

2010 W. PIERCE AVENUE

WICKER PARK, CHICAGO

 **Newcastle**
INVESTORS

Conveniently located retail or office space



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NEWCASTLEINVESTORS.COM



MARKET EVOLUTION

- Great mix of national, regional and local retailers
- 69 guest rooms nearby at the Robey Hotel, opened in 2017
- Accessed by Damen CTA Blue Line stop (2.1M riders annually) and 90/94

PROPERTY FEATURES

- 948 SF and 1,035 SF available
- Plenty of frontage along tree-lined Pierce Avenue
- On-site parking opportunity
- Immediately adjacent to the Damen CTA station
- Steps from the six-way intersection of Damen, Milwaukee, and North Avenues
- Surrounded by well-known restaurants, hotels and shopping

AREA DEMOGRAPHICS

MILES	POPULATION	HOUSEHOLD INCOME
0.25	4,136	\$216,673
0.50	17,619	\$228,133
0.75	39,897	\$209,030
1.00	67,889	\$189,896

AREA RETAILERS



STAN'S DONUTS



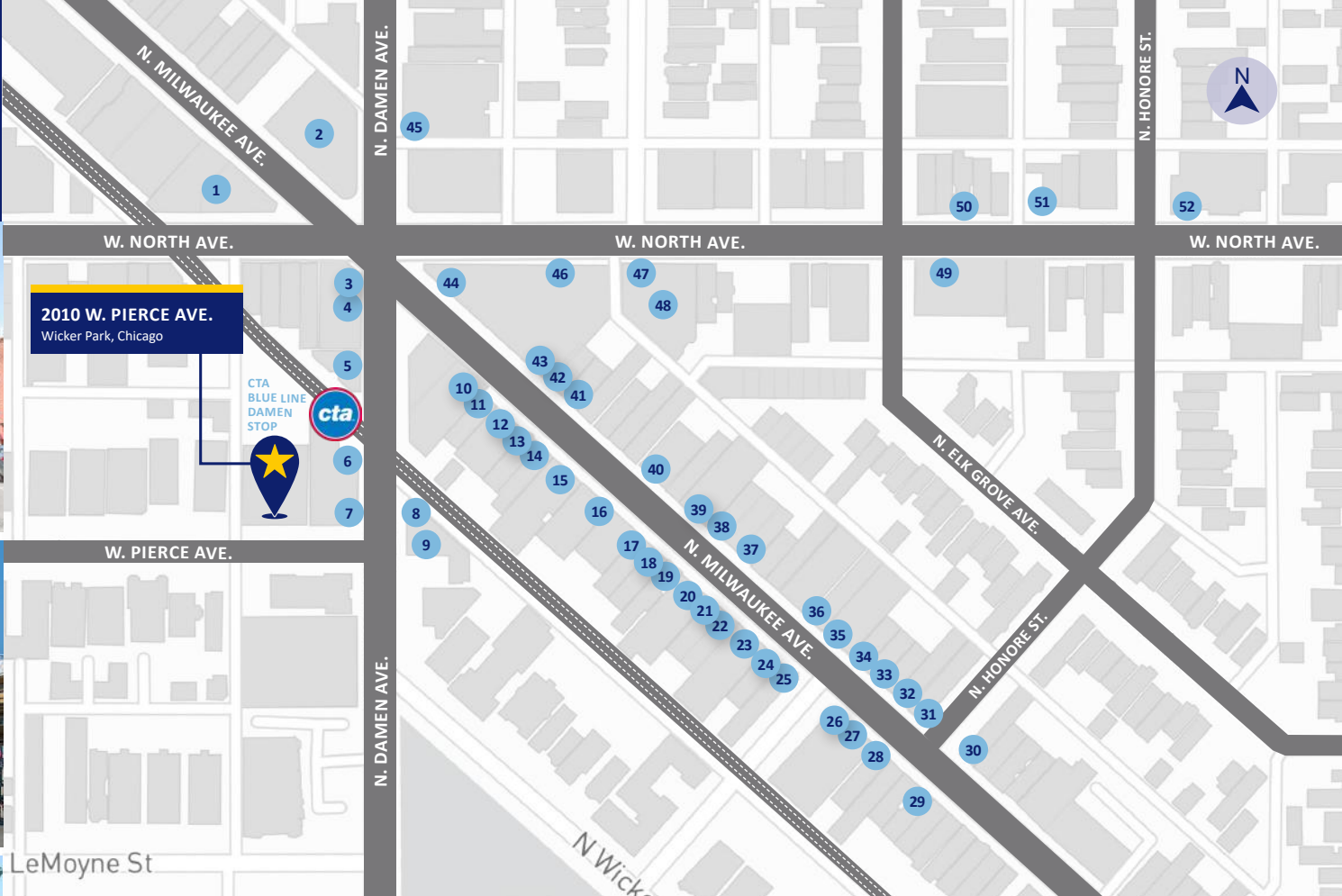
URBAN BELLY



BIG STAR



SWEETGREEN



AREA RETAILER DIRECTORY

- | | | | |
|-----------------------------|-------------------------------|----------------------------|---------------------|
| 1. The Robey Hotel | 14. Taxim | 27. Kizuki | 40. Pint |
| 2. Walgreens | 15. Levi's | 28. Buffalo Exchange | 41. Dr. Martens |
| 3. Starbucks Reserve | 16. Lubinski Furniture | 29. Bongo Room | 42. Burton |
| 4. Flash Taco | 17. LVL3 | 30. Sweetgreen | 43. The Point |
| 5. Stan's Donuts | 18. DSTRKT Bar & Grill | 31. Round Two | 44. Bank of America |
| 6. Blue Line Lounge & Grill | 19. Rumi Middle Eastern Grill | 32. Jeni's | 45. Warby Parker |
| 7. Urban Belly | 20. Adidas Originals | 33. Tropical Smoothie Cafe | 46. Dorian's |
| 8. Dove's | 21. Ina Mae's | 34. Crumbl Cookies | 47. Brobagel |
| 9. Big Star | 22. The Exchange | 35. Crossroads Trading Co. | 48. Piece Brewery |
| 10. YETI | 23. Carhartt | 36. Urban Outfitters | 49. Chase Bank |
| 11. The Revel Room | 24. Nick's Beer Garden | 37. Saint Alfred | 50. The Pasta Bowl |
| 12. Myopic Books | 25. 2nd STREET | 38. Insomnia Cookies | 51. Etta Bucktown |
| 13. Bru Chicago | 26. CAVA | 39. Abercrombie | 52. Akira |



Estelle's

Subterranean

★
R

FLASH
TACO

Stars Donuts

cta

Blue line

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N. DAMEN AVE.

N. MILWAUKEE AVE.

YETI

THE REVEL ROOM

MYOPIC BOOKS

brü

THE POINT



948 SF AND 1,035 SF AVAILABLE
2010 W. PIERCE AVE.
Wicker Park, Chicago

Dove's

BIGSTAR

N. DAMEN AVE.

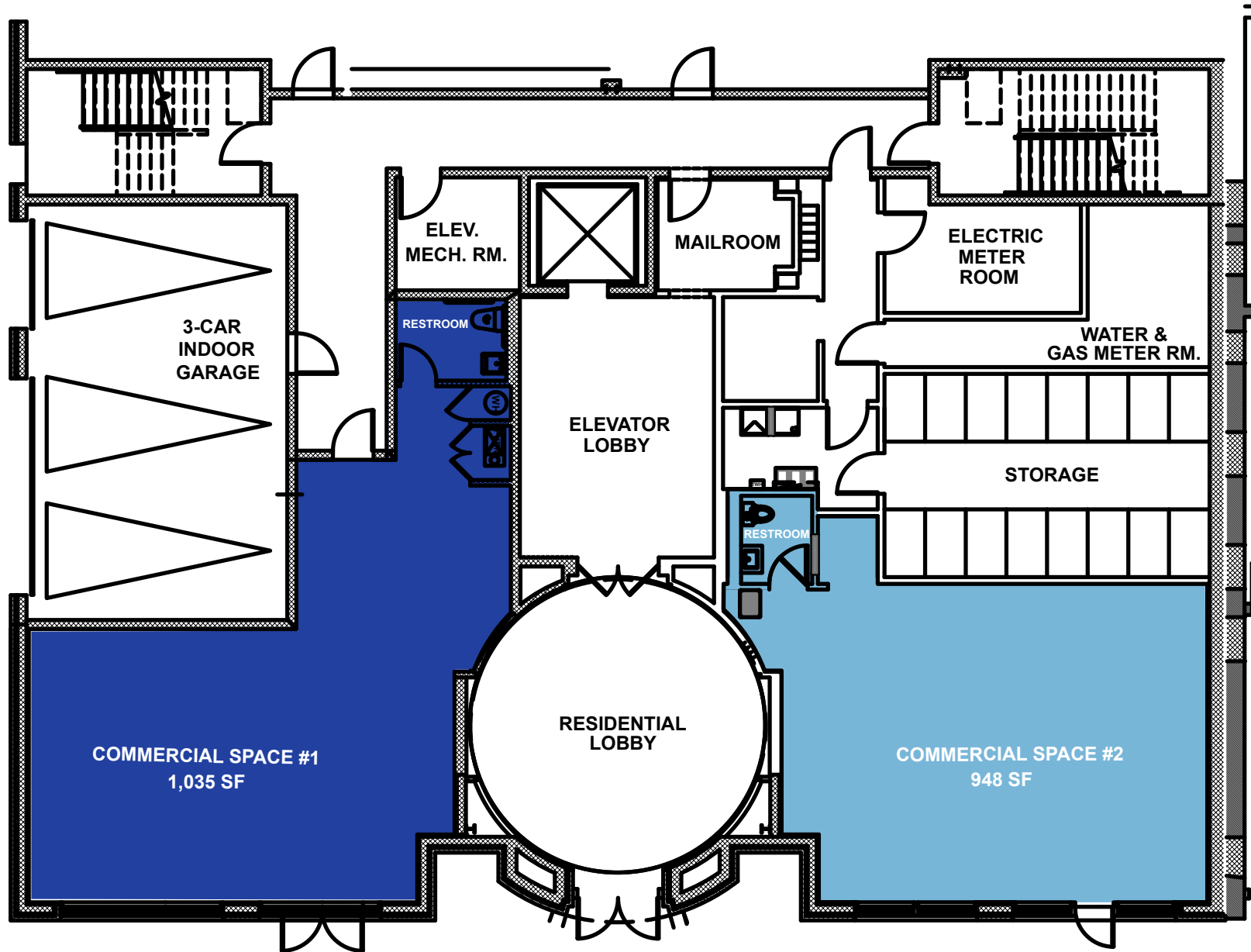
W. PIERCE AVE.

W. PIERCE AVE.

widepost
ig
montessori

AERIAL DETAIL

SITE PLAN



W PIERCE AVENUE

ABOUT NEWCASTLE RETAIL

16

WALKABLE
Neighborhoods

60+

WELL-CAPITALIZED
Properties

600K+

SQUARE FEET
of Prime Retail Space

160+

NOTABLE
Retail Tenants

FOR MORE INFORMATION

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