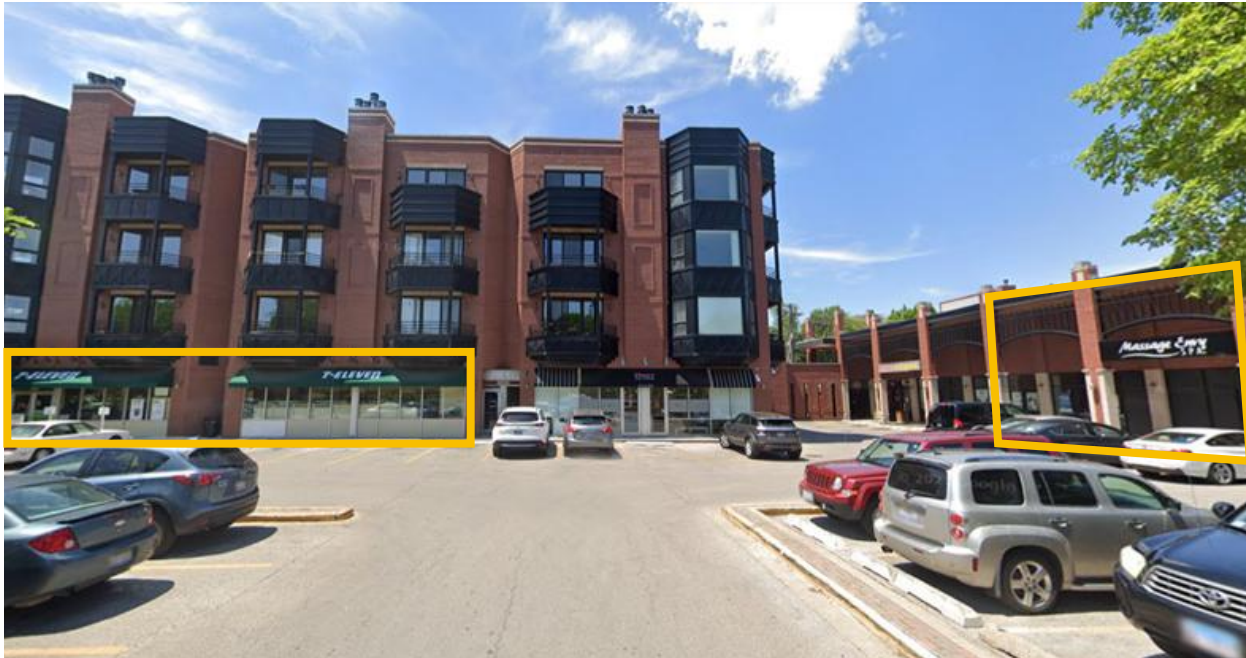


STONE REAL ESTATE

# 1500 N. DAMEN AVE. | WICKER PARK



**1.5K - 3.5K**

Square feet available



**54K**

Daytime population in a 1.5 mile radius



**\$181K**

Average HH income in a one mile radius



**58K**

Households in a 1.5 mile radius



**121K**

People in a 1.5 mile radius

## Retail Space with Surface Parking Available

### PROPERTY DESCRIPTION

- Highly visible retail space in the heart of Chicago's Wicker Park neighborhood.
- Well-located center just a short distance from the Damen CTA which had over 1 million annual riders in 2023.
- Exceptionally wide spaces with frontages that measure +/- 50' for the 3,521 sf space and +/- 80' for the 2,421 sf space.
- Move in ready medical space ideal for tenant looking for second generation space.
- Surface parking lot with 38 shared parking spaces for customers and tenants.
- Surrounded by a dense and growing residential population steps away from one of Chicago's busiest intersections of North Ave., Damen Ave. and Milwaukee Ave.



### AREA CO-TENANTS



### DEMOGRAPHICS

	0.5 MILE	1 MILE	1.5 MILE
POPULATION	18,436	69,576	121,200
HOUSEHOLDS	9,280	34,278	58,815
AVERAGE HH INCOME	\$221,242	\$181,095	\$179,200
DAYTIME POPULATION	7,765	23,761	54,650

### EXCLUSIVE AGENTS

**John Vance** 312/782-1373  
jvance@stonerealestate.com

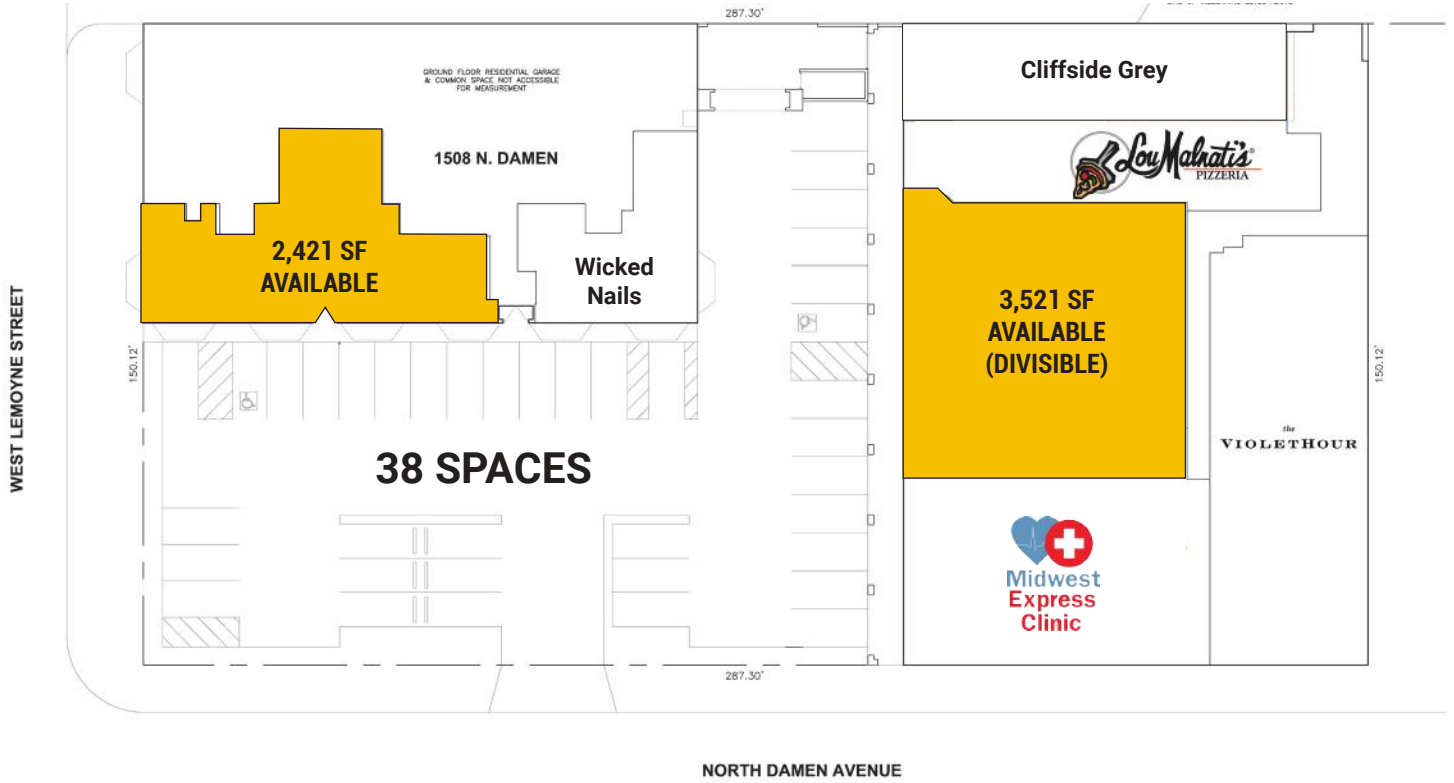
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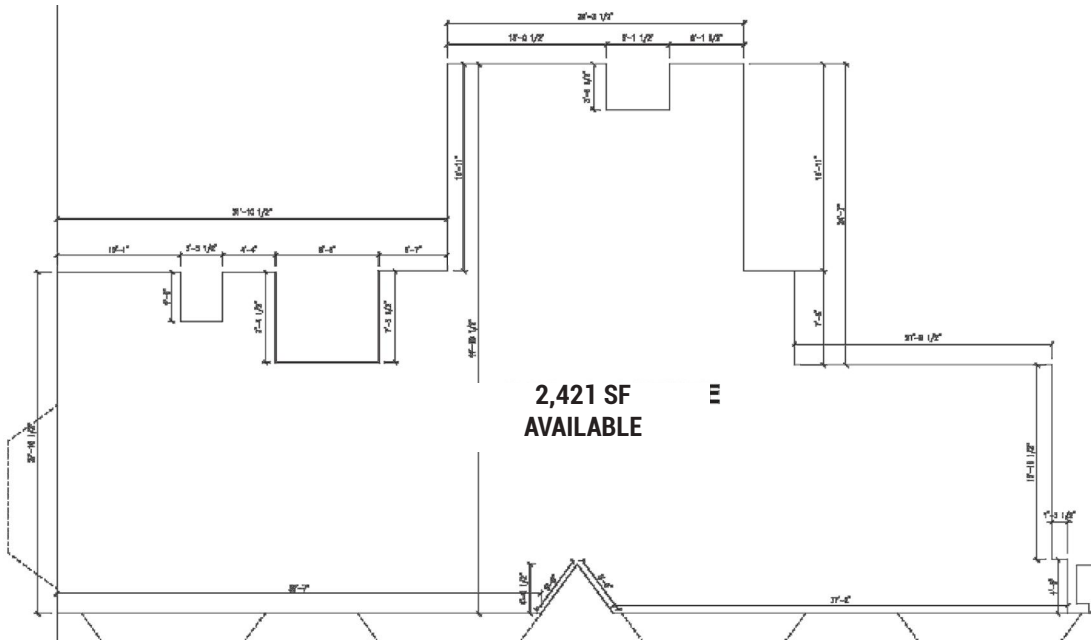
This information is from sources we deem to be reliable, however nothing contained herein should be construed as a representation on our part, as no independent verification of the information has been made by us.



## SITE PLAN



## UNIT 1508 FLOOR PLAN



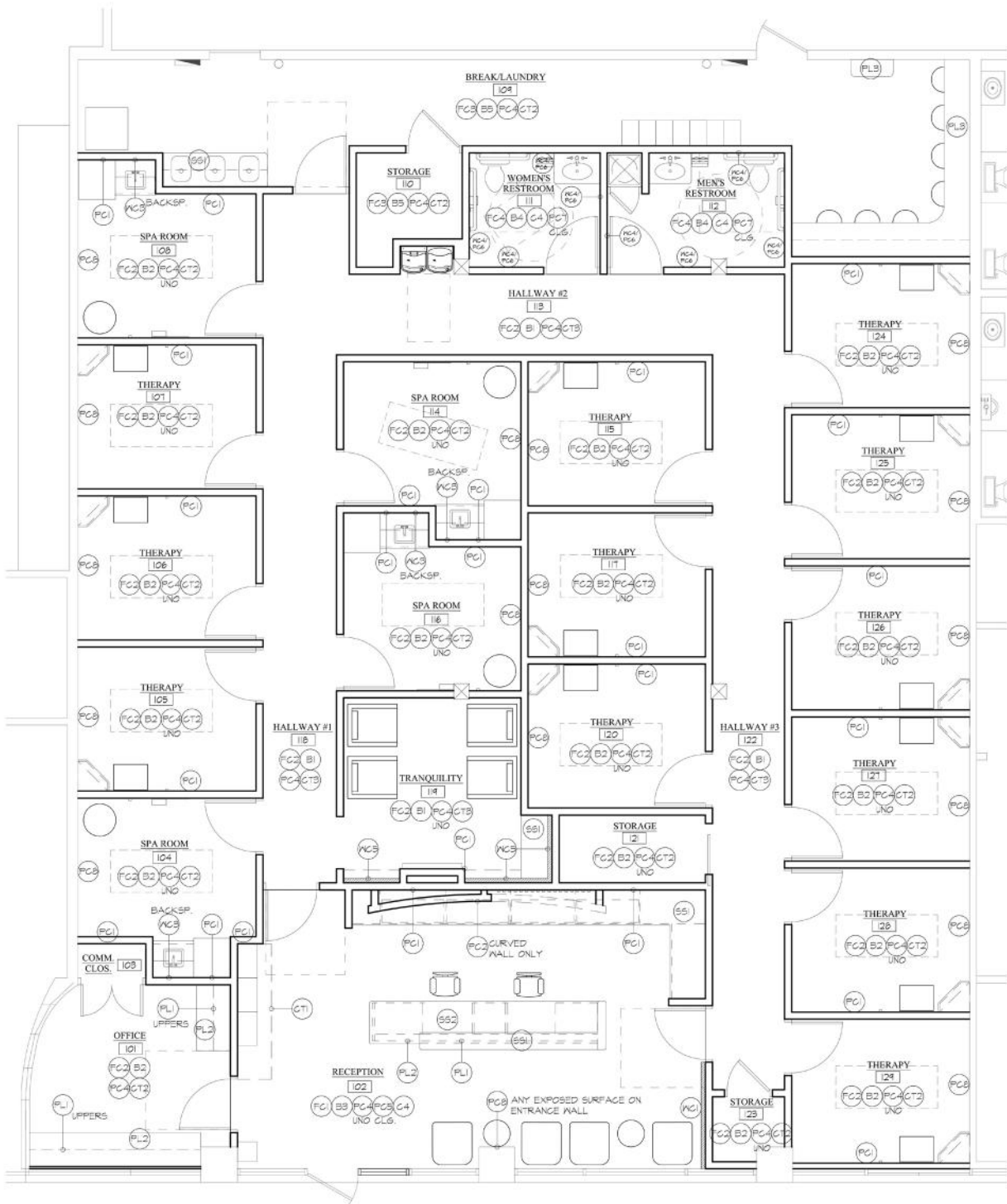
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## UNIT 1520 FLOOR PLAN



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