

Bucktown / Wicker Park Flagship Opportunity

1958 W. North Avenue Chicago, IL

Wicker Park makes
Forbes' 'hippest'
neighborhood list
— *Chicago Business Journal*



View from the CTA Blue Line which boasts more than 2 million riders per year.
Signage & storefronts conceptual and will be subject to governmental approvals.

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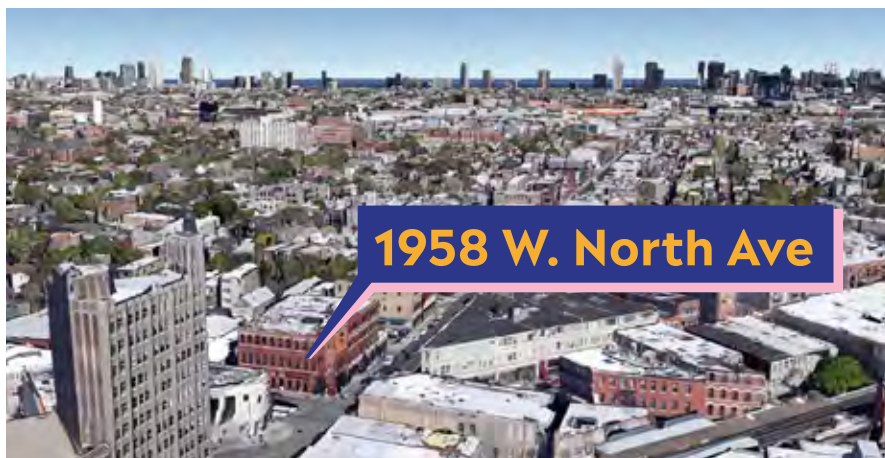
Chicago, IL

Hot Branding Opportunity in the Heart of Wicker Park / Bucktown

- ▶ Wicker Park / Bucktown is one of the country's trendiest neighborhoods with a mix of national, local, and regional boutiques and shops as well as some of the hottest restaurants in Chicago
- ▶ This historically significant building boasts one of the most prominent positions in the market
- ▶ Available for up to 12,000 square feet on 2 levels plus basement
- ▶ Highlighted on the front page, this site is visible from the CTA Blue Line Damen Station which is a daily train stop to more than 2 million CTA riders per year and underwent a \$13.6 million renovation in 2015
- ▶ Across the street from The Robey Hotel: a gut-rehabbed 89 room boutique hotel
- ▶ Located just to the south of The 606, an elevated walking & biking trail system which attracted over 1.84M people in 2017

Demographic Summary

	0.25 MI	0.5 MI	1 MI
Average HHI	\$155,326	\$165,796	\$134,441
Daytime Population	5,104	13,220	45,748
Residential Population	4,297	19,041	63,455



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24,100 VPD

on W. North Avenue

12,300 VPD

on N. Milwaukee Avenue

12,900 VPD

on N. Damen Avenue

2M Riders

Annual Average (2018)
CTA Damen Blue Line Station

6,676 Riders

Weekday Average (2018)
CTA Damen Blue Line Station

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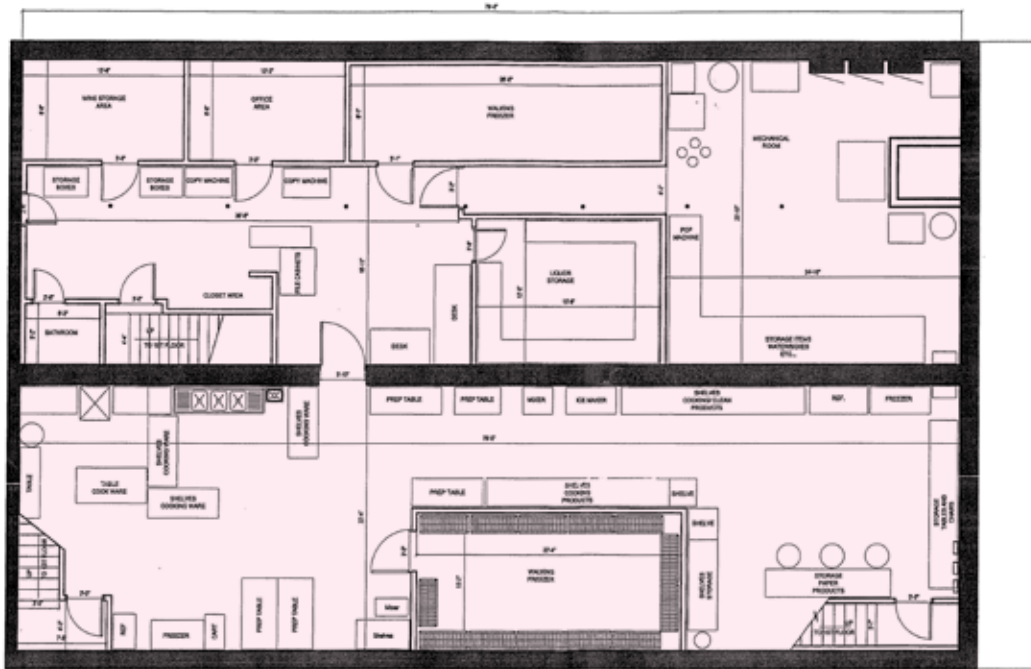
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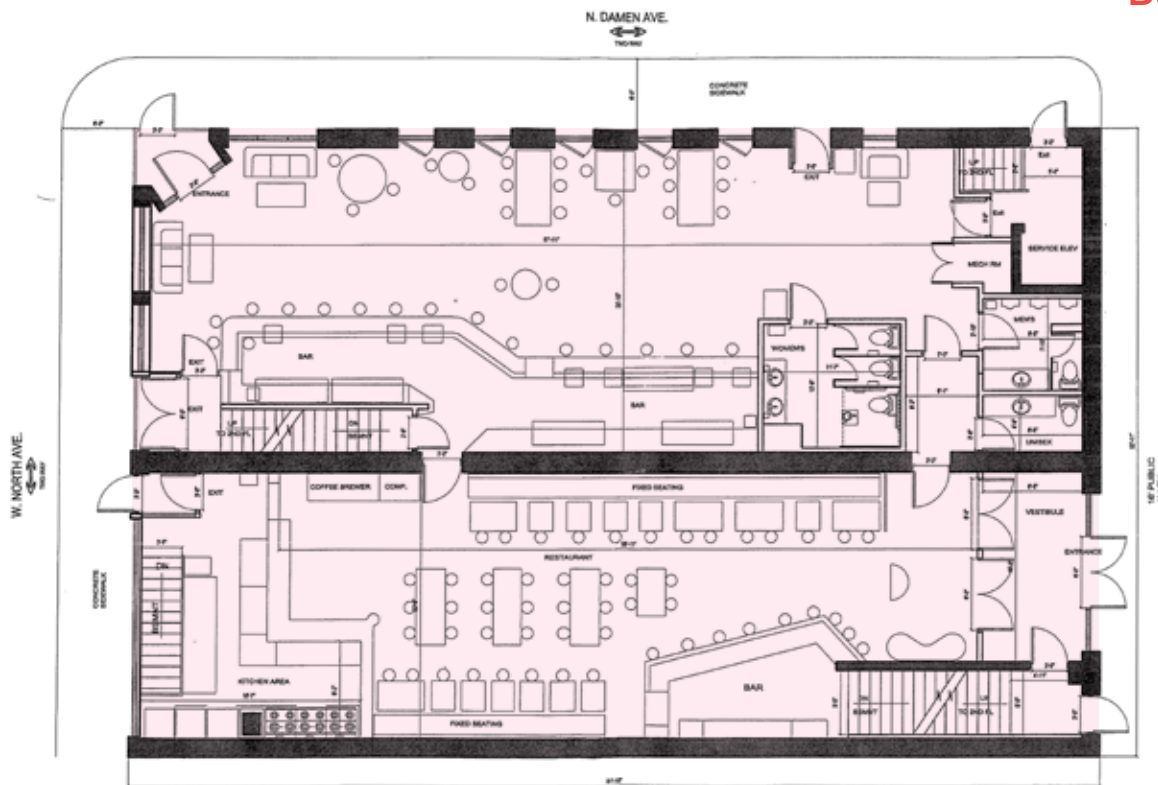
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1958 W. North Avenue Site Plans



Basement



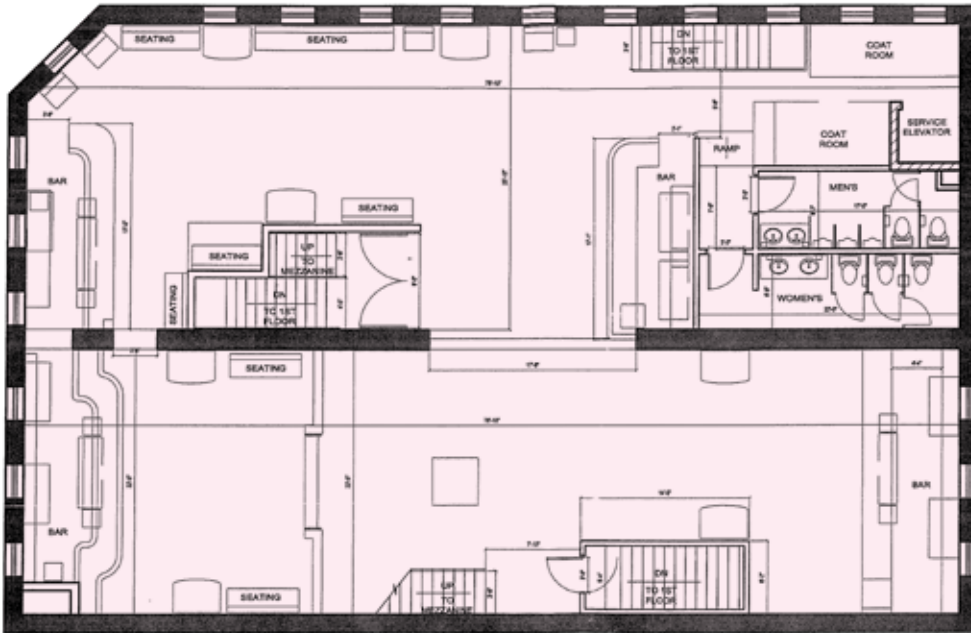
First Floor

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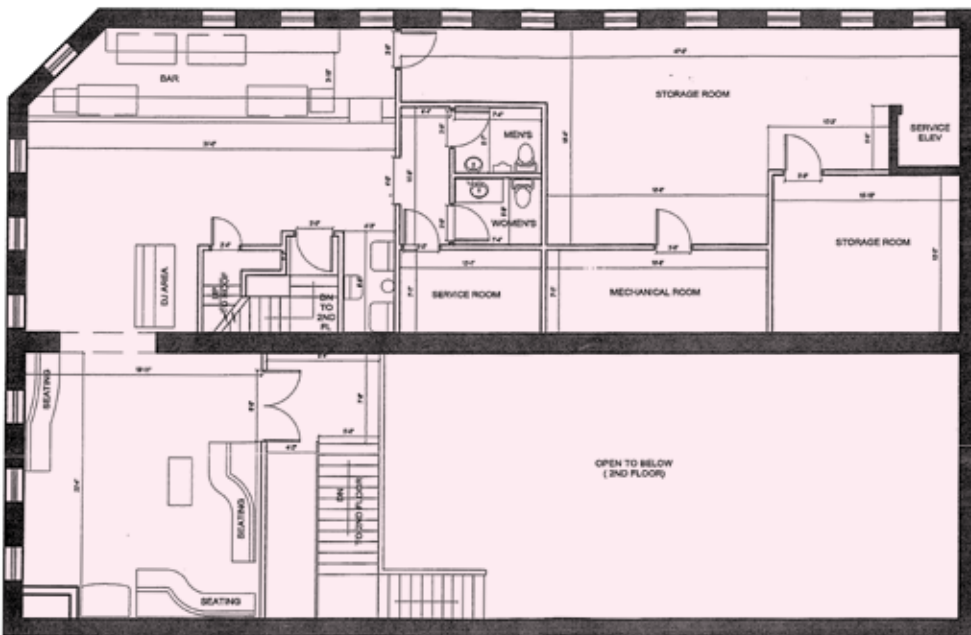
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Second Floor



Mezzanine

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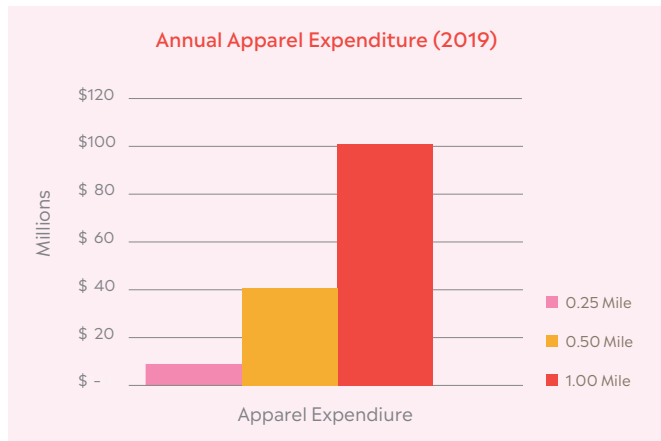
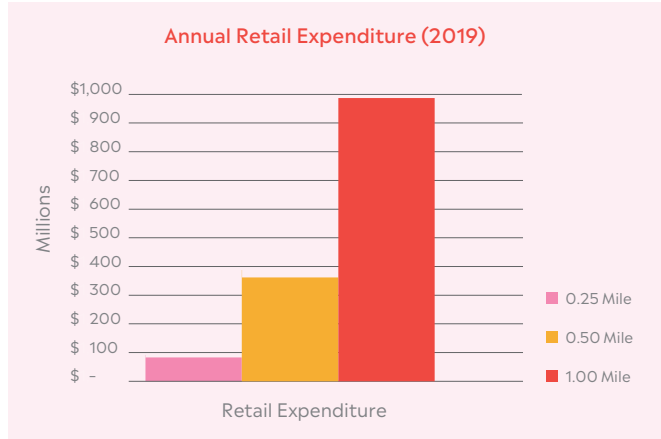


Bucktown / Wicker Park

1958 W. North Avenue is located at the heart of Chicago’s creative epicenter. Unparalleled boutique shopping, esoteric book stores, numerous art galleries, craft cocktails and independent clothing designers make Wicker Park / Bucktown one of the best areas to sip & shop in the country.

Wicker Park / Bucktown has become a prevailing influence on Chicago’s Michelin-rated dining scene with restaurants such as Taxim, Enso Sushi, Schwa, Temporis and Big Star. The area is also known for its nightlife hotspots including The Revel Room, Little Olive, The Up Room, renowned brewery Piece and mixology tour de force Violet Hour.

The neighborhood’s most enduring quality is its shopping. Along Damen, Milwaukee and North there is an unbelievable mix of vintage shops, independently owned boutiques, nationally recognized designers, fashion industry icons and major retailers. The dynamic mix of tenants includes TOMS, Shinola, Adidas, Urban Outfitters, YETI, Wayward, Burton, Timbuk2, Bluemercury, Arc’teryx, lululemon, Schott NYC, and Scotch & Soda.



The Robey



Adidas Originals Flagship Store



Big Star

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