

A LANDMARK SPACE AWAITS ITS NEXT CHAPTER

1520 NORTH DAMEN AVENUE | WICKER PARK



Conceptual Rendering

STONE
REAL ESTATE

1520 NORTH DAMEN AVENUE | WICKER PARK



Second Generation Bar/ Restaurant Available

PROPERTY DESCRIPTION

- Rarely available bar/restaurant space in the heart of Chicago's Wicker Park neighborhood.
- Nearly 40' of frontage on Damen Avenue which allows for great signage opportunities.
- Move in ready space which includes black iron, restrooms, bar countertop, and lower-level basement for storage.
- Surface parking lot with 38 shared parking spaces for customers and tenants.
- Well-located property just one block south of the Damen CTA which had 1.225M riders in 2024.
- Two blocks south of Chicago's quintessential intersection of Damen, North & Milwaukee Avenues.

AVAILABLE SPACE

- 3,700 sf

DEMOGRAPHICS

	½ MILE	1 MILE	1 ½ MILE
POPULATION	18,880	69,533	128,517
AVERAGE HH INCOME	\$258,269	\$206,696	\$203,828
DAYTIME POPULATION	7,504	24,003	53,401

NEIGHBORHOOD SNAPSHOT



128K

Residential Population in a 1.5 Mile Radius



53.4K

Daytime Population in a 1.5 Mile Radius



70.8%

Residential Population with White Collar Jobs in a .5 Mile Radius



61.5K

Households in a 1.5 Mile Radius



\$258K

Average HH Income in a .5 Mile Radius



12K

Average Vehicles Per Day on Damen Avenue

AREA TENANTS



Abercrombie & Fitch



EXCLUSIVE AGENTS

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ves@stonerealestate.com

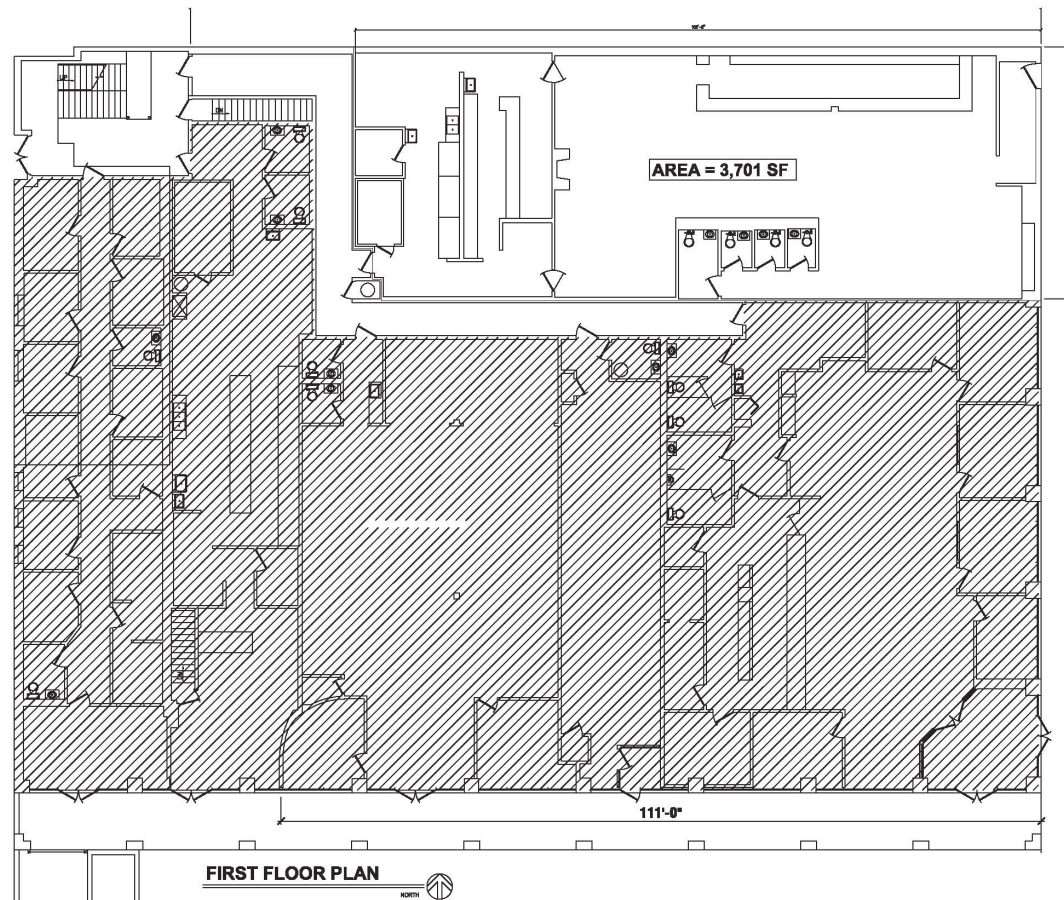
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FLOOR PLAN



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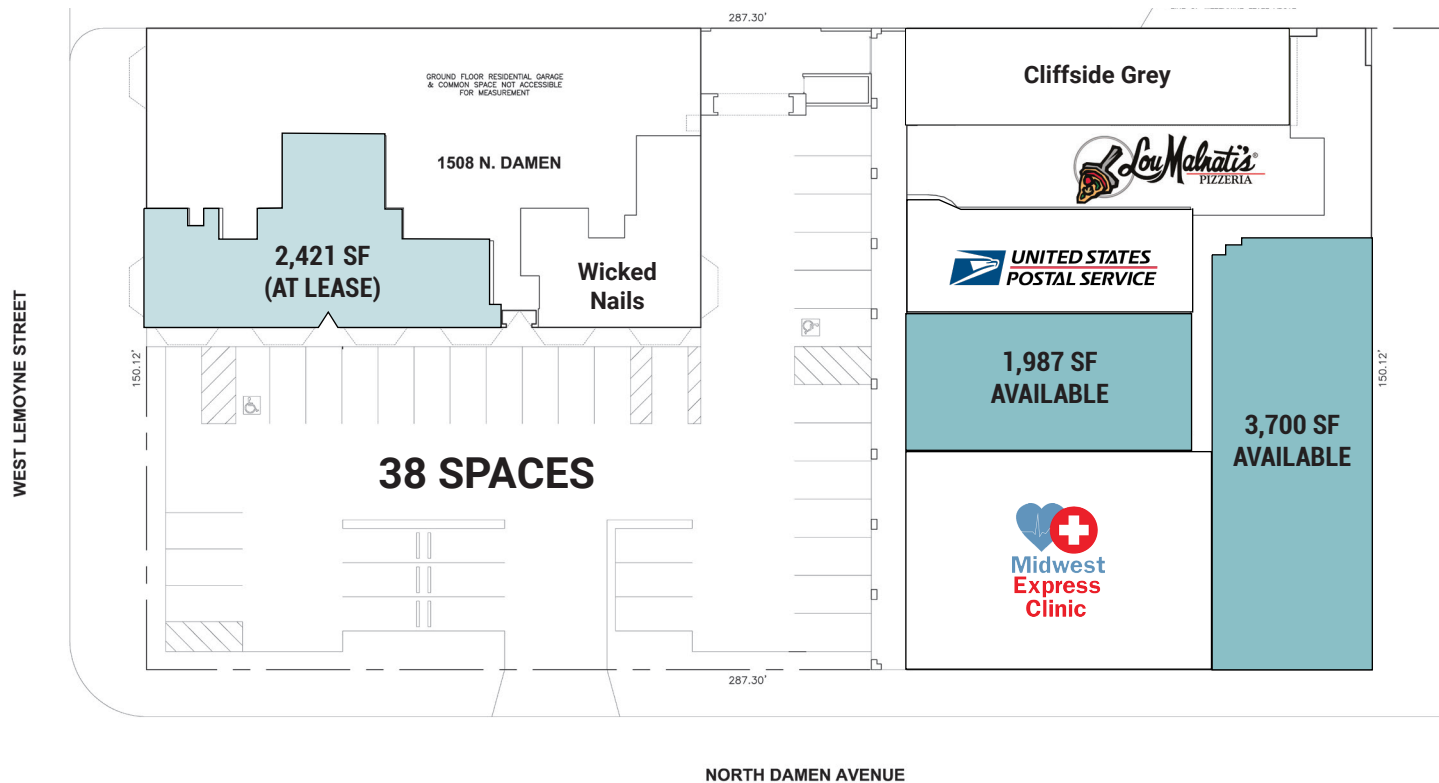
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SITE PLAN



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SUSHI WAVE

Raw Bar & Sake Lounge

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