STONE REAL ESTATE

# 1242-1244 N. MILWAUKEE AVE. | WICKER PARK

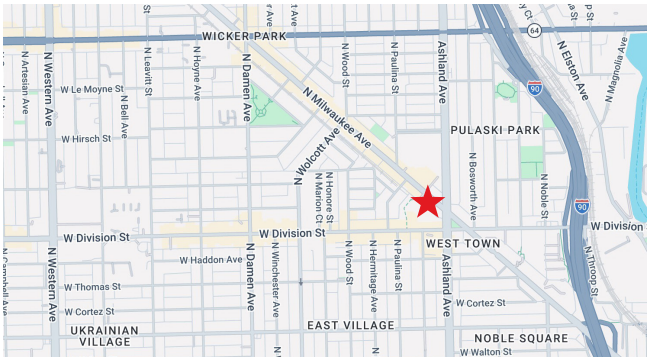
**3,550**
DIVISIBLE
Square Feet Available

**$226K**
Average HH Income in a One Mile Radius

## Wicker Park Retail Space Available

### PROPERTY DESCRIPTION

- Opportunity for "new build" space;
- ~ 48 ft. of frontage along desirable Milwaukee Ave.;
- Surrounded by strong and diverse co-tenancy;
- Close proximity to Division CTA Blue Line;
- Exceptional demographics with avg HH incomes over $200K;
- Heavy daily foot, car and bike traffic which includes commuters to downtown and the acclaimed 606 trail.




### DEMOGRAPHICS

| | .5 MILE | 1 MILE | 2 MILE |
|---|---|---|---|
| POPULATION | 19,701 | 56,857 | 265,643 |
| HOUSEHOLDS | 10,127 | 28,604 | 137,493 |
| AVERAGE HH INCOME | $226,244 | $217,529 | $214,700 |
| DAYTIME POPULATION | 6,795 | 29,271 | 180,508 |

**265K**
People in a Two Mile Radius

### AREA CO-TENANTS

Pet Supplies Plus, Foot Locker, Potbelly Sandwich Shop, Chick-fil-A, Target, Lowe's, Jewel, Ulta Beauty

**137K**
Households in a Two Mile Radius

**9,850**
Vehicles Per Day on Milwaukee Ave.


EXCLUSIVE AGENTS

**Ves Pavlovic** 312/782-1374
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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.

Member of SITE SOURCE RETAIL BROKER NETWORK

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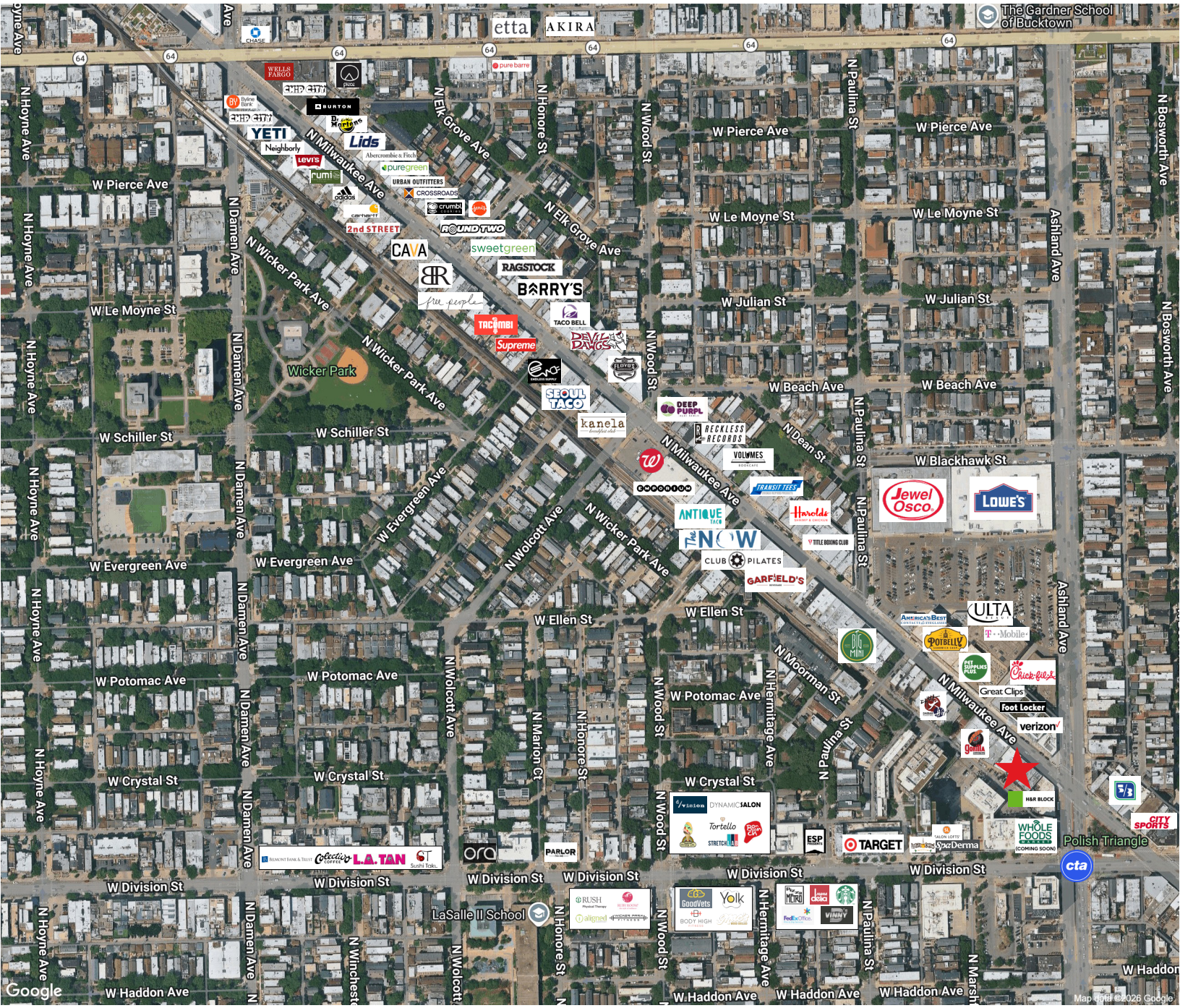



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