

1958 W. North Avenue

North & Damen · Wicker Park Bucktown, Chicago, IL

Flagship Opportunity in “the country’s fourth-best neighborhood for millennials” (Niche.com)

Wicker Park makes
Forbes’ ‘hippest’
neighborhood list

— Chicago Business Journal



View from the CTA Blue Line which boasts more than 2 million riders per year.

Signage & storefronts conceptual and will be subject to governmental approvals.

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 **BAUM**
REALTY GROUP

HOT BRANDING OPPORTUNITY IN THE HEART OF WICKER PARK / BUCKTOWN



SITE HIGHLIGHTS

- ▶ Wicker Park / Bucktown is one of the country's trendiest neighborhoods with a mix of national, local, and regional boutiques and shops as well as some of the hottest restaurants in Chicago
- ▶ This historically significant building boasts one of the most prominent positions in the market
- ▶ Available for up to 12,000 square feet on 2 levels plus basement
- ▶ Highlighted on the front page, this site is visible from the CTA Blue Line Damen Station which is a daily train stop to more than 2 million CTA riders per year and recently underwent a \$13.6 million renovation
- ▶ Future plans for Six Corners include a 12-story boutique hotel

Demographic Summary

	0.25 MI	0.5 MI	1 MI
Average HHI	\$135,052	\$147,007	\$121,315
Daytime Population	3,906	12,419	36,347
Residential Population	4,207	18,248	60,992

23,900 VPD
on W. North Avenue

11,600 VPD
on N. Milwaukee Avenue

12,800 VPD
on N. Damen Avenue

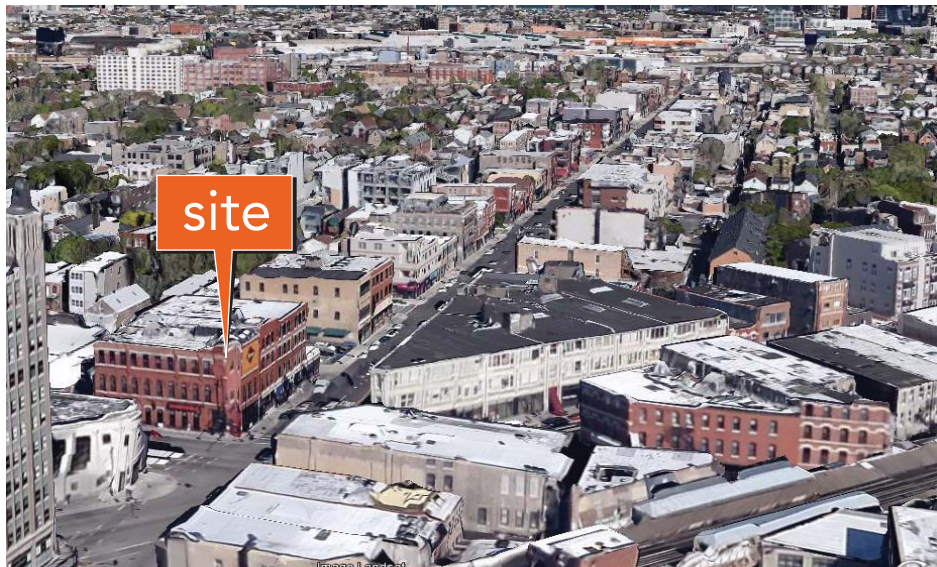
2.2 M Riders
Annual Average (2016)
CTA Damen Blue Line Station

6,820 Riders
Weekday Average (2016)
CTA Damen Blue Line Station

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site

Wicker Park / Bucktown

1958 W. North Avenue is located at the heart of Chicago's creative epicenter. Unparalleled boutique shopping, esoteric book stores, numerous art galleries, craft cocktails and independent clothing designers make Wicker Park / Bucktown one of the best areas to sip & shop in the country.

Wicker Park / Bucktown has become a prevailing influence on Chicago's Michelin-rated dining scene with restaurants such as Trencherman, Feast, Taxim, Enso Sushi and Big Star. The area is also known for its nightlife hotspots including The Revel Room, Crocodile, Link's Taproom, renowned brewery Piece and mixology tour de force Violet Hour.

The neighborhood's most enduring quality is its shopping. Along Damen, Milwaukee and North there is an unbelievable mix of vintage shops, independently owned boutiques, nationally recognized designers, fashion industry icons and major retailers. Recent entries to the market include Stilo, Gant, Timbuk2 and TOMS.



Area Retail



The Revel Room



Area Retail



Big Star

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