

Flat Iron Arts Building

1579 N. MILWAUKEE AVENUE ~ CHICAGO, IL 60622

ONCE IN A
GENERATION
FLAGSHIP
OPPORTUNITY

FOR MORE INFORMATION CONTACT:

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Retail / restaurant space available in iconic building

- + 1,290 - 5,000 SF of ground-floor retail space – multiple configurations available
- + Highly visible corner location with frontage along Milwaukee & North Avenues
- + Surrounded by a thriving mix of beloved eateries, legendary music venues, renowned cocktail bars, trendy coffee houses, award-winning fine dining, notable national brands, lifestyle & luxury retailers
- + Join national brands like Scotch & Soda, Warby Parker, lululemon, Yeti, Arc'teryx, The North Face, and more
- + Across the street from The Robey, an Instagram worthy boutique hotel featuring a rooftop cocktail bar with breathtaking downtown views
- + Just steps from the CTA Blue Line Damen 'L' Station (2 M riders annually)

PROPERTY HIGHLIGHTS



HIGHLY VISIBLE LOCATION



STEPS FROM TRANSIT



AMPLE STREET PARKING



PEDESTRIAN HEAVY STREET



THRIVING DINING & NIGHTLIFE



CORE SHOPPING DISTRICT

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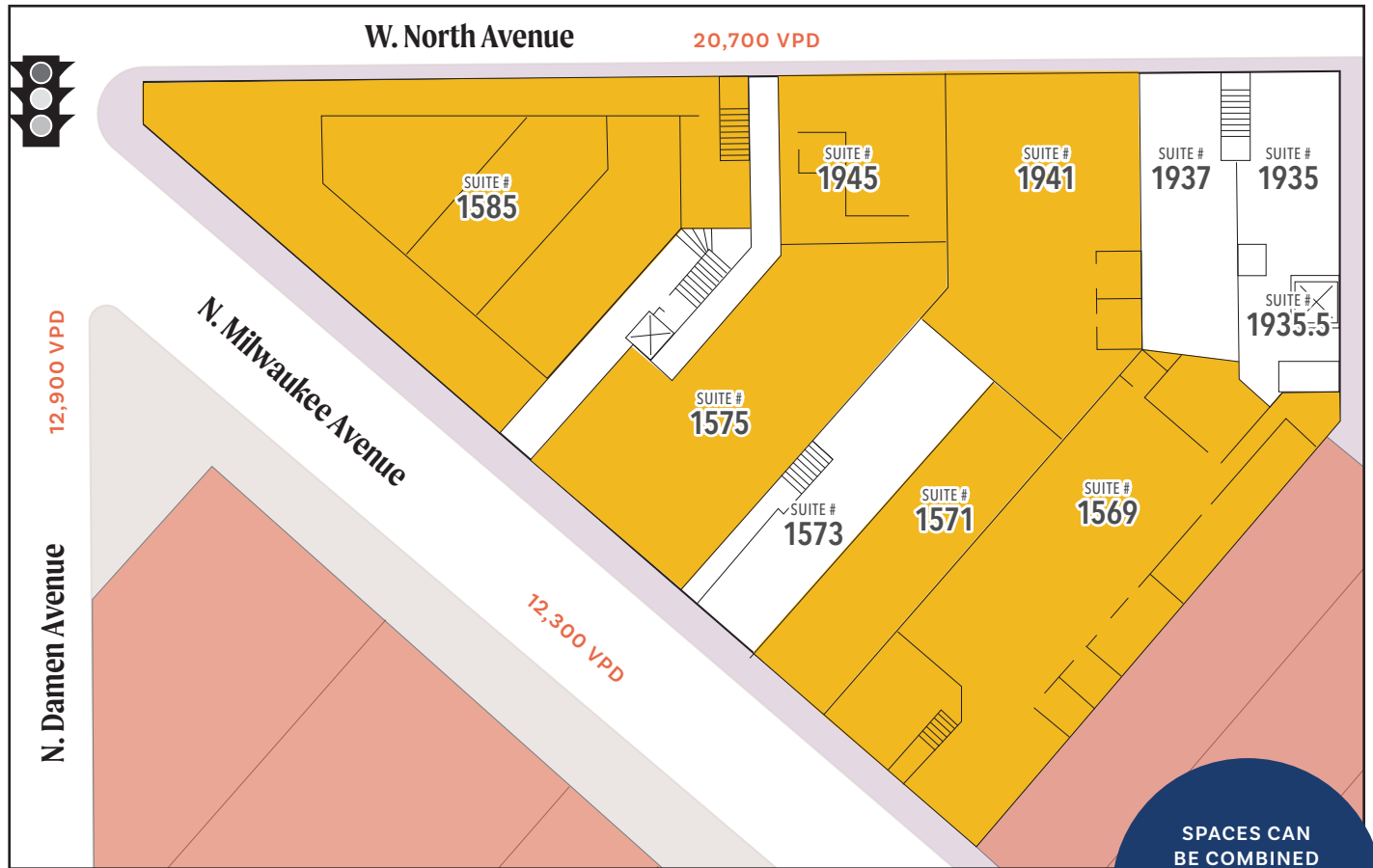
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Ground Floor Retail Plan



SPACES CAN BE COMBINED
—
MULTIPLE CONFIGURATIONS AVAILABLE

Suite #	Tenant	Size (SF)
1585	Available	5,000
1945	Available	1,290
1941	Available	3,000
1575	Available	2,903
1937	Liquor Park	1,000
1935	Asrai Garden	739
1935.5	Speakeasy Custom Tattoo	1,200
1573	Ash's Bucktown Smoke Shop	1,100
1571	Available	1,300
1569	Available	3,800



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Wicker Park / Bucktown

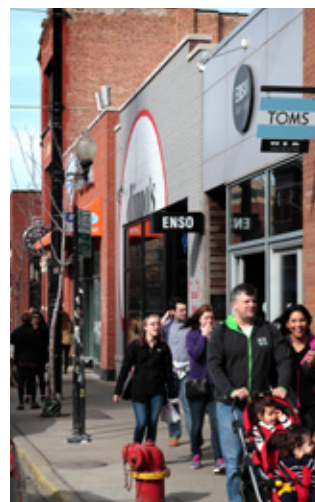
The Flat Iron Arts Building is situated at the center of Wicker Park / Bucktown, a pair of synonymous neighborhoods famous for their unparalleled shopping, esoteric book stores, coffee houses, art galleries, specialty stores, cocktail bars, trendy restaurants, and entertainment venues. There's no better area to sip and shop in the country.



Over the last decade, the area has become one of Chicago's most coveted neighborhoods. Popular galleries, nightlife, and restaurants have made the area a coveted destination for young professionals and their growing families. In 2014, the neighborhood was ranked the "Best of Chicago" by Chicago Reader. In 2018, Wicker Park was named among the Top 25 most exciting urban neighborhoods in America according to reports by Digital Third Coast and HotSpot Rentals.

With retail, dining, and entertainment options lining both sides of the streets, North, Damen and Milwaukee Avenues have a high density of pedestrian and vehicular traffic. Excellent public transportation further supports the area as a go-to shopping and dining destination for residents and tourist.

The popular shopping district attracts notable national brands including Shinola, Yeti, and lululemon. The area boasts one of Chicago's most impressive collections of casual and fine dining restaurants including Michelin Bib Gourmand winners etta, Ina Mae Tavern & Packaged Goods, and Mama Delia, as well as local favorites Big Star, Paradise Park, and Stan's Donuts.



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Irreplaceable location at the six-way North/Damen/Milwaukee intersection in Wicker Park, one of Chicago's most well-known destinations for shopping, dining, live music, and nightlife.



DEMOGRAPHIC HIGHLIGHTS

0.5 MILE RADIUS

18.5 K+
RESIDENTIAL
POPULATION

\$184 K
AVERAGE HH
INCOME

30 K
ESTIMATED
HOUSEHOLDS

18.7 K+
DAYTIME
POPULATION

33.5
MEDIAN
AGE

92.1%
COLLEGE
EDUCATED

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