



# 1417-19 NORTH MILWAUKEE

MIXED-USE RETAIL/OFFICE FOR SALE & LEASE

WICKER PARK / BUCKTOWN

# PROPERTY DETAILS

## SIZE

- ▶ Building: Approximately 10,000 square feet
- ▶ Lot: Approximately 8,219 square feet

## PRICE

- ▶ Subject to offer

## RENTAL RATE

- ▶ Undisclosed

## HIGHLIGHTS

- ▶ Fantastic building located in the heart of the vibrant Wicker Park and Bucktown neighborhoods with many national retailers, restaurants, bars and local shops. Just steps from the 606 Trail and the six-corners intersection of North, Damen, and Milwaukee Avenue.
- ▶ Two story retail/office building has loading access on Wood Street and offstreet parking at the rear of the property with two grade level 9 ft x 10 ft dock doors. Includes full, clean and dry basement with 8 ft clear ceiling height.
- ▶ Building is currently vacant and available for lease
- ▶ Building has 50' frontage on Milwaukee Avenue and also wraps around with frontage on Wood Street
- ▶ Zoned B3-2 which allows for retail, residential, hospitality, office, mixed-use and many other possible development plans.
- ▶ The Damen CTA Blue Line stop is ¼ mile away and there are numerous bus lines and defined bike lanes nearby on both Damen and Milwaukee Avenue. The property may qualify as a "transit-oriented development" site, with potential to obtain beneficial zoning bonuses offered by the City.

## DEMOGRAPHICS

	1 MI	3 MI
TOTAL HOUSEHOLDS	25,475	268,616
MEDIAN HH INCOME	\$98,440	\$85,202
TOTAL POPULATION	54,755	551,597
DAYTIME EMPLOYEES	27,863	773,721



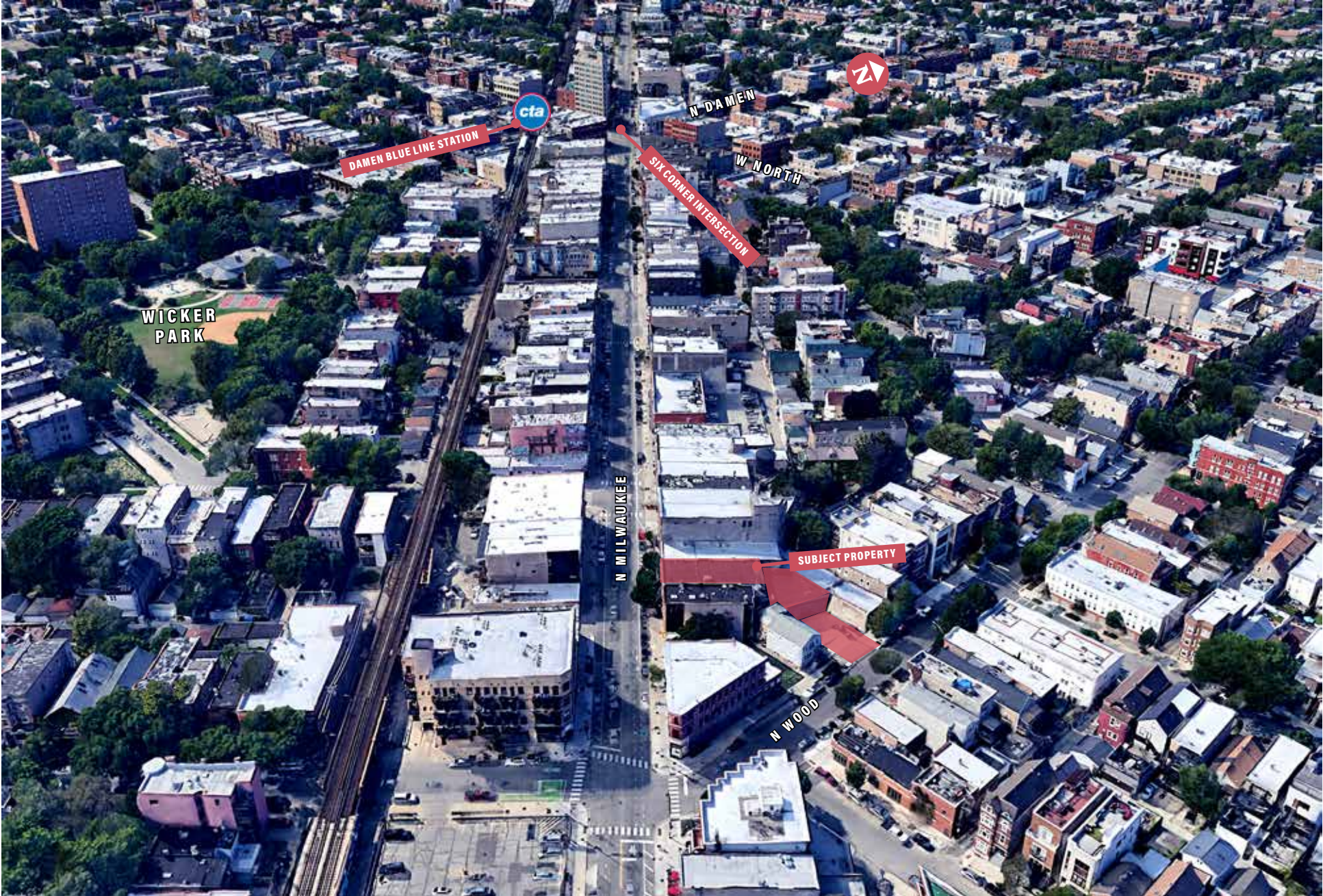
# PROPERTY AERIAL



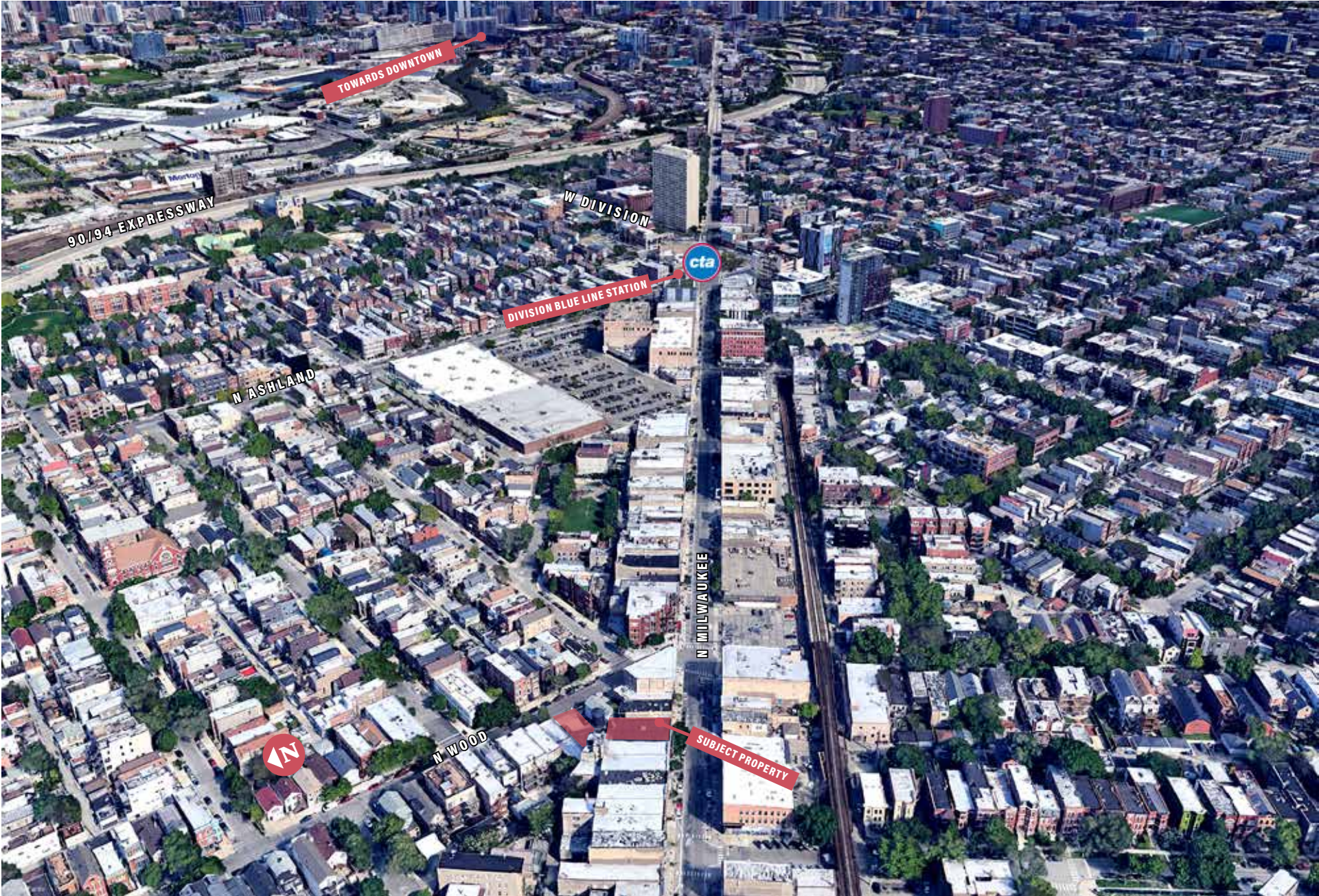
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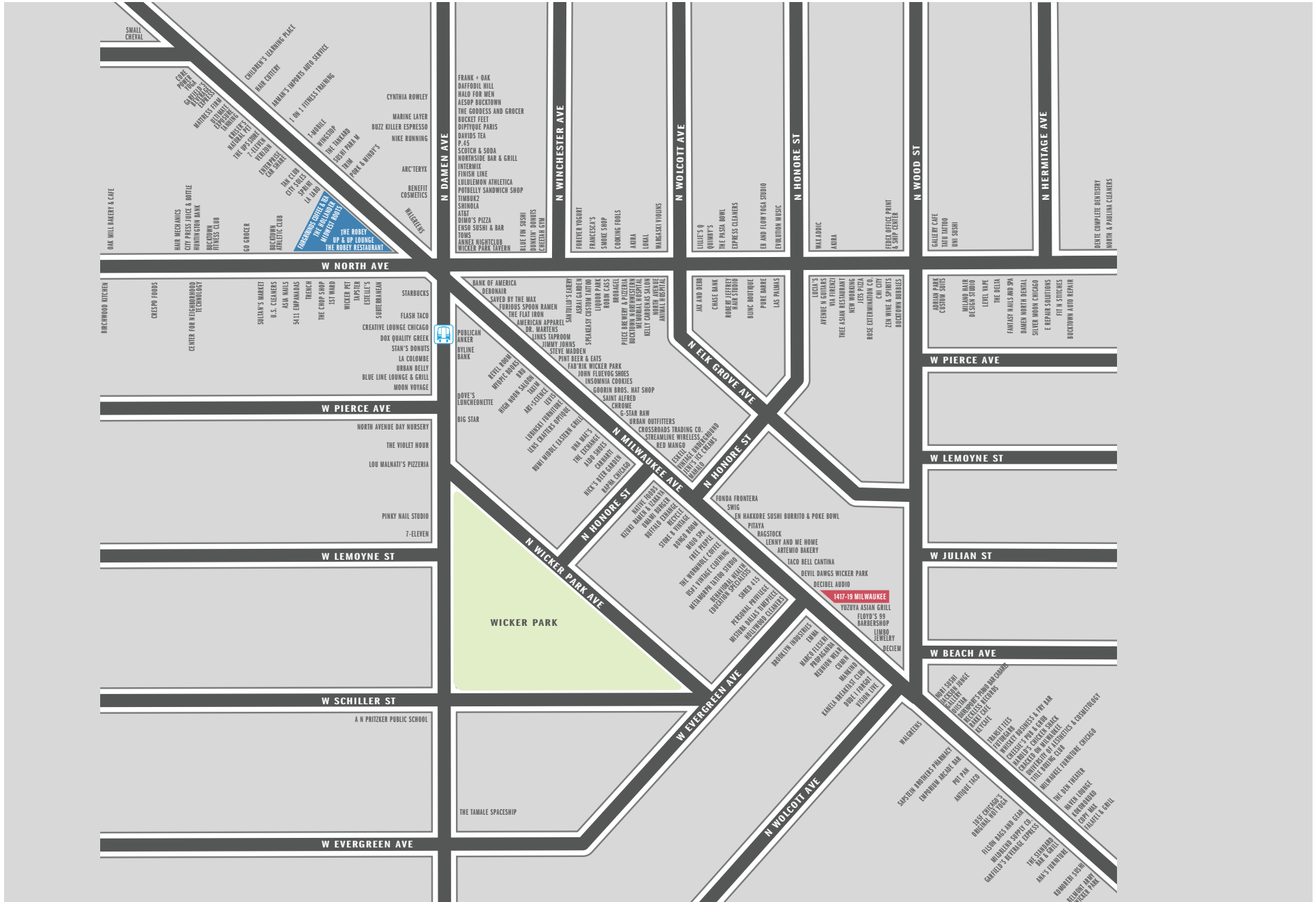
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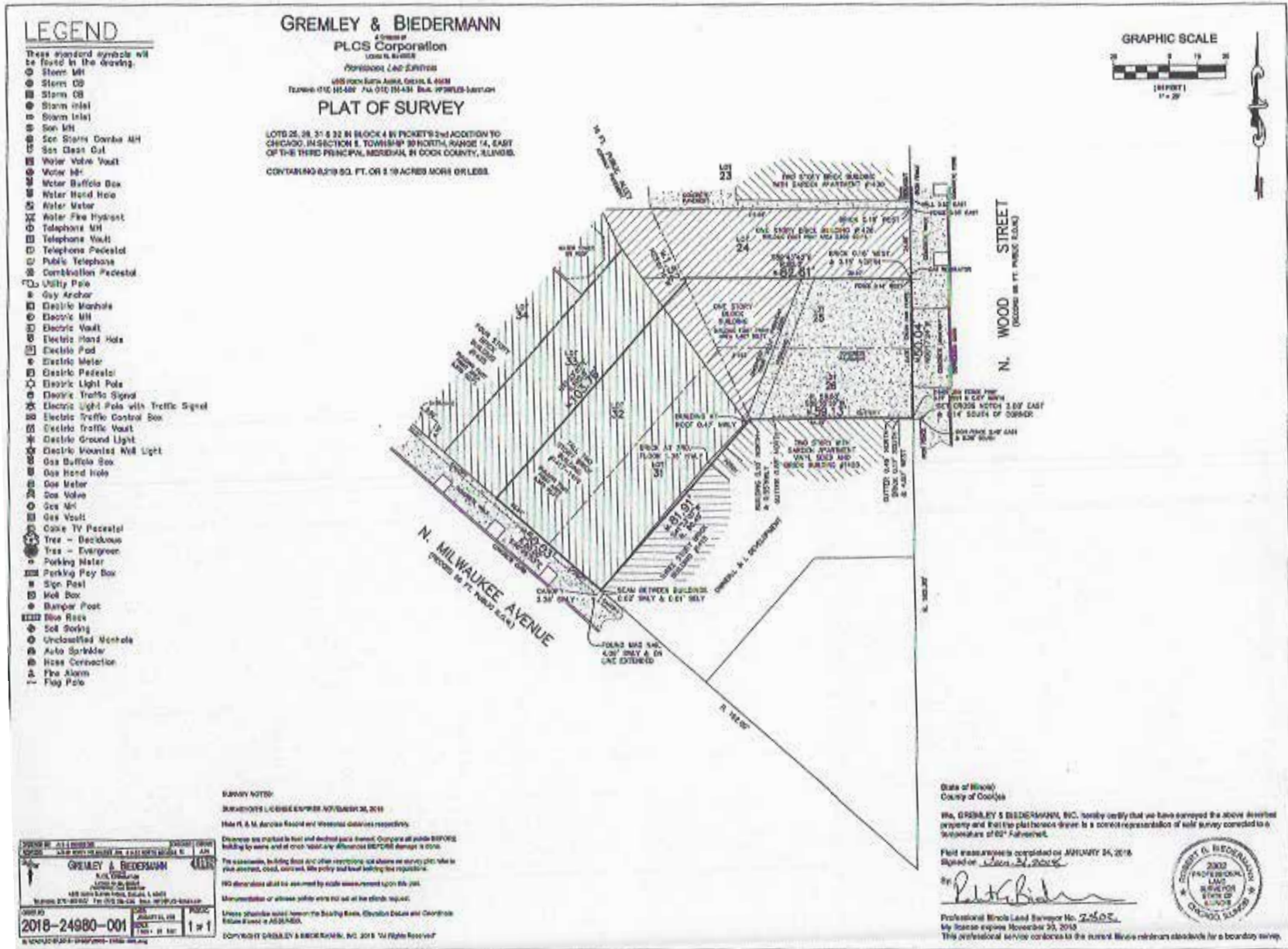
# PROPERTY AERIAL



# AREA MAP



# PROPERTY SURVEY







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EXCLUSIVE AGENT

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