

UPTOWN / EDGEWATER SPACE FOR LEASE

# Retail at The Wilmore

4600 N. KENMORE AVENUE // CHICAGO, IL 60641



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## AVAILABLE SPACE

**Up to ±2,621 SF (divisible)**

## PROPERTY HIGHLIGHTS

- + ±1,016 - 2,621 SF of retail space available
- + Located at the base of The Wilmore, a 62-unit apartment development completed in 2023
- + One block from Wilson CTA Red & Purple Line station (1M+ annual riders)
- + Prominent corner location at Kenmore & Wilson with high visibility
- + Just steps from Truman College (8,000+ students, faculty, and staff)
- + Surrounded by vibrant local dining, new residential projects, and ongoing investment in Uptown's commercial core

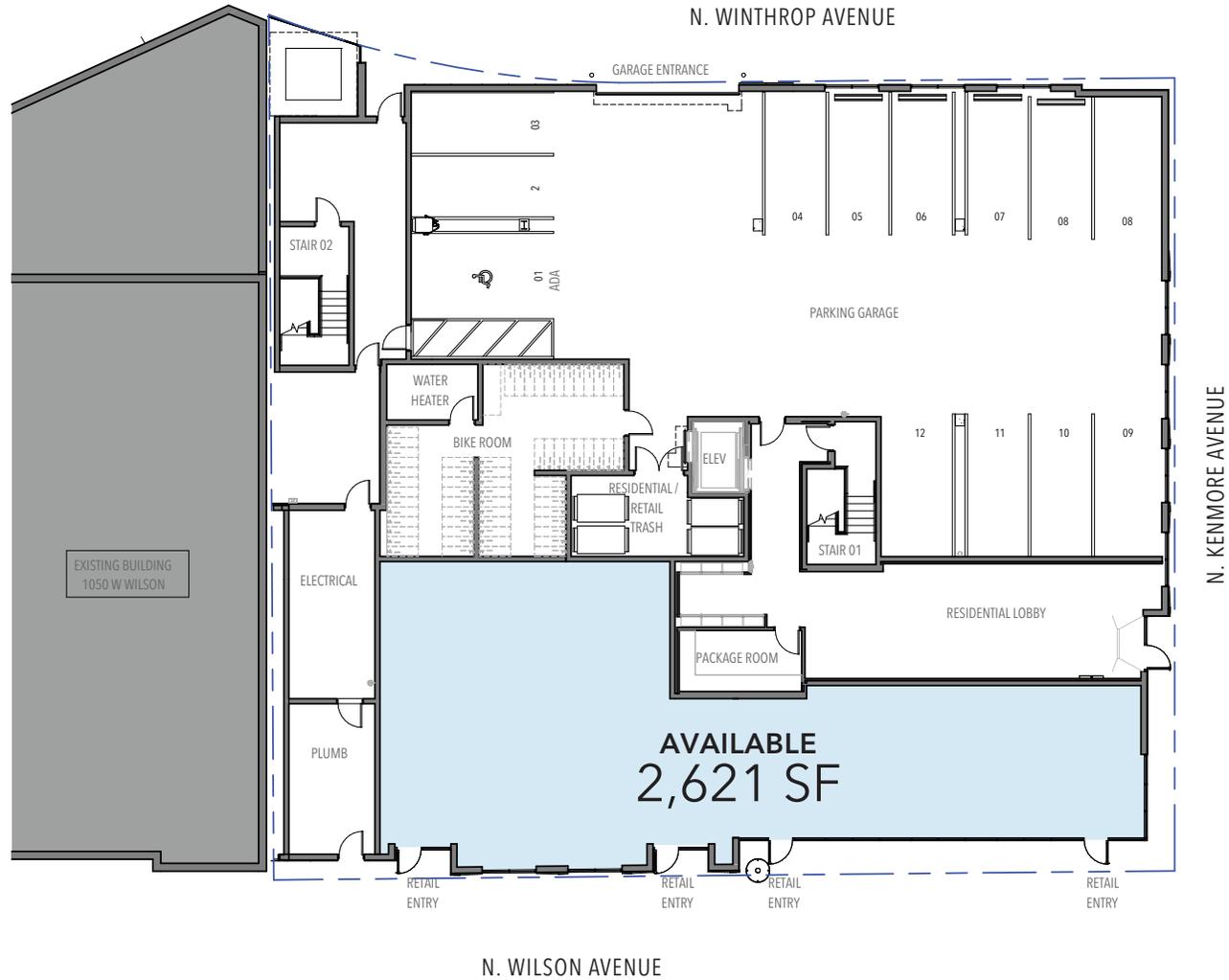


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**Floor Plan - Single Tenant Layout**

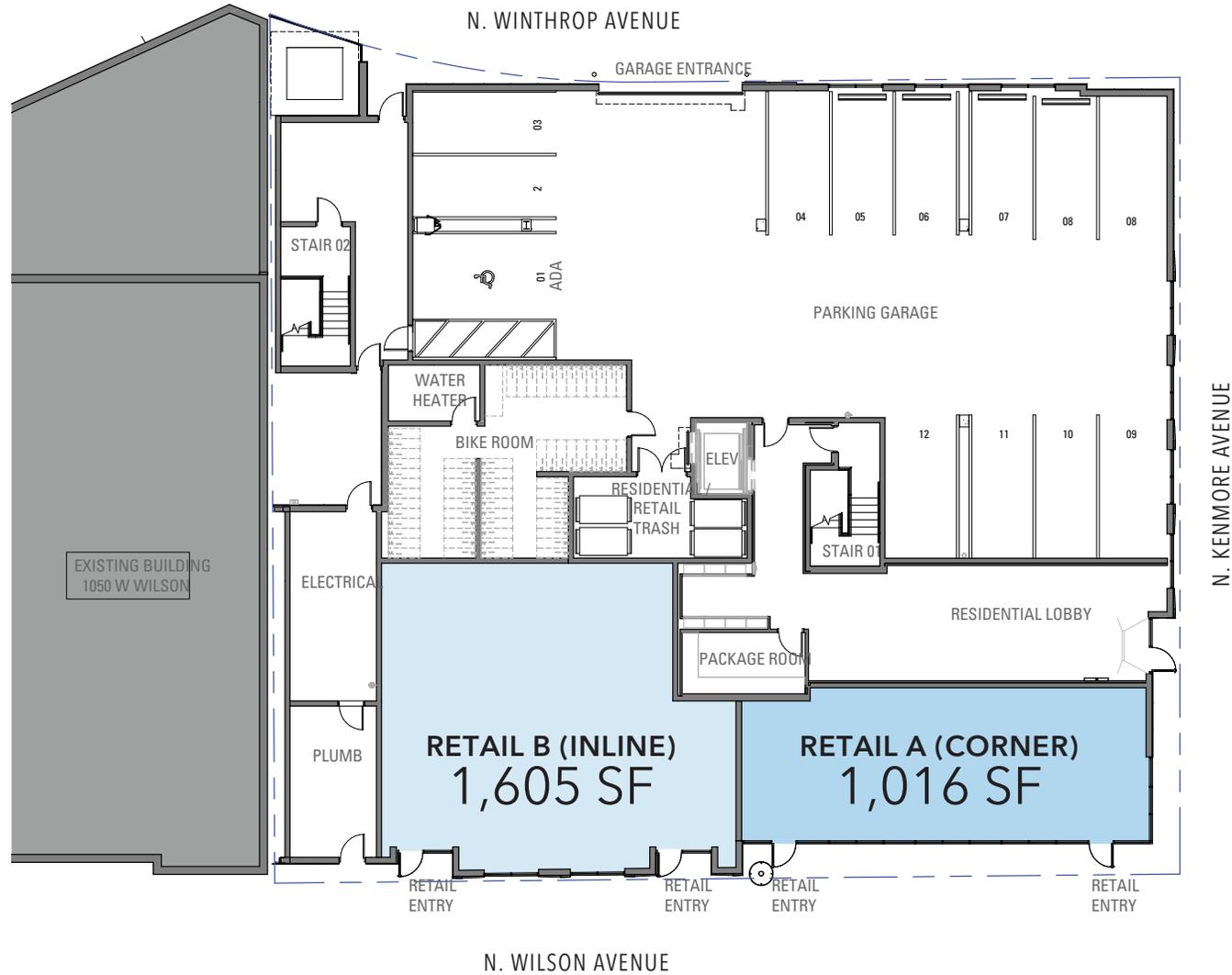


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**Floor Plan - Multi-Tenant Layout**



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# Dynamic Uptown Location

Located at the corner of Kenmore & Wilson in Chicago's Uptown neighborhood, **The Wilmore offers a prominent corner retail opportunity surrounded by a mix of historic architecture, new development, and cultural landmarks.** The property sits just one block from the Wilson CTA station and steps from Truman College, with daily foot traffic from students, commuters, and neighborhood residents. Anchored by nearby icons like The Riviera Theatre, Aragon Ballroom, and a growing lineup of local dining spots, this stretch of Wilson is emerging as a vibrant and walkable commercial corridor.

**Uptown continues to attract investment in housing, retail, and entertainment,** with nearby anchors like Target, the Riviera Theatre, The Aragon Ballroom, and the iconic Green Mill. Recent multifamily developments and streetscape improvements along Wilson Avenue and Broadway are bringing new energy and foot traffic to the area, with more residents, students, and visitors contributing to the neighborhood's ongoing transformation. The Wilmore is well-positioned to benefit from this momentum as Uptown evolves into one of Chicago's most dynamic and connected North Side communities.

 <p>WALK SCORE <b>96</b> WALKER'S PARADISE</p>	 <p>TRANSIT SCORE <b>81</b> EXCELLENT TRANSIT</p>	 <p>BIKE SCORE <b>93</b> BIKER'S PARADISE</p>
DEMOGRAPHIC HIGHLIGHTS (0.5 MILE)		
<b>28,442</b> POPULATION		<b>15,730</b> HOUSEHOLDS
<b>3.3%</b> PROJECTED HH GROWTH (2023-2028)		<b>22,462</b> DAYTIME POPULATION



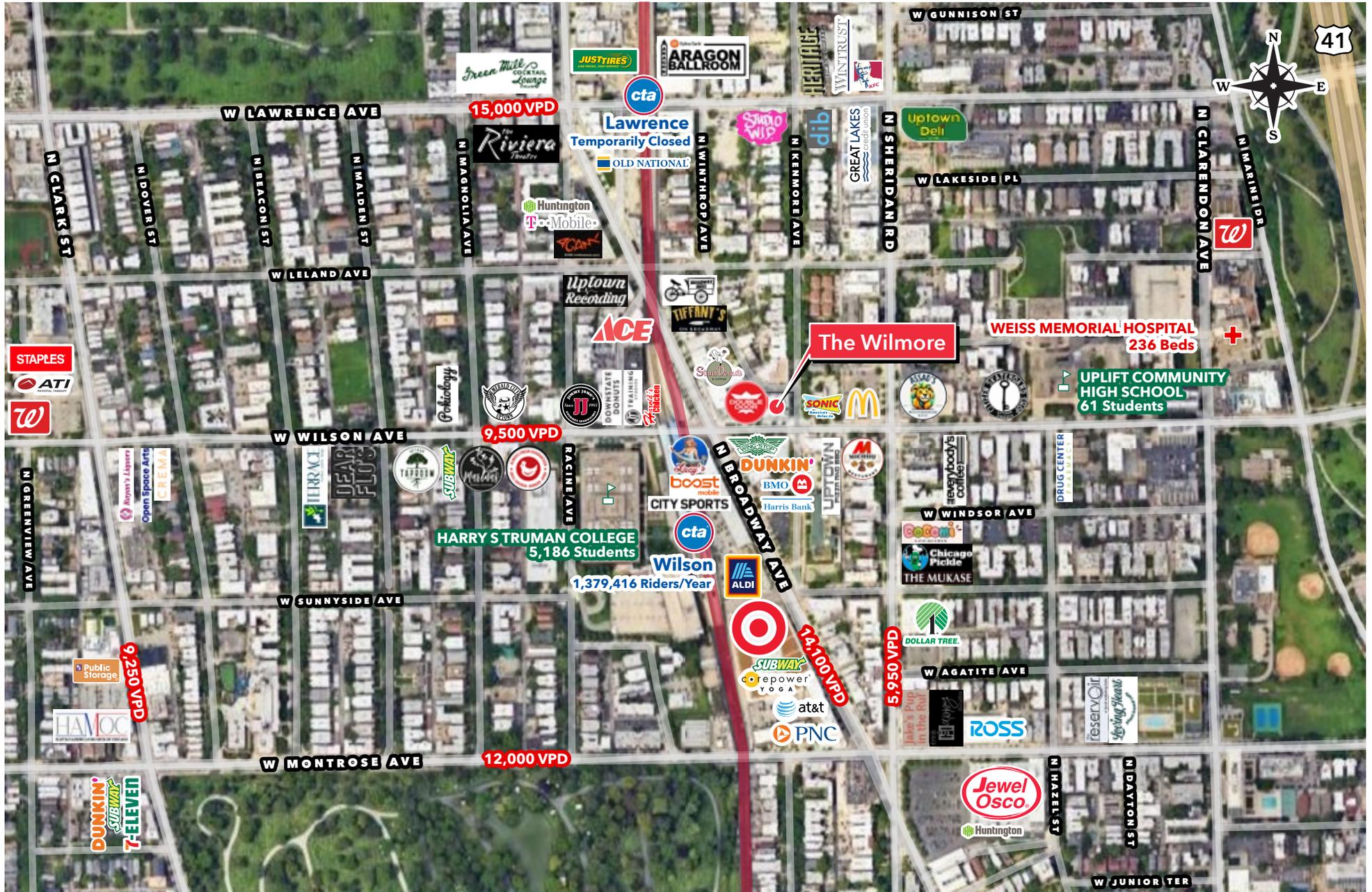
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