

**1804**  
NORTH DAMEN

*CONFIDENTIAL - DO NOT DISTURB CURRENT TENANT*  
**PRIME BUCKTOWN RETAIL SPACE  
AT THE ENTRANCE TO THE 606**



*For leasing information contact:*

**JANIKA BRENNER**

312.275.3119

janika@baumrealty.com



COPYRIGHT ©2016 BAUM REALTY GROUP, LLC. ALL RIGHTS RESERVED.

**12,800 VPD**

on N. Damen Avenue

**2.2 M RIDERS**

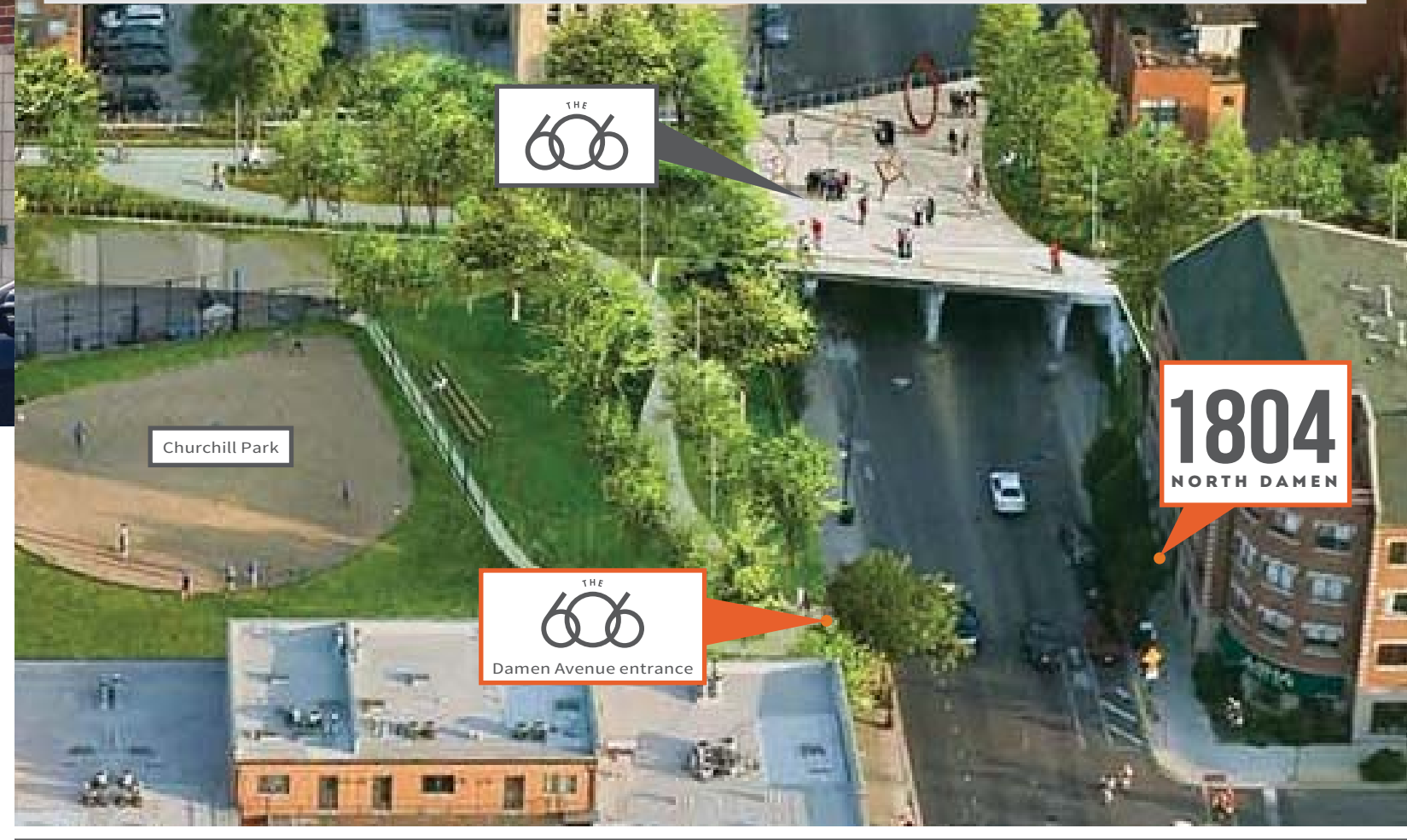
Annual Average (2013)  
CTA Damen Blue Line Station

**6,625 RIDERS**

Weekday Average (2013)  
CTA Damen Blue Line Station



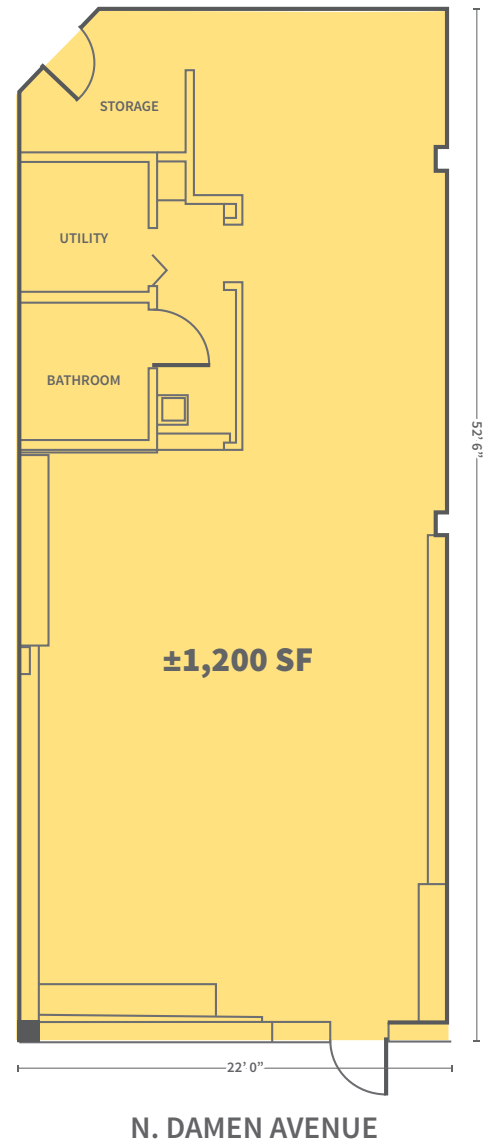
**1804 N. Damen Avenue is located at the Damen Avenue entrance to The 606.** The 606, Chicago's elevated park & trail system, opened in June 6, 2015. Stretching between Ashland Ave (1600W) and Ridgeway (3750W) at Bloomingdale Ave (1800N), the park consists of the elevated Bloomingdale Trail, connected to six ground-level neighborhood parks. The trail system includes a wheel-friendly event plaza, an observatory, various art installations, educational programming and other amenities. The 606 park and trail system provides an urban oasis for the 80,000 people, including 20,000 children, who live within a ten-minute walk of the park system. It is also a resource for Chicagoans citywide, a transportation alternative and a tourist attraction that has garnered attention nationally and internationally. For more information visit [www.the606.org](http://www.the606.org)



# 1804 N. DAMEN AVENUE

*Confidential - do not disturb current tenant*

- › **±1,200 SF retail space** available in Chicago's hottest retail neighborhood
- › Located at the Damen Avenue entrance to The 606 – Chicago's Highline trail
- › Available immediately
- › 22' of frontage on Damen avenue facing The 606 entrance



## DEMOGRAPHIC SUMMARY

	0.25 MI	0.5 MI	1 MI
Average HHI	\$188,813	\$147,649	\$119,298
Daytime Population	2,333	10,785	34,871
Residential Population	3,895	16,240	54,151

For more information contact:

**JANIKA BRENNER**

Principal

312.275.3119

janika@baumrealty.com



## DAMEN AVENUE CO-TENANCY

**1804 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 Stio, YellowKorner, Journelle, Bucketfeet, Flight001, Oak + Fort and TOMS.

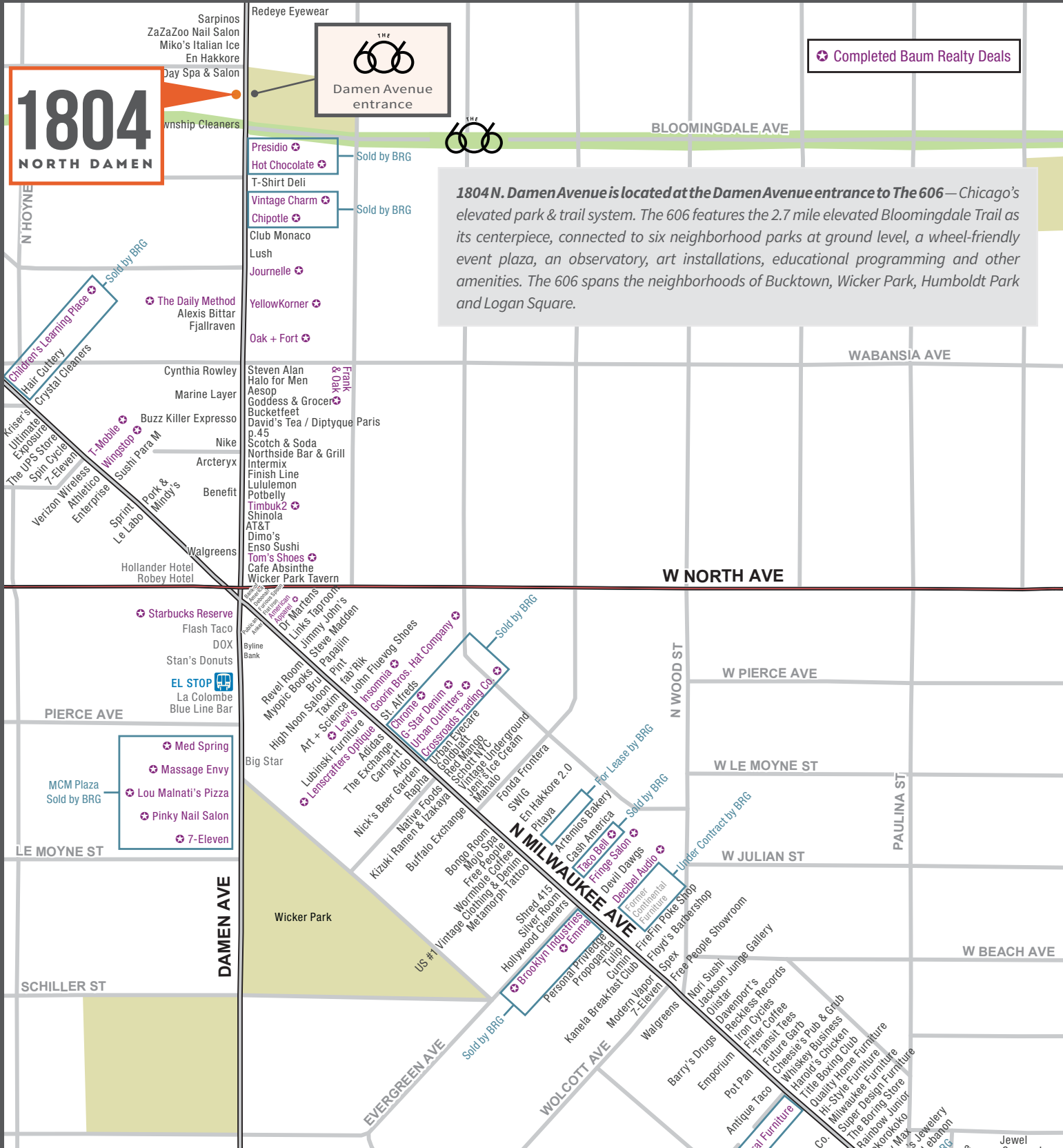


# 1804 NORTH DAMEN

✦ Completed Baum Realty Deals



**1804 N. Damen Avenue is located at 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.



For more information contact:

JANIKA BRENNER 312.275.3119 janika@baumrealty.com

© 2017 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. This information may include estimates and projections with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While we believe these assumptions are reasonable, there can be no assurance that any of these estimates and projections will prove to have been correct. Therefore, actual results may vary materially from these forward-thinking estimates and projections. Any square footage dimensions set forth are approximate.



COPYRIGHT ©2016 BAUM REALTY GROUP, LLC. ALL RIGHTS RESERVED.