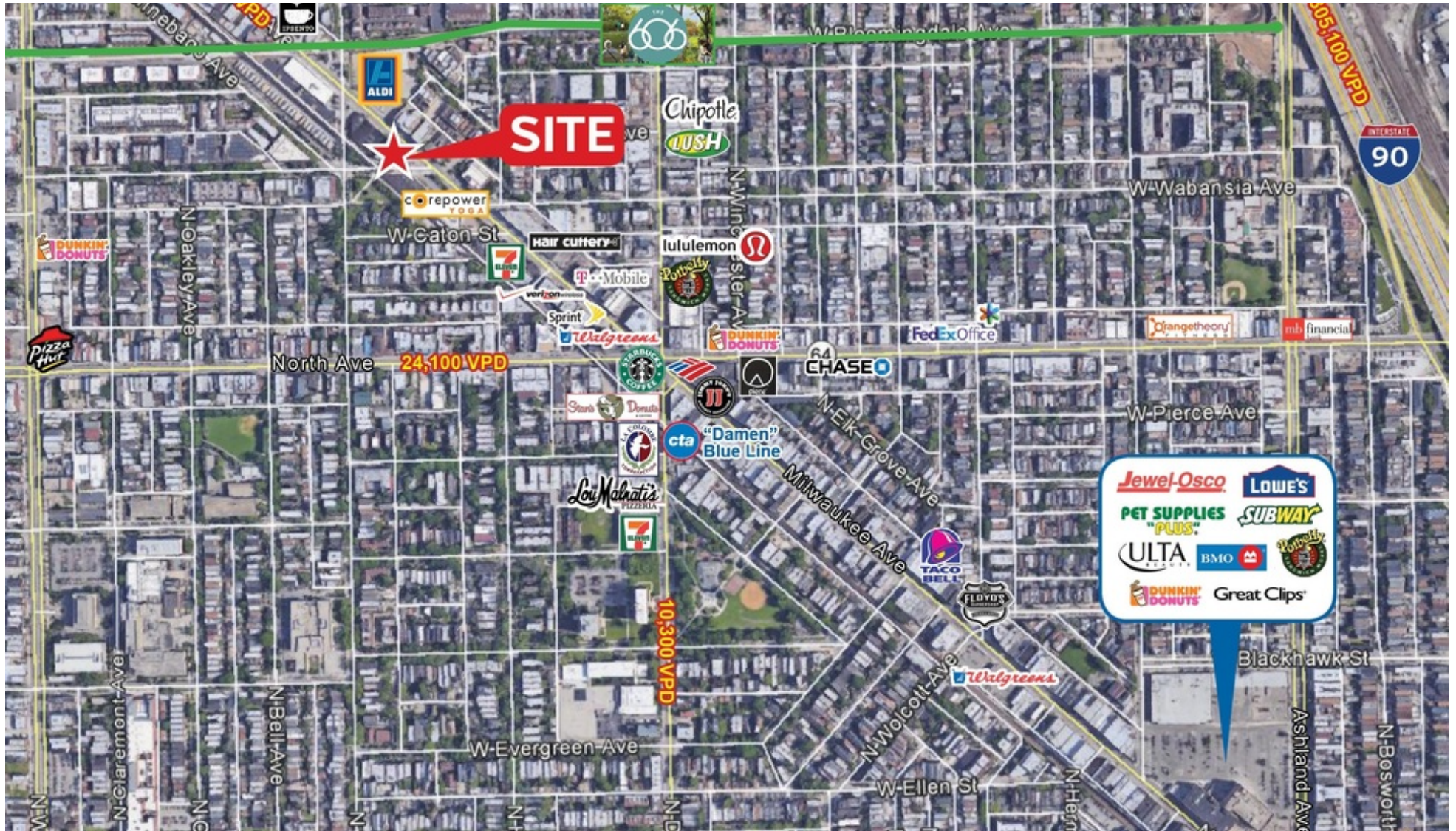
# Additional Photos



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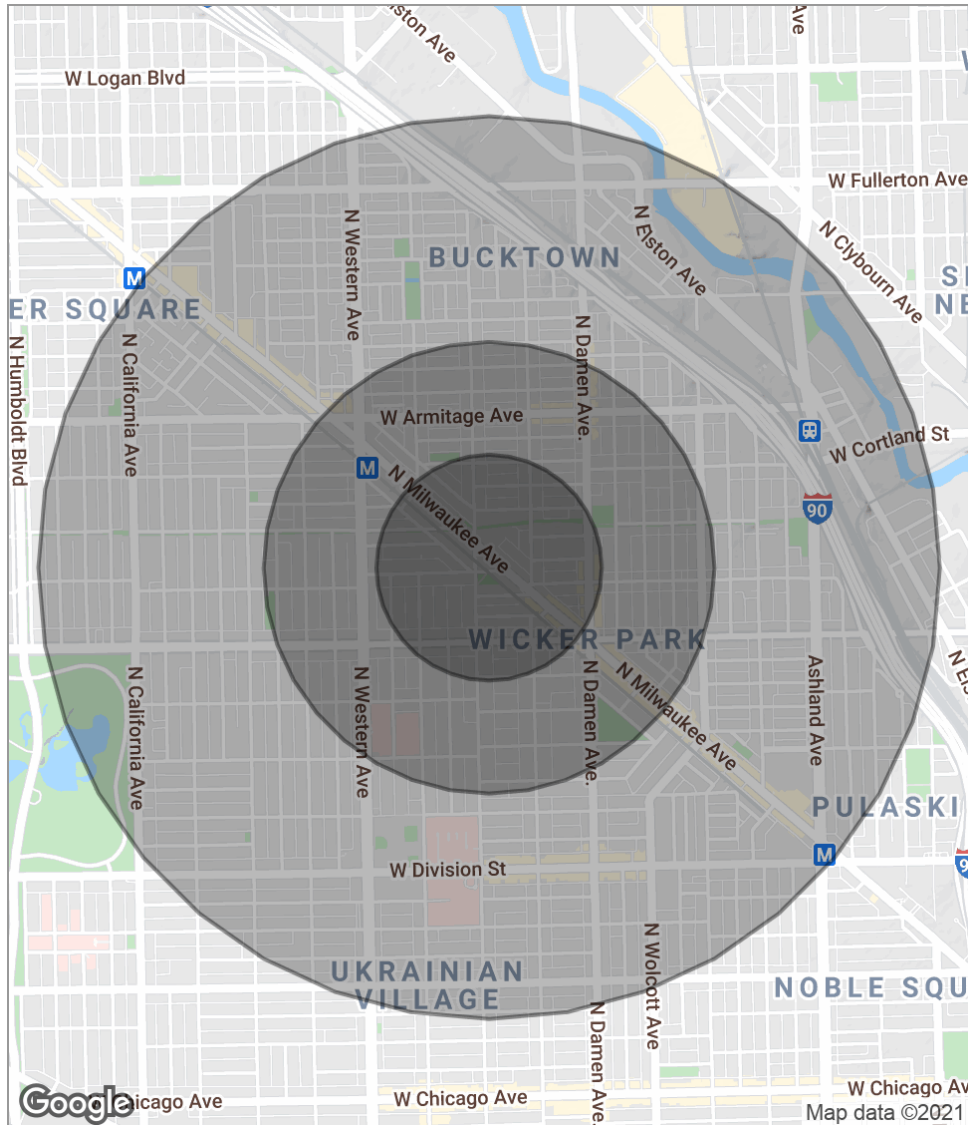


# Additional Photos



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# Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	4,593	17,485	68,297
Median age	30.5	30.8	30.7
Median age (Male)	31.2	31.7	31.6
Median age (Female)	29.9	29.9	30.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	2,194	8,168	30,377
# of persons per HH	2.1	2.1	2.2
Average HH income	\$134,224	\$122,200	\$96,337
Average house value	\$590,097	\$629,849	\$581,416

\* Demographic data derived from 2010 US Census

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