

STONE REAL ESTATE

# 1500 N. DAMEN AVE. | WICKER PARK



**1.9K - 3.7K**

Square Feet Available



**54K**

Daytime Population in a 1.5 Mile Radius



**\$181K**

Average HH Income in a 1 Mile Radius



**58K**

Households in a 1.5 Mile Radius



**121K**

People in a 1.5 Mile Radius



## Retail Space with Surface Parking Available

### PROPERTY DESCRIPTION

- Highly visible retail space in the heart of Chicago's Wicker Park neighborhood.
- Well-located property just one block south of the Damen CTA which had 1.225M riders in 2024.
- Exceptionally wide spaces with frontages that measure +/- 36' for the 3,700 sf space and +/- 80' for the 2,421 sf space.
- Second generation retail spaces ideal for tenants looking for move in ready space.
- Surface parking lot with 38 shared parking spaces for customers and tenants.
- Surrounded by a dense and growing residential population steps away from one of Chicago's busiest intersections of North Ave., Damen Ave. and Milwaukee Ave.

### AREA CO-TENANTS



### DEMOGRAPHICS

	0.5 MILE	1 MILE	1.5 MILE
POPULATION	18,436	69,576	121,200
HOUSEHOLDS	9,280	34,278	58,815
AVERAGE HH INCOME	\$221,242	\$181,095	\$179,200
DAYTIME POPULATION	7,765	23,761	54,650

#### EXCLUSIVE AGENTS

**Ves Pavlovic** 312/782-1374  
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**John Vance** 312/782-1373  
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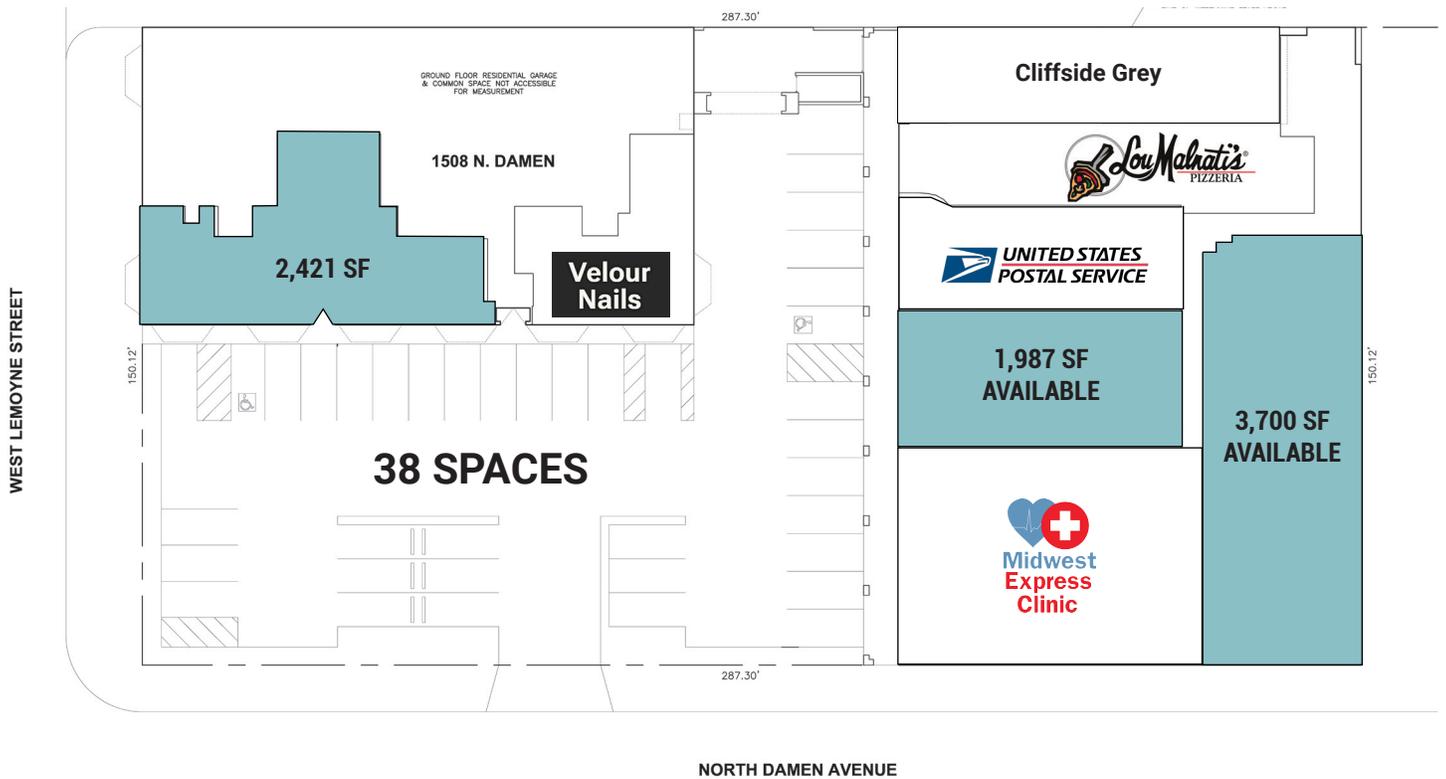
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This information is from sources we deem to be reliable, however nothing contained herein should be construed as a representation on our part, as no independent verification of the information has been made by us.



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## SITE PLAN

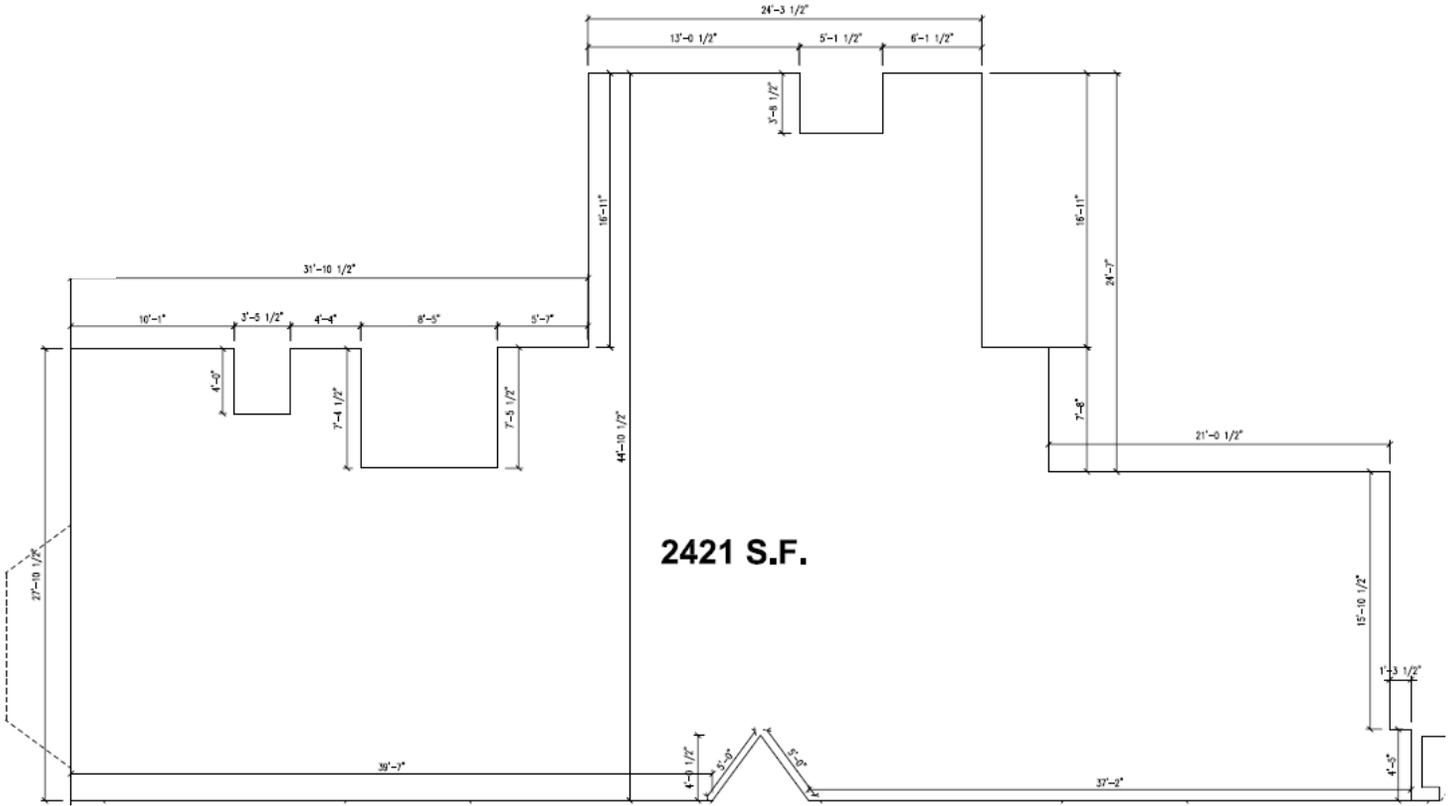


EXCLUSIVE AGENTS

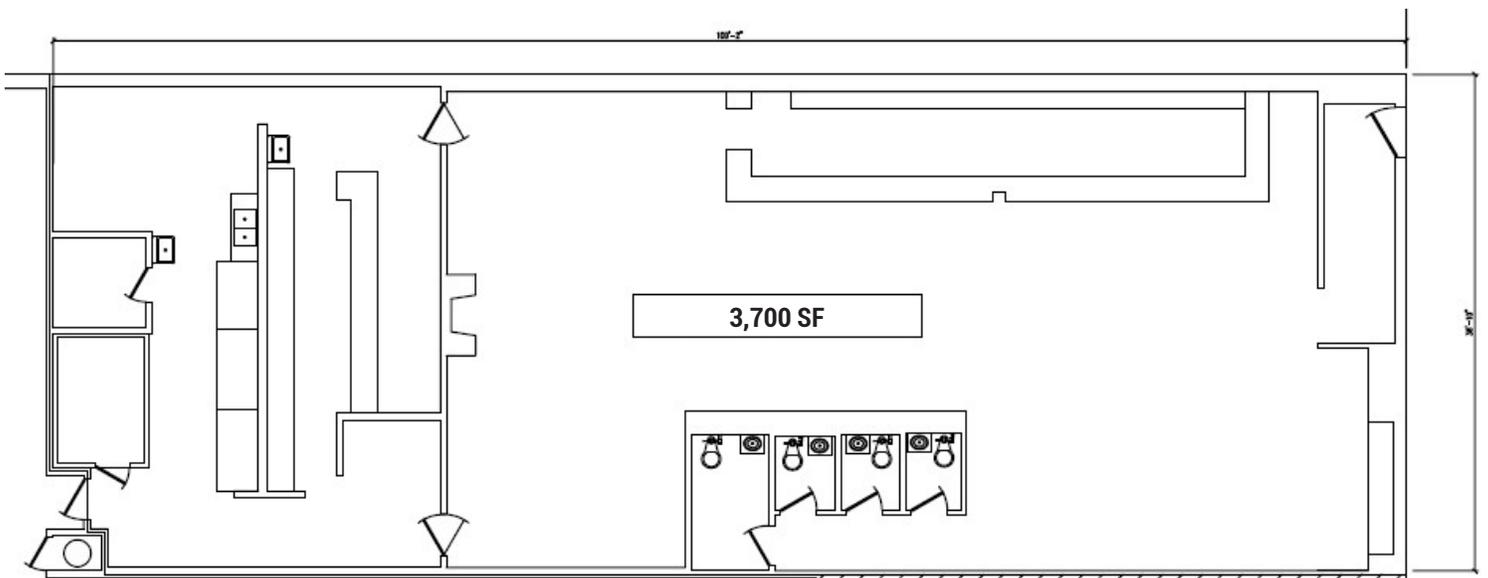
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## UNIT 1508 FLOOR PLAN



## UNIT 1520 FLOOR PLAN



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## UNIT 1520-B DEMISE PLAN



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