

1735 N. DAMEN AVENUE

Prominent Bucktown Retail / Medical / Fitness Space Available



Conceptual Rendering

For Leasing Information Contact:

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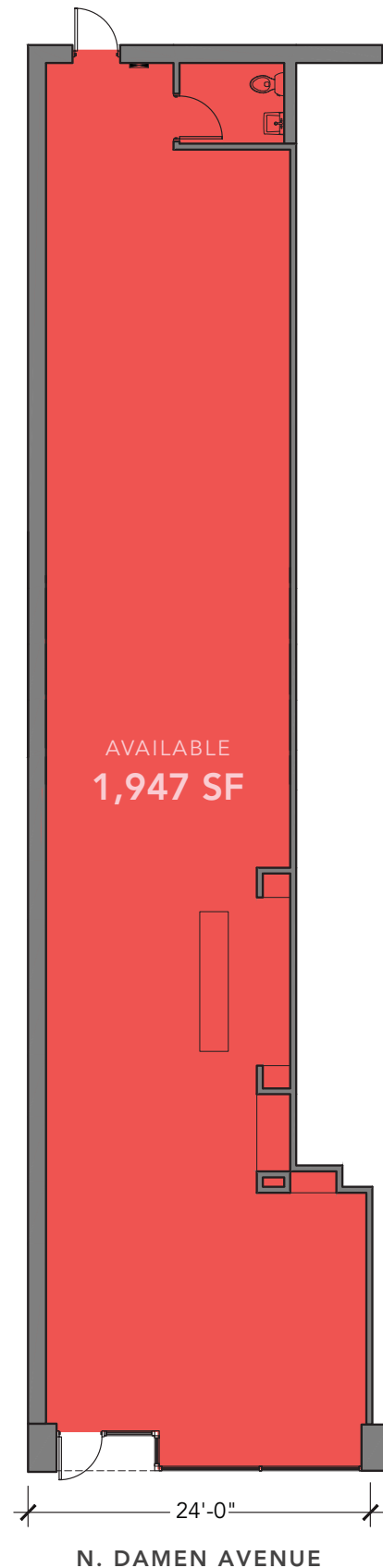


PROMINENT BUCKTOWN RETAIL SPACE AVAILABLE

- ▶ **1,947 SF of ground floor retail available** in Chicago's hottest retail neighborhood
- ▶ Space can be expanded to ±2,600 SF
- ▶ 24' of frontage along Damen Avenue
- ▶ Competitive rental rates
- ▶ Opportunity for tenant designed facade and dedicated outdoor patio at the rear of the building
- ▶ Steps from The 606, Chicago's elevated trail & park system
- ▶ 3 parking spaces on site
- ▶ Short term deals will be considered

DEMOGRAPHIC SUMMARY

	0.25 MI	0.5 MI	1 MI
AVERAGE HHI	\$177,789	\$147,116	\$123,459
DAYTIME POPULATION	2,454	11,963	35,164
RESIDENTIAL POPULATION	3,800	16,825	55,541



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DAMEN AVENUE CO-TENANCY

1735 N. Damen Avenue is located along Chicago's most dynamic retail corridor. Damen Avenue boasts a diverse mix of vintage shops, independently owned boutiques, nationally recognized designers, fashion industry icons and major retailers. Recent entries to the market include Oak + Fort, YellowKorner, nest bedding and Journelle.



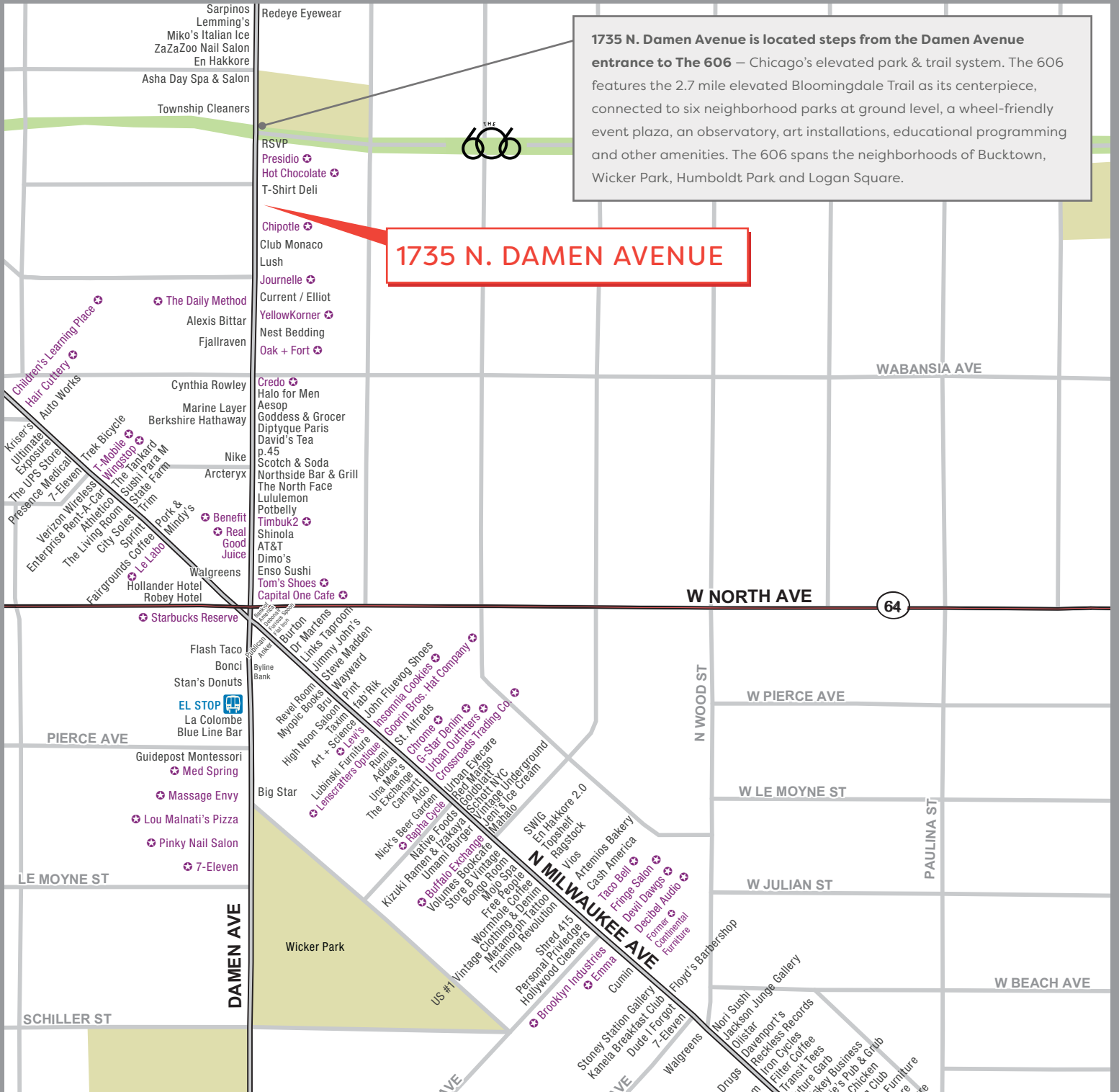
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1735 N. Damen Avenue is located steps from the Damen Avenue entrance to The 606 — Chicago's elevated park & trail system. The 606 features the 2.7 mile elevated Bloomingdale Trail as its centerpiece, connected to six neighborhood parks at ground level, a wheel-friendly event plaza, an observatory, art installations, educational programming and other amenities. The 606 spans the neighborhoods of Bucktown, Wicker Park, Humboldt Park and Logan Square.

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