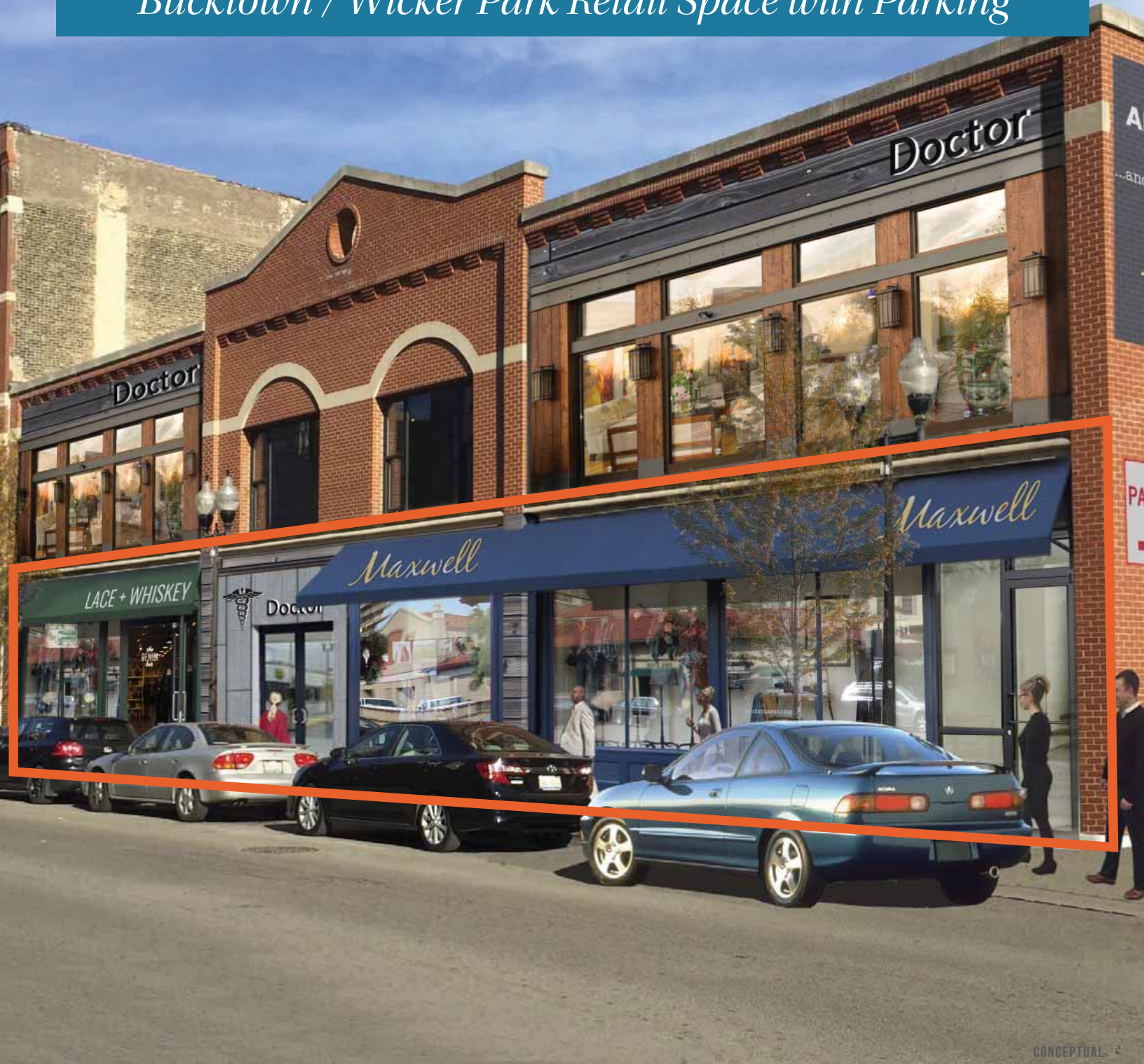


Flagship Opportunity in “the country’s fourth-best neighborhood for millennials” (Niche.com)

1455 N. MILWAUKEE AVENUE

Bucktown / Wicker Park Retail Space with Parking



CONCEPTUAL

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1455 N. MILWAUKEE AVENUE

Bucktown / Wicker Park Retail Space with Parking

- › ±5,000 SF (divisible) of ground floor retail space available
- › 2nd floor fully leased
- › 23 commercial parking spaces behind building available
- › Tenant opportunity to design storefront
- › Located two blocks south of the CTA Damen Blue Line 'L' station
- › 106 feet of frontage along heavily trafficked Milwaukee Avenue (11,600 VPD)
- › Neighborhood co-tenancy includes Urban Outfitters, Free People, American Apparel, G-Star Denim, Carhartt, Goorin Bros. Hat Company, TOMS Shoes, Timbuk2, Lululemon, Benefit and more

DEMOGRAPHIC SUMMARY			
	0.25 MI	0.5 MI	1 MI
Average HHI	\$126,952	\$136,281	\$119,044
Daytime Population	3,258	11,151	36,511
Residential Population	4,410	18,553	57,643

For more information contact:

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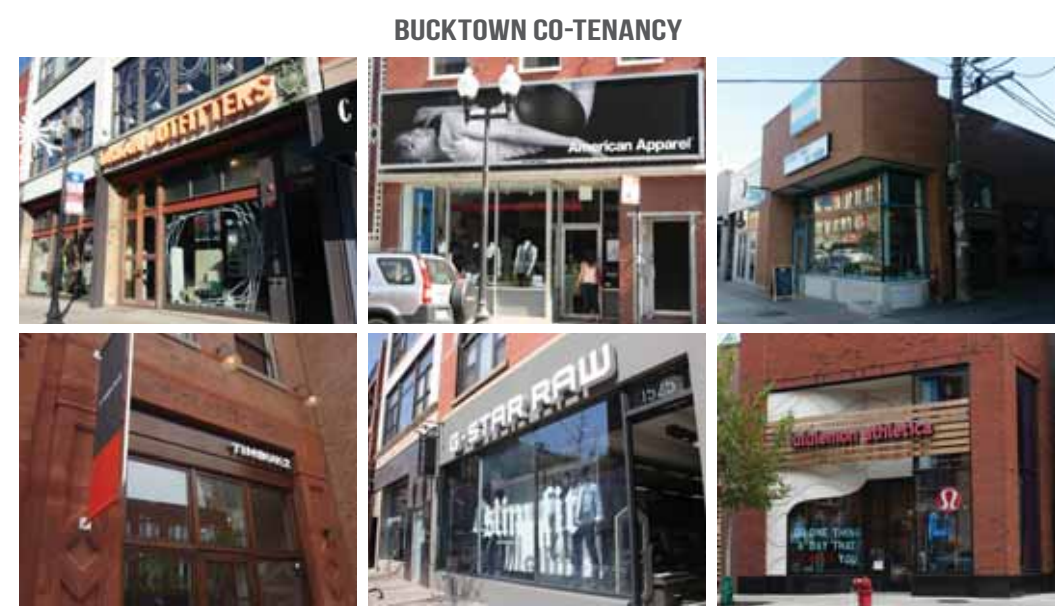
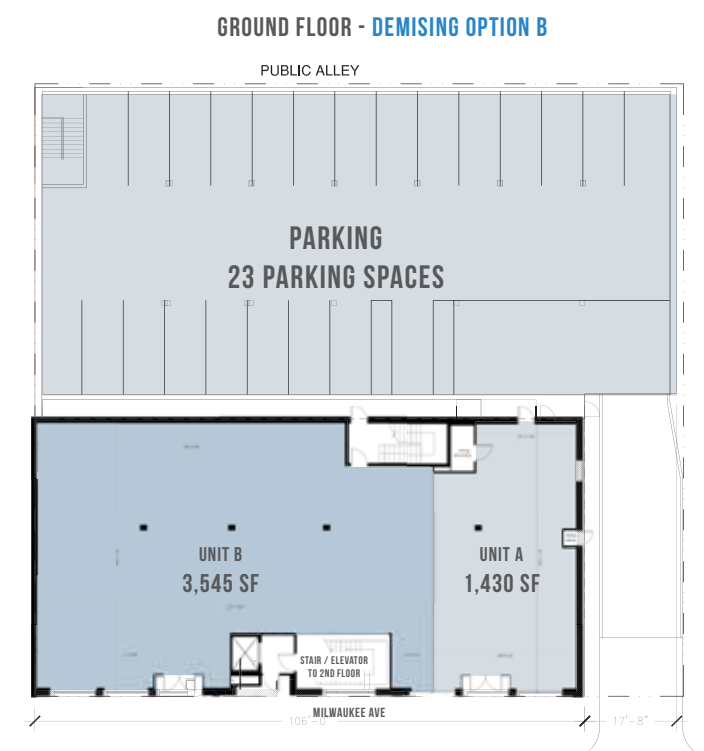
TWO-TENANT DEMISING OPTION

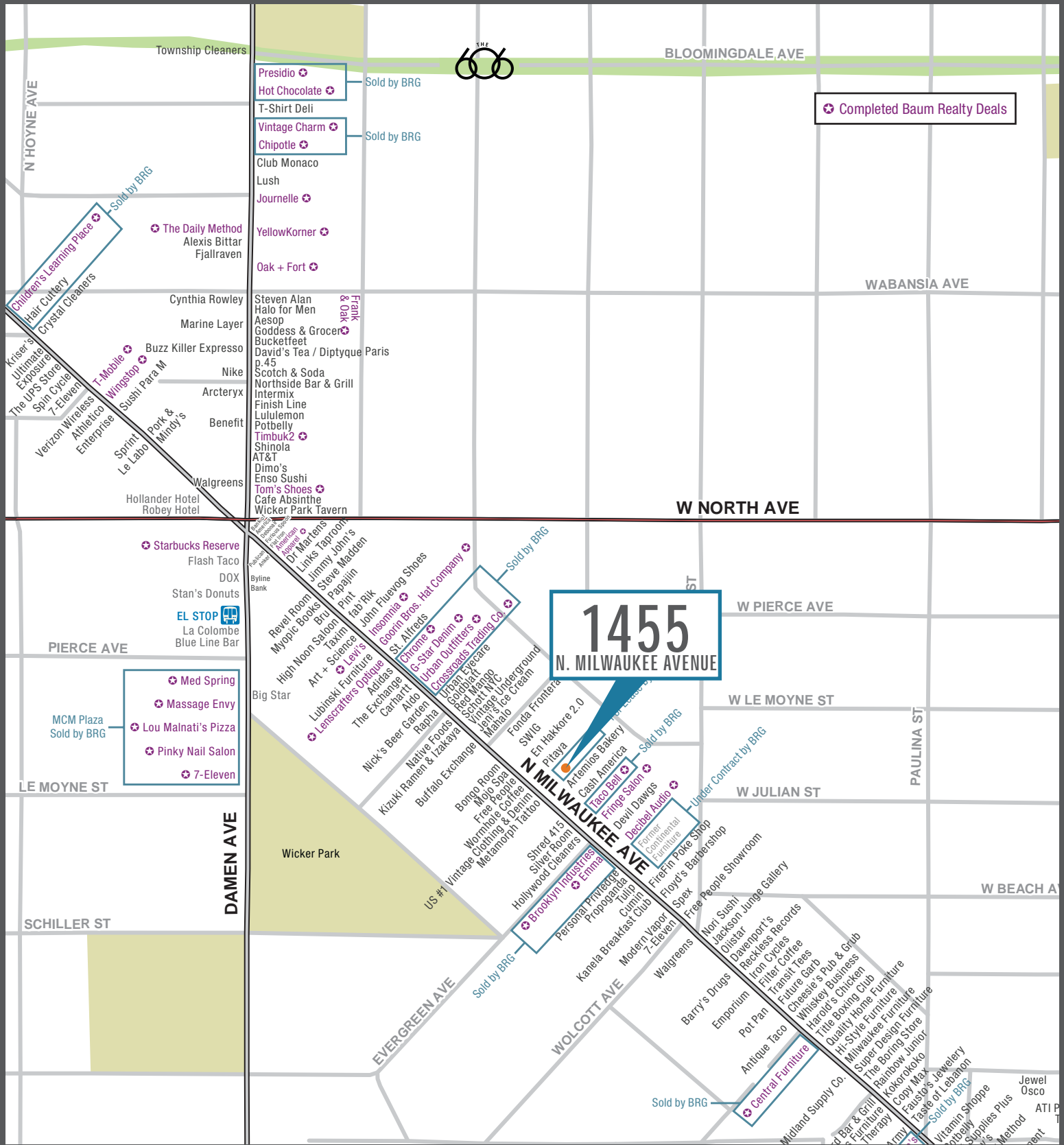
2.2 M RIDERS
Annual Average (2015)
CTA Damen Blue Line Station

35,000
Weekly
Pedestrians

10,400 VPD
on N. Milwaukee
Avenue

\$376 M
2016 Annual Retail Expenditure
(0.5 Mi Radius from Site)





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