

# STONE REAL ESTATE

## 1244 N. WELLS



**2,463**  
Square feet  
available



**20'**  
Wells Street  
frontage



**251K**

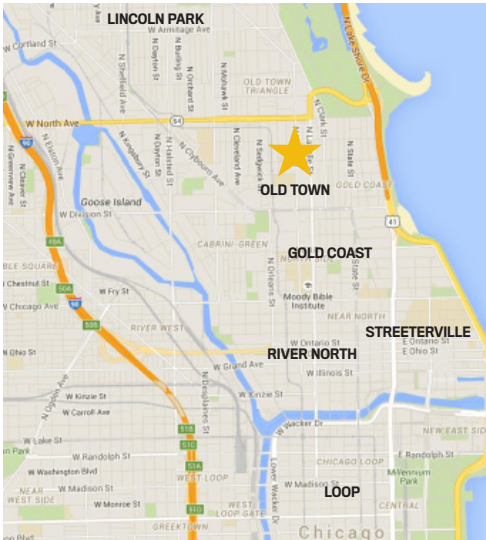
Total population in a  
two mile radius



**147.7K**

Households in a  
two mile radiu

## A Unique Gem in the Heart of Chicago's Old Town



### PROPERTY DESCRIPTION

Situated near the southern gateway to the Old Town neighborhood, 1244 N. Wells offers a prime position in one of Chicago's most dynamic trade areas. The building itself is one of Chicago's oldest firehouses and comes with a private outdoor patio area. All these factors together presents retailers with a truly unique retail destination.

### AVAILABLE SPACE

- First Floor: 2,483 sf
- Lower Level: 1,393 sf
- Exterior Courtyard: 695 sf

### TRAFFIC COUNTS

7,600 vehicles per day on Wells Street  
37,000 vehicles per day on North Avenue

### AREA RETAILERS AND ATTRACTIONS



**\$183K**

Avg HH income in a  
two mile radius

### DEMOGRAPHICS

	1/2 MILE	1 MILE	2 MILE
POPULATION	39,533	94,535	251,486
AVERAGE HH INCOME	\$163,433	\$178,209	\$183,291
DAYTIME POPULATION	32,818	126,220	666,860

### EXCLUSIVE AGENT

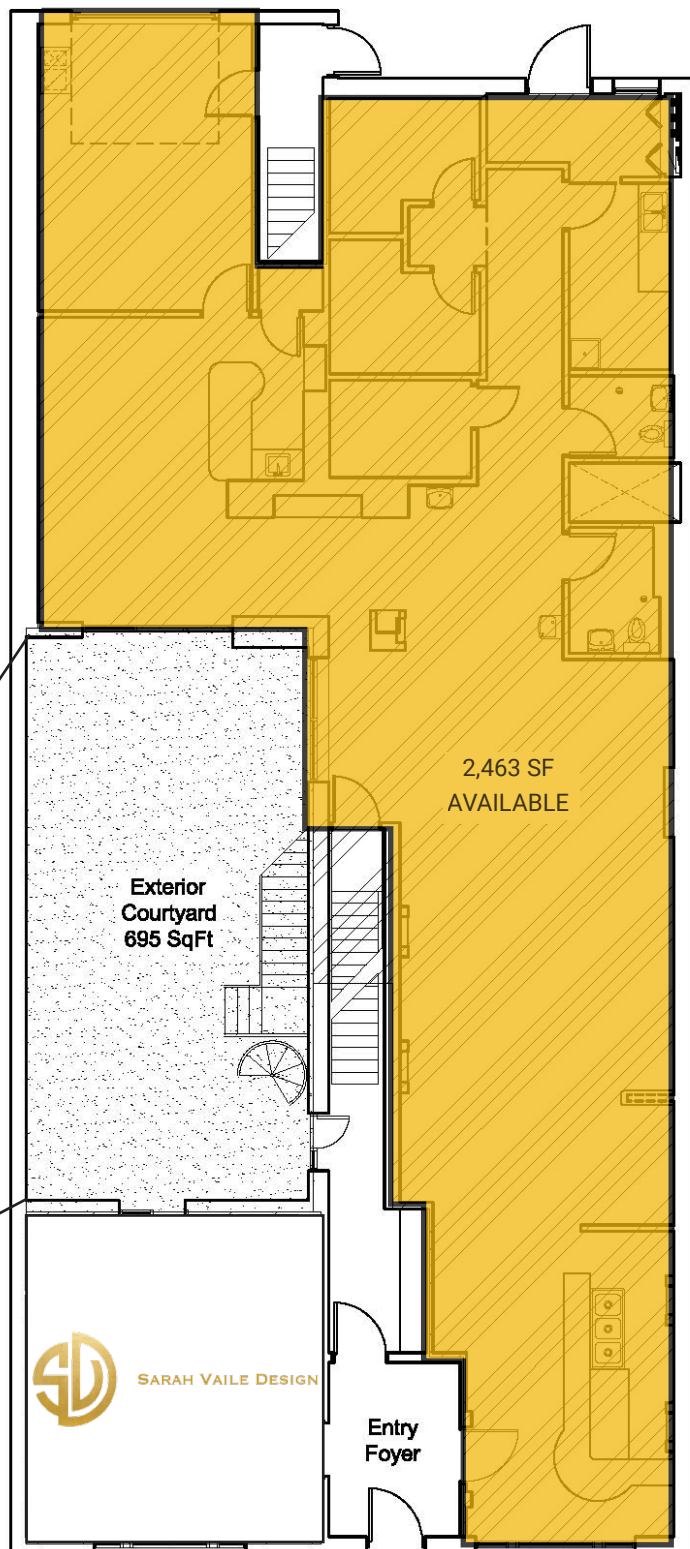
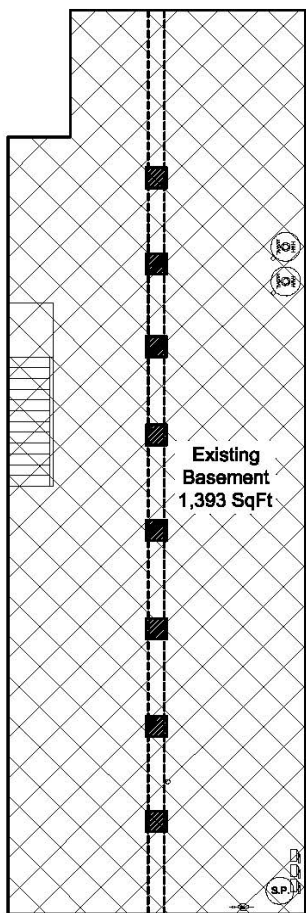
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This information is from sources we deem to be reliable, however nothing contained herein should be construed as a representation on our part, as no independent verification of the information has been made by us.



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WELLS STREET

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