

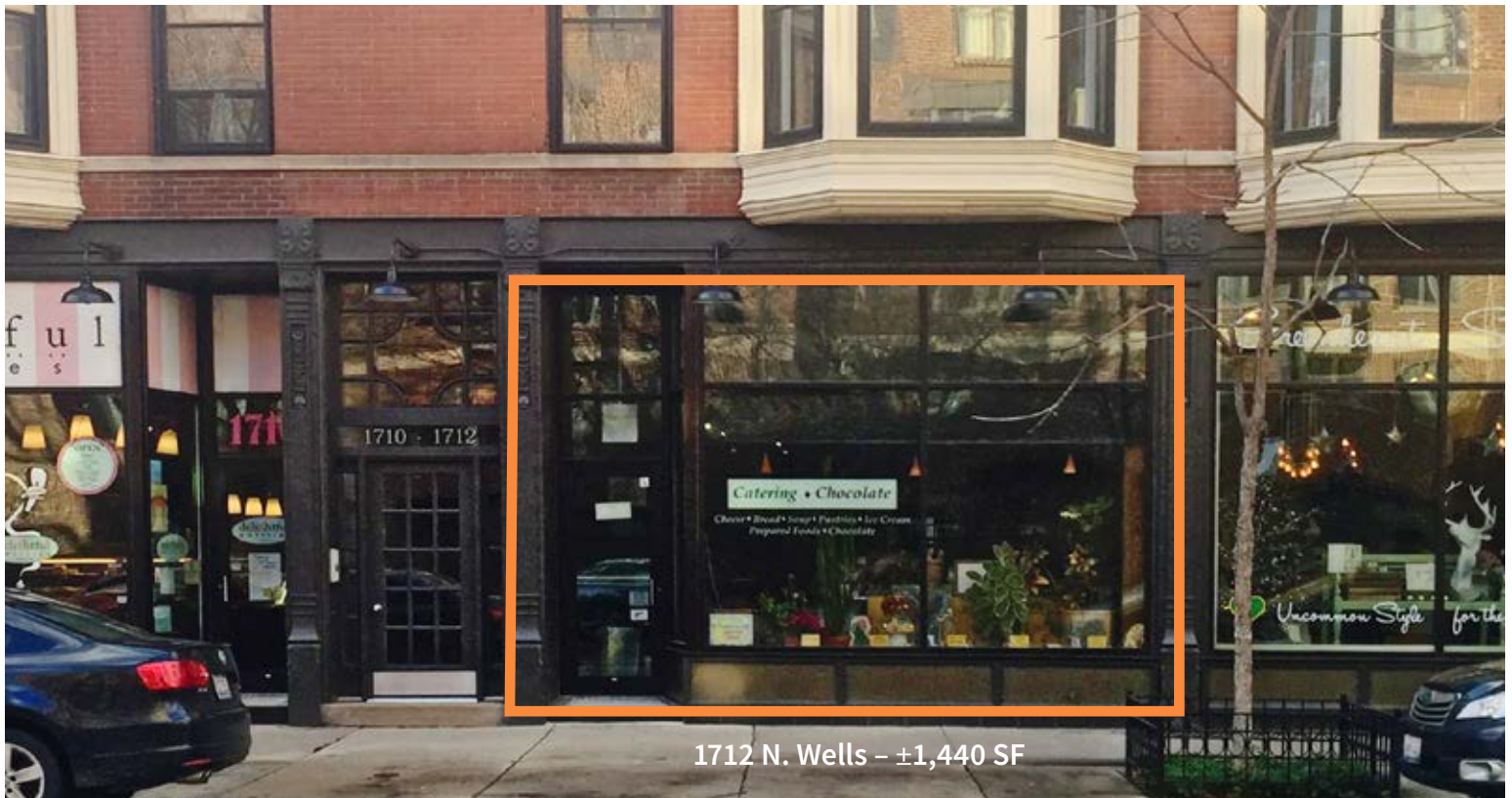
# 1712 N. WELLS STREET

OLD TOWN • CHICAGO, IL



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1712 N. Wells – ±1,440 SF

## SITE HIGHLIGHTS

- ▶ ±1,440 SF available
- ▶ Full basement
- ▶ Existing black iron connected to the space
- ▶ Heavy pedestrian and vehicular traffic along the main Old Town retail corridor of Wells Street
- ▶ Wide sidewalks allow for outdoor seating potential
- ▶ Area retailers include Chase, Accelerated, Hair Cuttery, Treasure Island, Starbucks and Walgreens

### Demographic Summary

	.25 MI	.5 MI	1 MI
Average HHI	\$140,410	\$135,214	\$133,597
Daytime Population	4,006	11,848	53,193
Residential Population	6,509	21,550	64,656

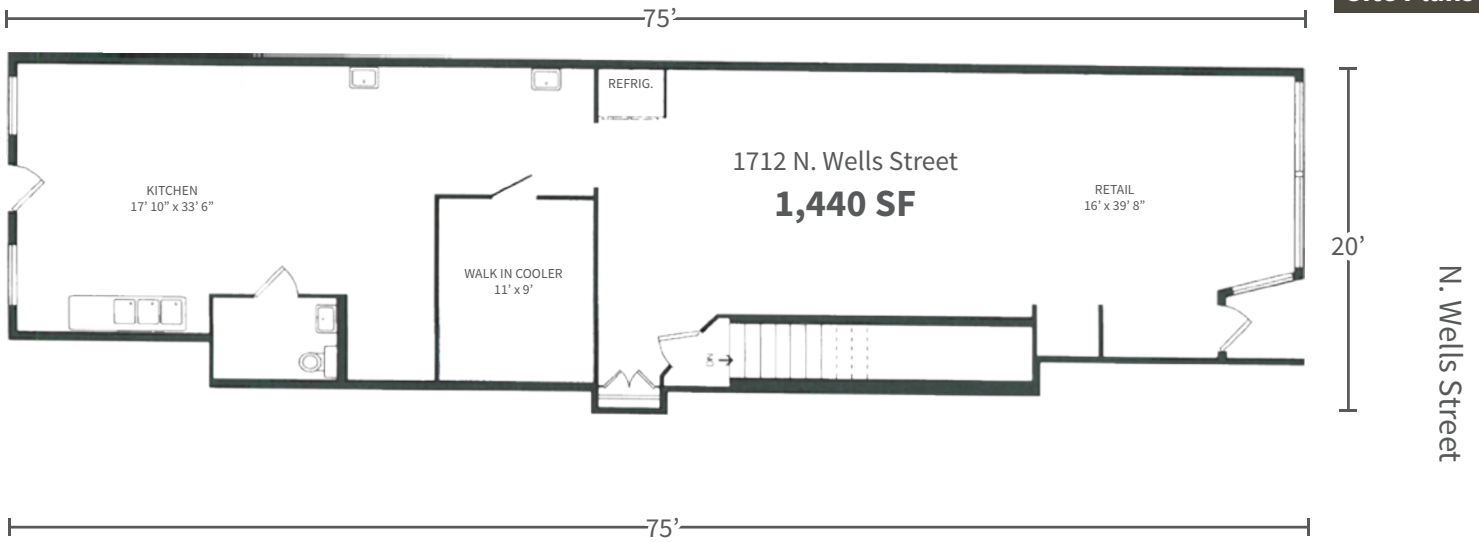


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### Old Town

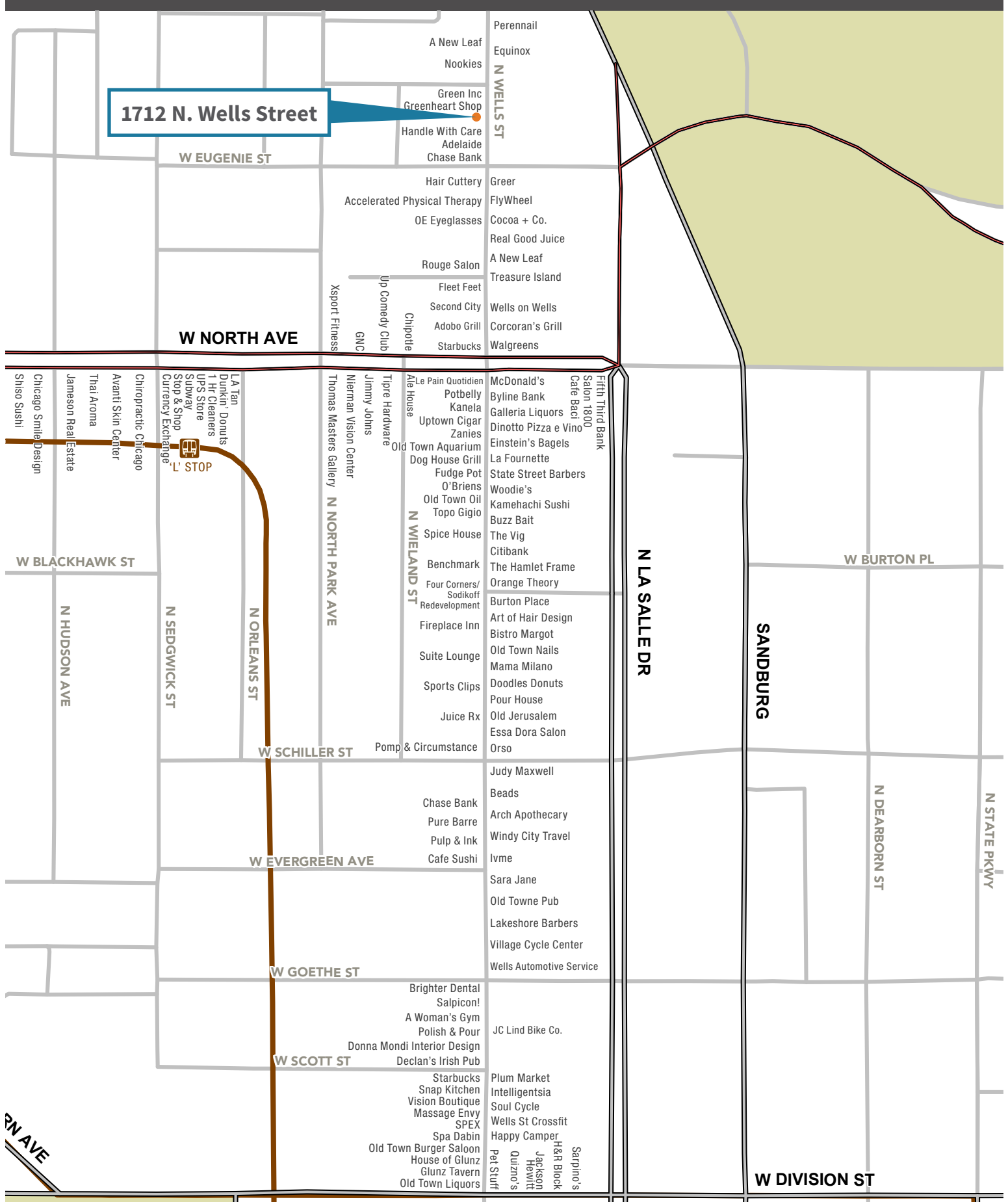
Attracting a wide range of residents from artsy to affluent, Old Town is an incredibly popular neighborhood destination. It's proximity to the lake and the CBD help create this attraction. The diverse range of retailers keeps the neighborhood moving day and night. Victorian-era buildings, brick alleyways and narrow, tree lined streets are charming backdrops to a busy main strip that runs along Wells Street.

Comedy is a main entertainment staple provided by The Second City and Zanies Comedy Club. An eclectic shopping scene exists along Wells Street where one can pick up spice blends, imported olive oils, chunks of fudge, rare wines and premium cigars all in one single spree down Wells.

From sushi to ribs a depth in restaurant variety is seen in Kamehachi, Twin Anchors and the Glunz Tavern. A collection of hip and trendy bars such as Pour House, Social and Benchmark produce a lively night scene.



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