

# 1846 W. DIVISION STREET

WICKER PARK, CHICAGO

 **Newcastle**  
INVESTORS

Second-generation restaurant space with large patio area



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[NEWCASTLEINVESTORS.COM](http://NEWCASTLEINVESTORS.COM)





Ample patio seating

## PROPERTY FEATURES

- 6,050 SF available at the base of an 11-unit apartment building
- Second-generation restaurant space
- 107 ft. frontage on Division Street
- Large sidewalk patio area
- Operable storefront windows
- 0.3 miles to CTA Blue Line Division station

## MARKET FEATURES

- Prime corner on Division Street
- In the heart of the vibrant Wicker Park bar and restaurant scene
- Attractive population density and household incomes
- < 10-minute walk to Division Blue Line station
- Easy access to Kennedy Expressway

## AREA DEMOGRAPHICS

MILES	POPULATION	HOUSEHOLD INCOME
0.25	6,014	\$225,913
0.50	20,993	\$200,660
0.75	42,383	\$190,912
1.00	65,577	\$181,997



# AREA RETAILERS



TARGET



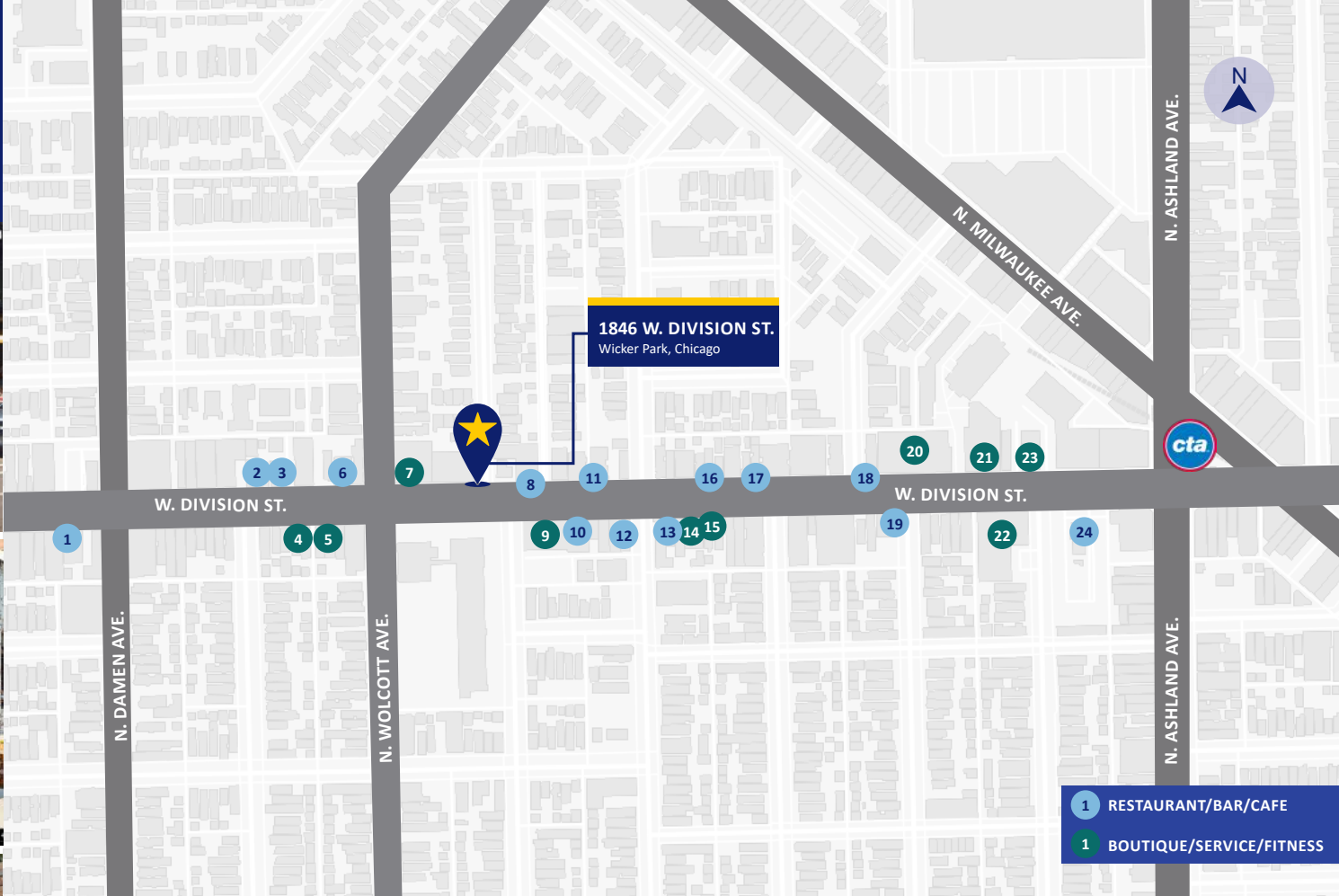
PARLOR PIZZA



SMOKE DADDY



YOLK



## AREA RETAILER DIRECTORY

- |                      |                        |                     |                               |
|----------------------|------------------------|---------------------|-------------------------------|
| 1. Fatpour Tap Works | 7. Ora Dental Studio   | 13. Gold Star Bar   | 19. Starbucks                 |
| 2. Phodega           | 8. Parlor Pizza Bar    | 14. NICZKA          | 20. Target                    |
| 3. Milk & Honey Cafe | 9. GoodVets            | 15. Alexandra Marks | 21. [solidcore]               |
| 4. Penelope's        | 10. YolK               | 16. Tortello        | 22. Wicker Park Athletic Club |
| 5. INDEPENDENCE      | 11. Smoke Daddy        | 17. Alliance Bakery | 23. SpaDerma                  |
| 6. Sushi Taku        | 12. Mac's Wood Grilled | 18. Bangers & Lace  | 24. Wendy's                   |



**6,050 SF** AVAILABLE

**1846 W. DIVISION ST.**  
Wicker Park, Chicago

N. WOLCOTT AVE.

N. MARION CT.

W. DIVISION ST.

FIELD FLORIST



INDEPENDENCE  
CHICAGO

LASALLE II  
MAGNET SCHOOL

GoodVets

Yolk

**AERIAL DETAIL**





## 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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