

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



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.



\$181K

Average HH income in a
one mile radius



58K

Households in a
1.5 mile radius

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

AREA CO-TENANTS



Abercrombie & Fitch

URBAN OUTFITTERS



BIGSTAR



121K

People in a
1.5 mile radius

EXCLUSIVE AGENTS

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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.



The site plan shows a property bounded by North Damen Avenue to the north and a street to the south. The property is 287.30' wide and 150.12' deep. The plan includes the following details:

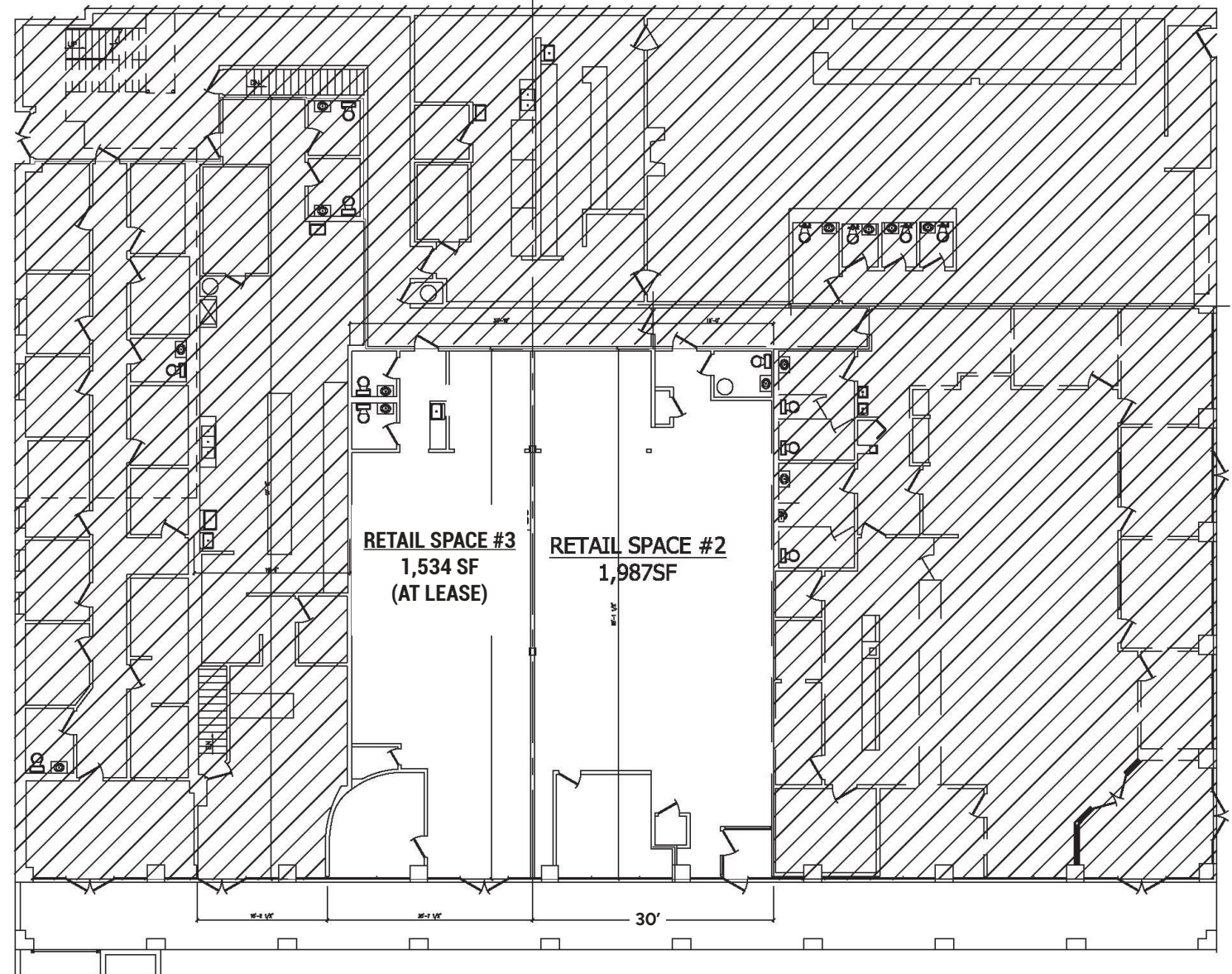
- 1508 N. DAMEN:** A large building footprint with a yellow-shaded area indicating **2,421 SF AVAILABLE**.
- Wicked Nails:** A smaller building footprint adjacent to 1508 N. Damen.
- Parking:** A lot containing **38 SPACES** is located south of the main building.
- Cliffside Grey:** A building footprint at the northeast corner.
- Low Mahat's Pizzeria:** A building footprint located between Cliffside Grey and the main property.
- 1,534 SF (AT LEASE):** A yellow-shaded area within the main property footprint.
- 1,987 SF AVAILABLE:** A yellow-shaded area within the main property footprint, adjacent to the leased area.
- Midwest Express Clinic:** A building footprint at the southeast corner.
- the VIOLETHOUR:** A building footprint located to the east of the main property.
- Dimensions:** The property is 287.30' wide and 150.12' deep.
- Notes:** A note indicates "GROUND FLOOR RESIDENTIAL GARAGE & COMMON SPACE NOT ACCESSIBLE FOR MEASUREMENT".

2,421 SF AVAILABLE

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UNIT 1520 DEMISE PLAN



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