

# FOR LEASE

1223-25 N. MILWAUKEE  
CHICAGO, IL

JAMESON.

BARRY KADISH

COMMERCIAL REAL ESTATE SPECIALIST

312.502.5297

BKADISH@JAMESON.COM



# EXECUTIVE SUMMARY



## LEASE PRICE

\$45.00/SF NNN

## SPACE PLAN

UNIT A- 2,000 SF  
UNIT B- 900 SF  
UNIT C- 1,400 SF

## ZONING

B1-3

## MARKET

WICKER PARK

## PROPERTY MIX

STOREFRONT RETAIL TOTAL: 4,300 SF

## PROPERTY HIGHLIGHTS:

DISCOVER AN EXCEPTIONAL STOREFRONT RETAIL OPPORTUNITY IN THE HEART OF CHICAGO'S WICKER PARK NEIGHBORHOOD, POSITIONED ADJACENT TO A BUSY SIX-CORNER INTERSECTION AND DIRECTLY ACROSS FROM THE FUTURE WHOLE FOODS MARKET, OFFERING OUTSTANDING VISIBILITY AND STRONG FOOT TRAFFIC. AVAILABLE SPACES INCLUDE UNIT A - 2,000 SF, UNIT B - 900 SF, AND UNIT C - 1,400 SF. IDEAL FOR RETAIL, WELLNESS, BOUTIQUE, OR SERVICE-ORIENTED BUSINESSES SEEKING A HIGH-PROFILE LOCATION IN ONE OF CHICAGO'S MOST DYNAMIC COMMERCIAL CORRIDORS.

## AREA & TRANSPORTATION HIGHLIGHTS:

EASY ACCESS TO TO PUBLIC TRANSPORTATION WITH THE FOLLOWING TRANSIT STOPS NEARBY:

*DIVISION STATION (BLUE LINE) - 1 MIN WALK*

*DAMEN STATION (BLUE LINE) - 15 MIN WALK*

*CHICAGO AVENUE STATION (BLUE LINE) - 16 MIN WALK*

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## UNIT A

1223-25 N. MILWAUKEE AVENUE  
CHICAGO, IL

AVAILABLE UNIT: ..... UNIT A, FIRST FLOOR

SPACE SIZE: ..... 2,000 SF

LEASE PRICE: ..... \$45.00/SF NNN

AVAILABILITY: ..... IMMEDIATE

SPACE FEATURES: ..... ENDCAP SPACE, CURRENTLY USED AS RESTAURANT,  
LARGE WINDOWS, NATURAL LIGHT

## UNIT B

1223-25 N. MILWAUKEE AVENUE  
CHICAGO, IL

AVAILABLE UNIT: ..... UNIT B, FIRST FLOOR

SPACE SIZE: ..... 900 SF

LEASE PRICE: ..... \$45.00/SF NNN

AVAILABILITY: ..... IMMEDIATE

SPACE FEATURES: ..... RETAIL SPACE, HIGH TRAFFIC VISIBILITY, OPEN FLOOR PLAN,  
LARGE WINDOWS, NATURAL LIGHT

## UNIT C

1223-25 N. MILWAUKEE AVENUE  
CHICAGO, IL

AVAILABLE UNIT: ..... UNIT C, FIRST FLOOR

SPACE SIZE: ..... 1,400 SF

LEASE PRICE: ..... \$45.00/SF NNN

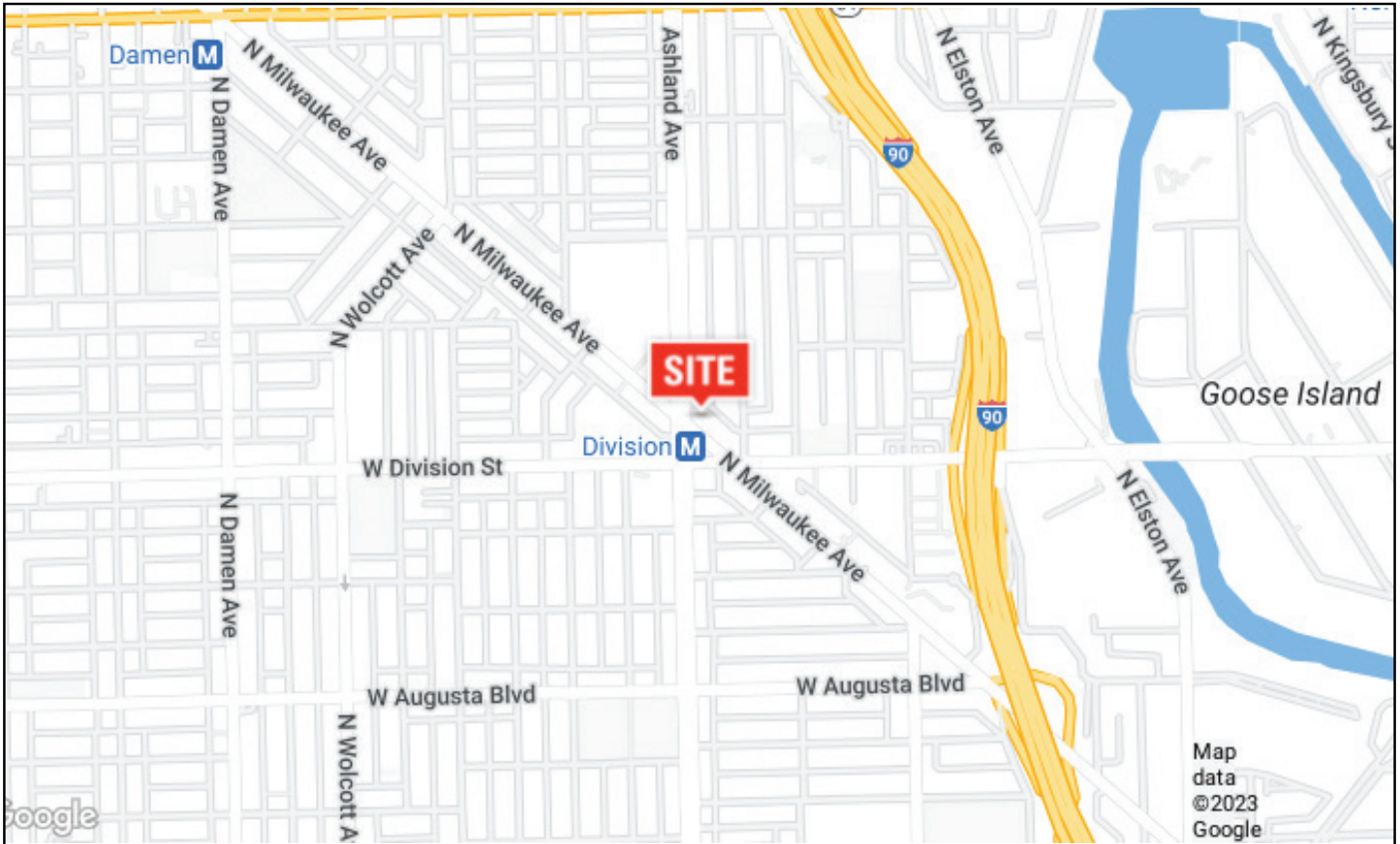


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## MARKET & LOCATION INFORMATION

1223-25 N. MILWAUKEE AVENUE

CHICAGO, IL



The real estate market in Wicker Park has been known for its vibrant and eclectic atmosphere, attracting a mix of businesses, restaurants, and retail establishments. The neighborhood's popularity has contributed to a dynamic commercial real estate landscape, with demand for both retail and office spaces. The market trends may be influenced by factors such as local economic conditions, population growth, and overall real estate trends in Chicago.



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# DEMOGRAPHIC INSIGHTS

1223-25 N. MILWAUKEE AVENUE  
CHICAGO, IL

## DEMOGRAPHIC SUMMARY

1223 N Milwaukee Ave, Chicago, Illinois, 60642

Ring of 1 mile

## KEY FACTS

53,590

Population



27,940

Households

33.1

Median Age

\$110,365

Median Disposable Income

## EDUCATION

3%

No High School Diploma



7%

High School Graduate



10%

Some College



81%

Bachelor's/Grad/Prof Degree

## INCOME



\$151,568

Median Household Income



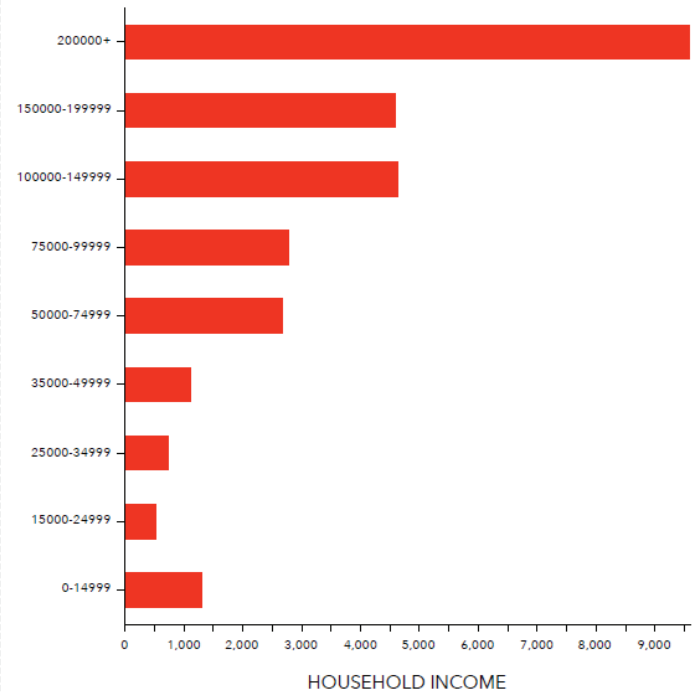
\$100,562

Per Capita Income



\$222,745

Median Net Worth



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