

RETAIL OR RESTAURANT SPACE FOR LEASE

# 1846 W. Division Street

WICKER PARK | CHICAGO, IL 60622



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# 1846 W. Division Street

## AVAILABLE SPACE

±6,040 SF

## PROPERTY HIGHLIGHTS

- + Over 100' of frontage along Division Street
- + High profile corner location in the heart o Wicker Park's bar & restaurant scene
- + Existing restauarnt infrastructure
- + Surrounded by unique mix of local & national shopping and dining spots
- + Outdoor patio with ~100 seats
- + Demising options 1,800-4,200 SF



## DEMOGRAPHIC SUMMARY

	.25 MI	.5 MI	1 MI
Est. Population	6,268	21,388	66,465
Daytime Population	4,185	17,456	57,246
Est. Households	3,120	10,969	33,246
Est. Average Household Income	\$223,051	\$211,045	\$191,100

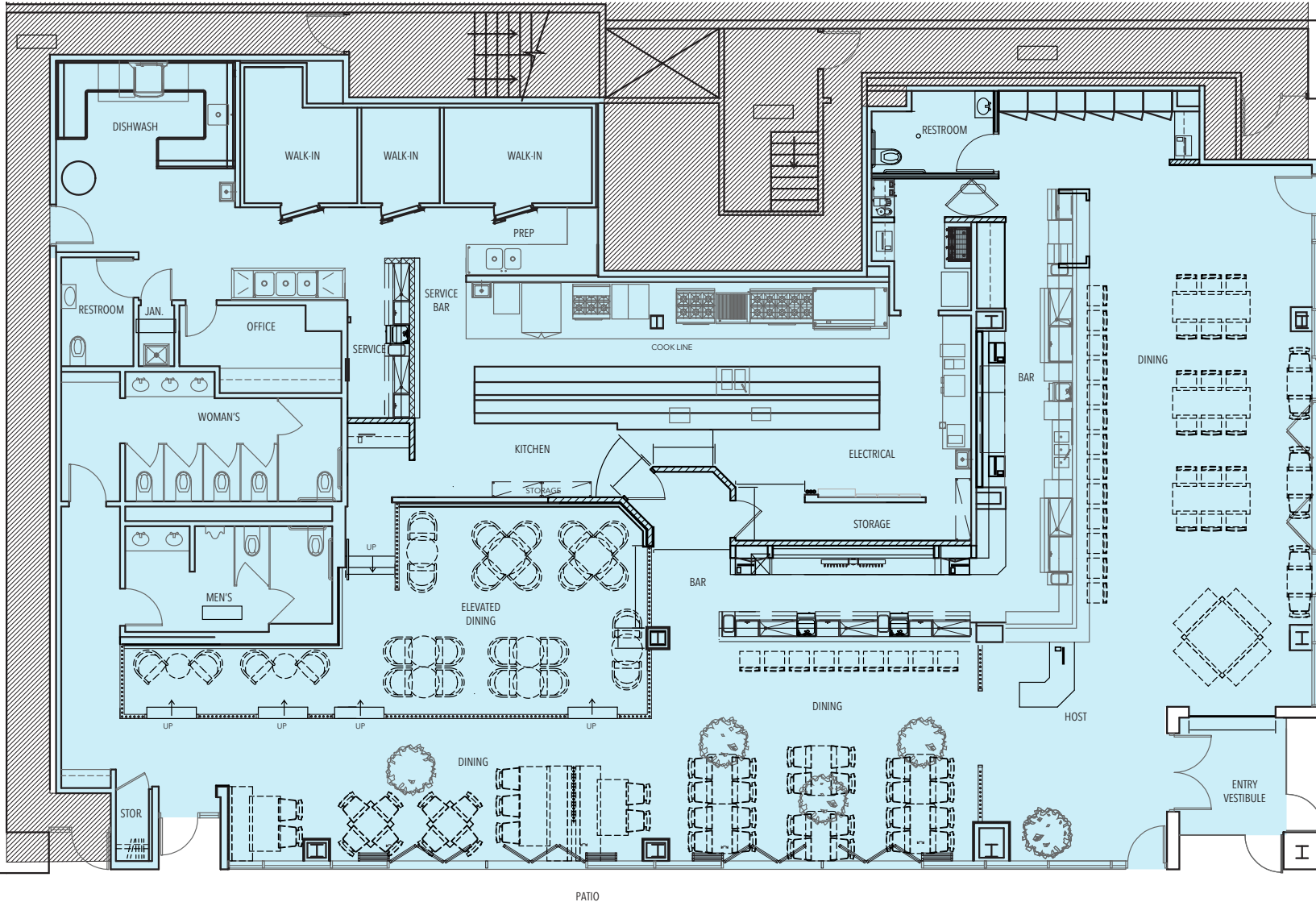
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SINGLE TENANT

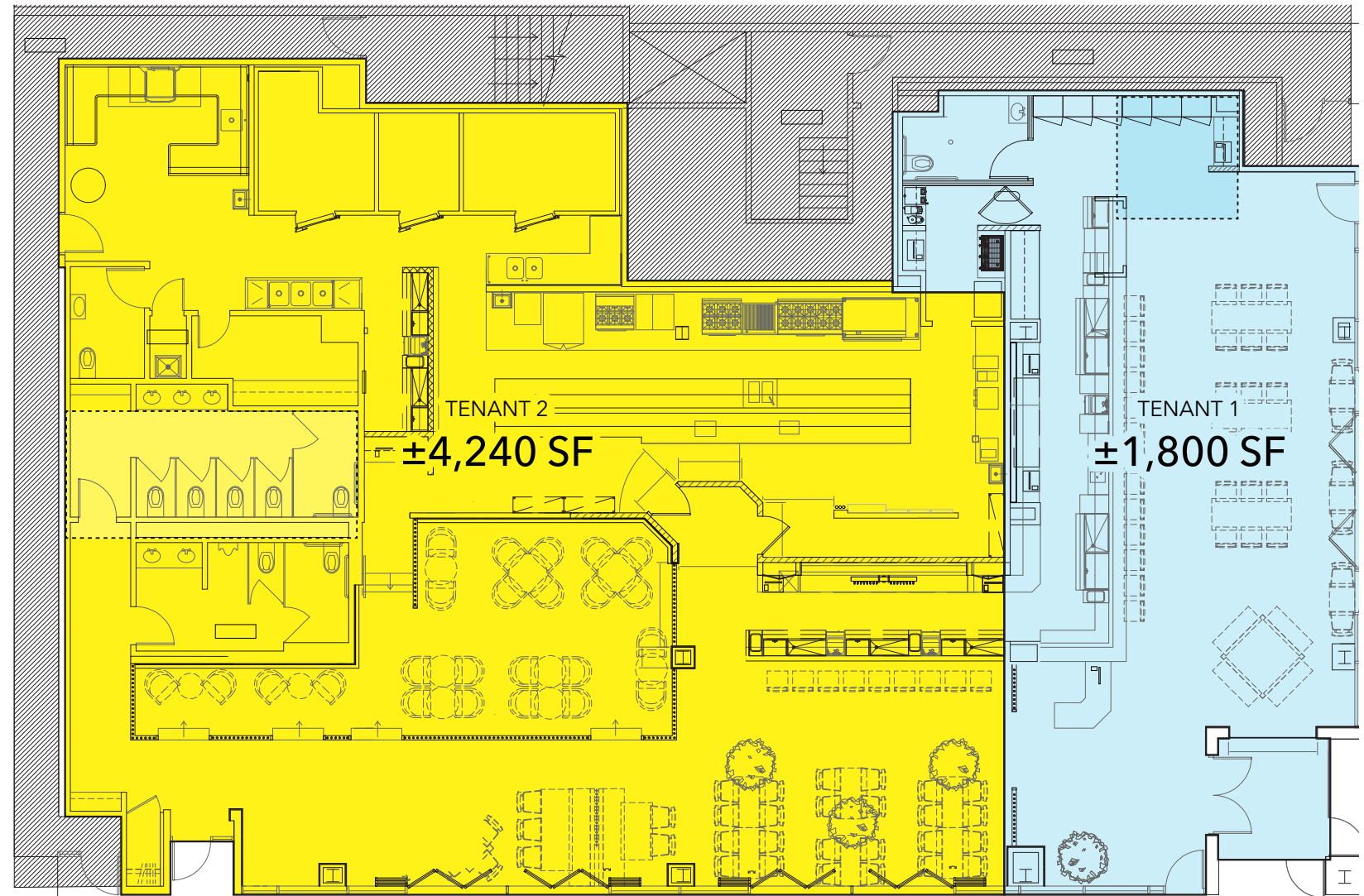
±6,040 SF



**DEMISING  
OPTION B**

TENANT 1  
**±1,800 SF**

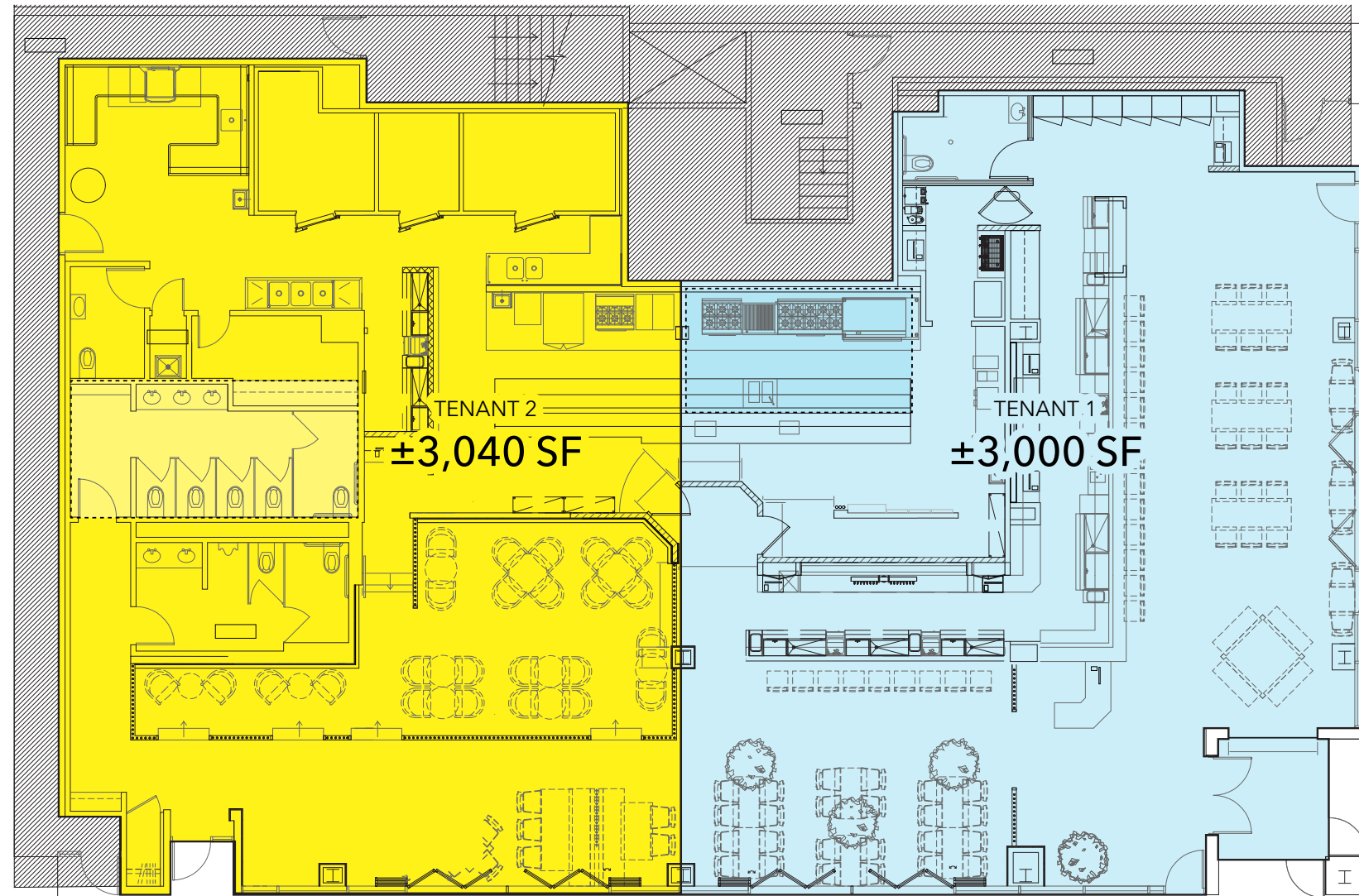
TENANT 2  
**±4,240 SF**



**DEMISING  
OPTION C**

TENANT 1  
**±3,000 SF**

TENANT 2  
**±3,040 SF**





## WICKER PARK'S SHOPPING, CULINARY & NIGHTLIFE HOTSPOT



Parlor Pizza Bar



Lilac Tiger



The Perch



Smoke Daddy



Alexandra Marks



Gold Star



Inn Joy



Bangers &amp; Lace



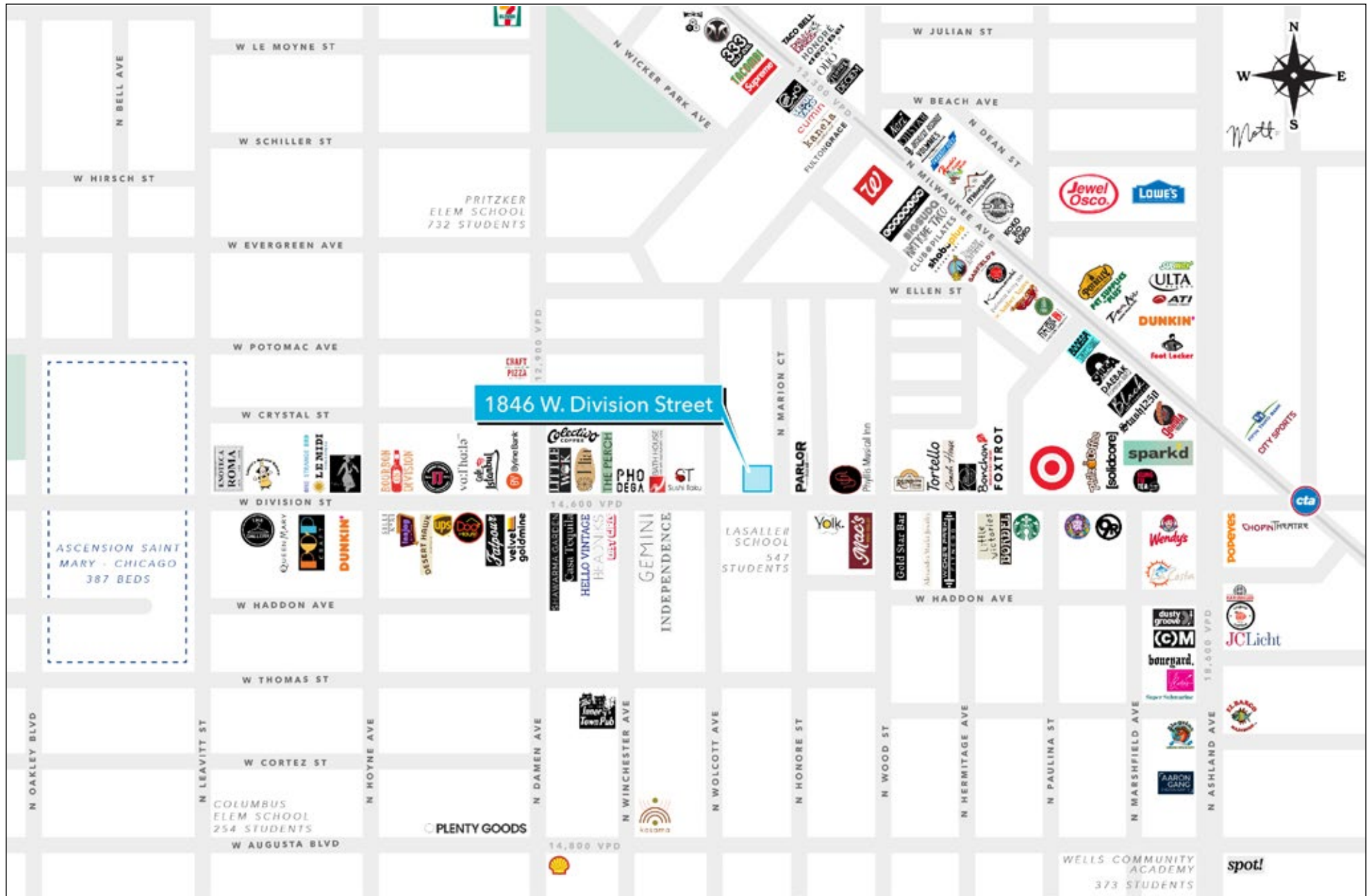
Target

1846 W. Division Street sits at the epicenter of one of Chicago's most sought-after neighborhoods with an unbeatable mix of shopping, dining, and entertainment just steps away.

From laid-back neighborhood favorites to stylish hotspots, Division Street has something for every taste. This dynamic corridor is a magnet for food lovers and shoppers, offering an eclectic array of destinations that define the neighborhood's vibrant energy.

Beloved institutions like the iconic Gold Star Bar and historic Phyllis' Musical Inn anchor the nightlife. Steps away top dining destinations including Parlor Pizza Bar, Smoke Daddy, Lilac Tiger, The Perch, Phodega, Mamma Delia's, Little Victories, Fatpour, Inn Joy, and Bangers & Lace keep the energy high.

Division Street's retail scene is just as compelling, offering a dynamic mix of national staples and locally loved boutiques. Target provides everyday essentials, while Penelope's curates fashion-forward finds, Alexandra Marks showcases stylish jewelry, and Old Town Barbershop remains a go-to for expert grooming. Beyond these, an array of independent retailers and specialty shops add to the vibrant shopping experience, ensuring something for every style and need.





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