

1846 W. DIVISION STREET

WICKER PARK, CHICAGO

 **Newcastle**
INVESTORS

Second-generation restaurant space with large patio area



SAM HERGOTT, *Vice President, Retail Leasing*

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NEWCASTLEINVESTORS.COM



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 popular 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



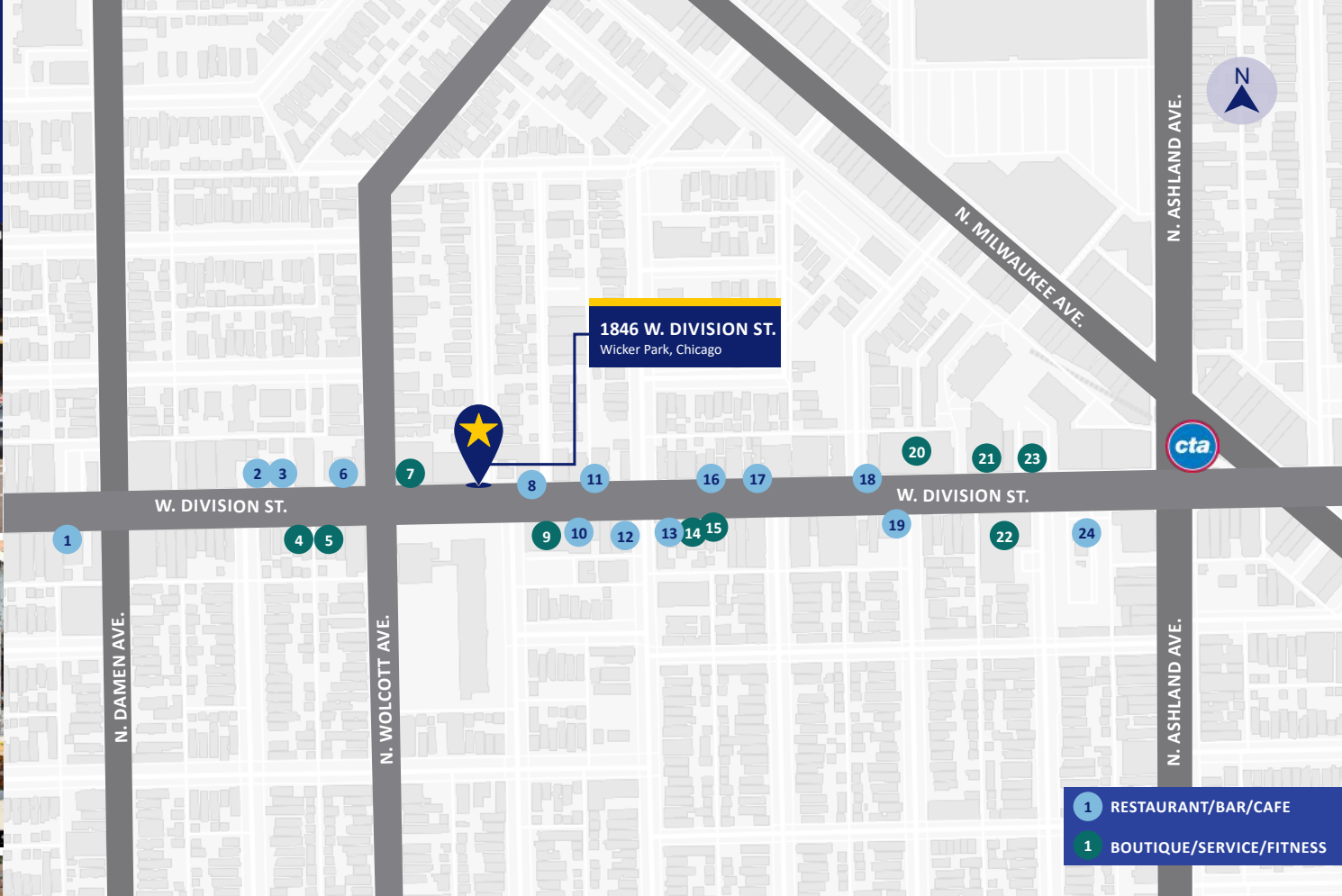
PARLOR PIZZA



SMOKE DADDY



YOLK



1846 W. DIVISION ST.
Wicker Park, Chicago

- 1 RESTAURANT/BAR/CAFE
- 1 BOUTIQUE/SERVICE/FITNESS

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 |

1846 W. DIVISION STREET Wicker Park, Chicago

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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