

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



**3,550**  
DIVISIBLE  
Square Feet Available



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



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



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



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

## Wicker Park Retail Space Available

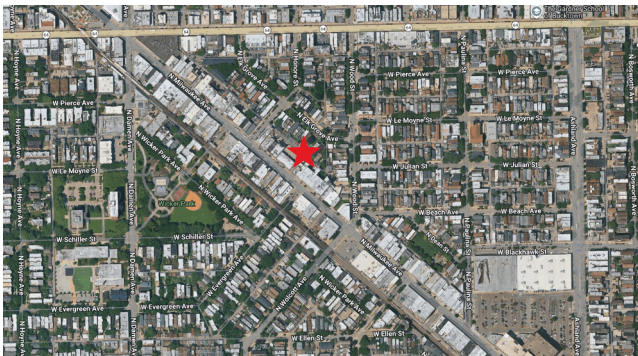
### PROPERTY DESCRIPTION

- 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

### AREA CO-TENANTS



#### EXCLUSIVE AGENTS

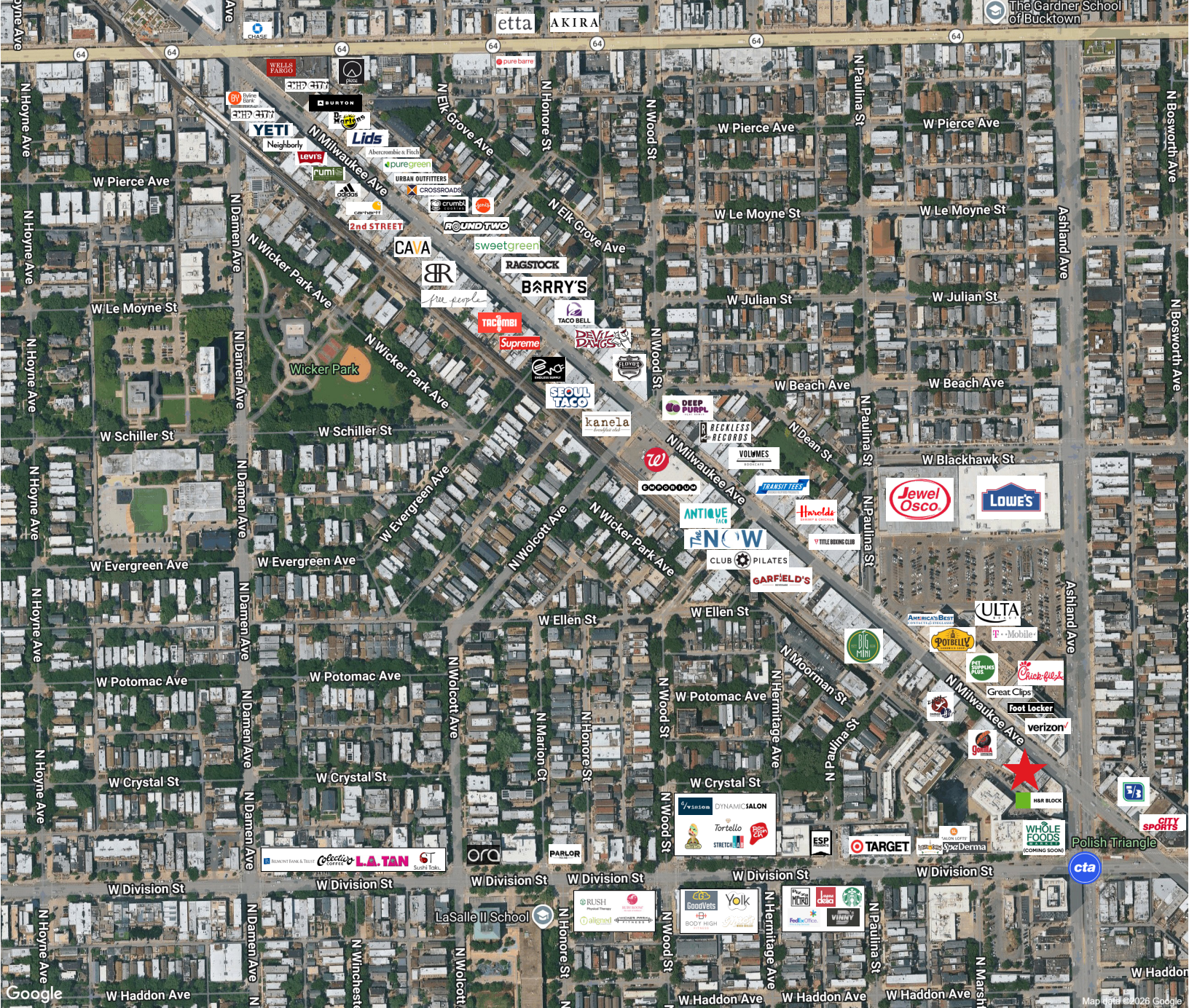
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**STONE**  
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