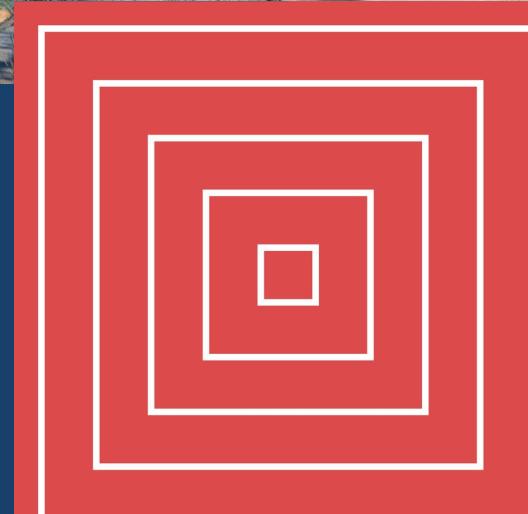




1767th
Milwaukee Ave

*Second-Generation
Corner Restaurant Opportunity
Along The 606 Trail
For Lease*





CHICAGO COMMERCIAL | **URBAN TEAM**

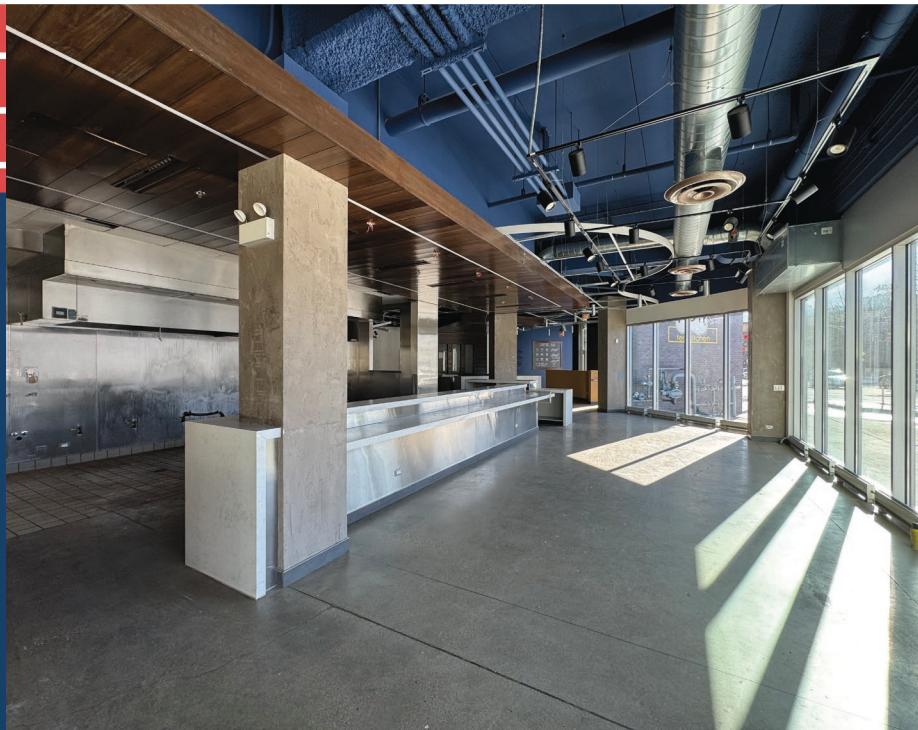
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Leasing Overview

1767^{North}
Milwaukee Ave



ASKING RENT:	\$35/SF NNN
EST. NNNs:	\$18/SF
SPACE AVAILABLE:	4,543 SF
CEILING HEIGHT:	~15'
FRONTAGE:	~130'
ZONING:	PD 1297
DATE AVAILABLE:	NOW
CONDITION:	2ND GENERATION
SUB-MARKET:	WICKER PARK
ALDERMANIC WARD:	32/WAGUESPACK

Leasing Highlights

1767
Milwaukee Ave
North

- ▶ Second-generation corner restaurant opportunity located along the 606 Trail with over 2M visitors annually.
- ▶ Located at the base of 606 blue, a fully leased 94-unit luxury apartment building featuring excellent retail co-tenancy with Aldi.
- ▶ 4,543 SF available, featuring over 130' of retail frontage along Milwaukee Avenue with unparalleled visibility from the 606 Trail and potential for outdoor sidewalk seating.
- ▶ Phenomenal existing conditions with in-place black iron, cooking hood, walk-in cooler, extensive electrical service and expansive kitchen area.
- ▶ Dense residential population of ~68,680 with affluent average household income of over \$207,208 within a 1-mile radius.
- ▶ Walking distance from the Damen CTA Station with ridership of over 1,225,000 annually.

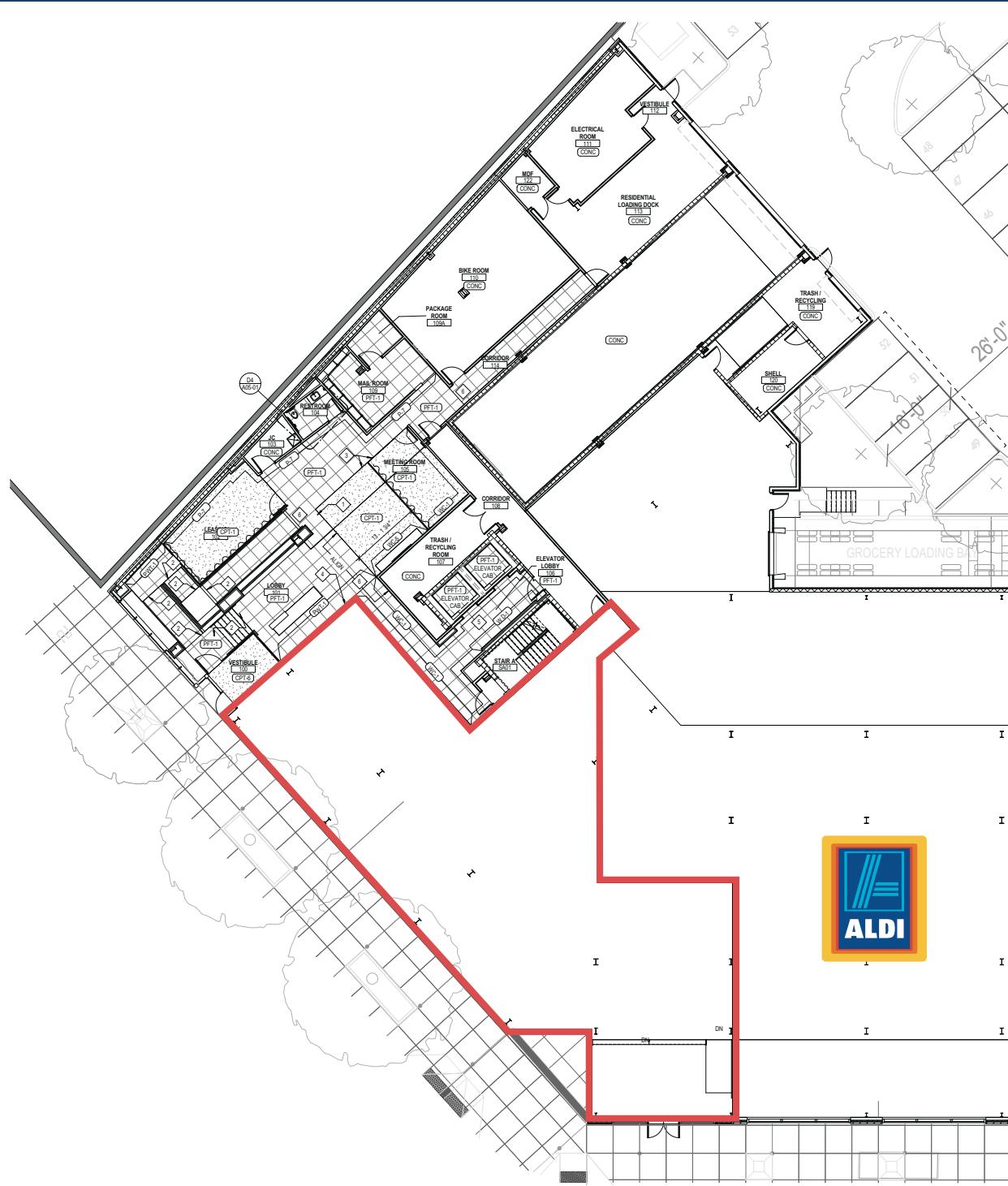


[click for video tour](#)



Floor Plan

1767^{North}
Milwaukee Ave



Market Overview

1767^{North}
Milwaukee Ave

WICKER PARK

Wicker Park is one of Chicago's most dynamic and trend-forward neighborhoods, known for its high pedestrian traffic, creative energy, and strong dining and nightlife scene. Anchored by the Milwaukee, Damen, and North Avenue corridors, the area attracts a dense mix of young professionals, creatives, and visitors drawn to its eclectic blend of chef-driven restaurants, boutique retailers, music venues, and nationally recognized brands. Immediate access to the CTA Blue Line at Damen and Division, along with constant vehicular and bike traffic, makes Wicker Park a proven destination for experiential retail and restaurant concepts seeking visibility, energy, and a built-in customer base.



AREA DEMOGRAPHICS

1-mile



ESTIMATED POPULATION

65,380



MEDIAN HOUSEHOLD INCOME

\$143,989



ESTIMATED HOUSEHOLDS

31,440



ESTIMATED DAYTIME POPULATION

30,272



TOTAL BUSINESSES

3,030



TOTAL EMPLOYEES

20,591

Area Drivers

1767 North
Milwaukee Ave

Van Leeuwen

La COLOMBE
COFFEE ROASTERS

BIGSTAR

 CHIPOTLE

CAVA

jeni's

GUZMAN Y GOMEZ™
Mexican Kitchen



sweetgreen®

 **insomnia
cookies**

 **MINDY'S
BAKERY**

Goddess
AND GROCER

**BARNES
& NOBLE**



 SF CA
MARINE
LAYER

SHINOLA

CLUB MONACO

SALOMON



Supreme



BARRY'S

WARBY PARKER

 bluemercury®
makeup • skincare • spa

 **crumbl
cookies**

 **Levi's**

 **TREK**

Aēsop®

verizon

 **KRISER'S
NATURAL PET**

T-Mobile

credo
BEAUTY

**THURSDAY
BOOT CO.**

THE
ROBEY
CHICAGO

one medical

 **WELLS
FARGO**

CHASE

Dentologie

 **BondVet**

1767

North
Milwaukee Ave



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