

1947-49 W. Division St., Chicago, IL

\$33.00/SF NNN



Property Highlights

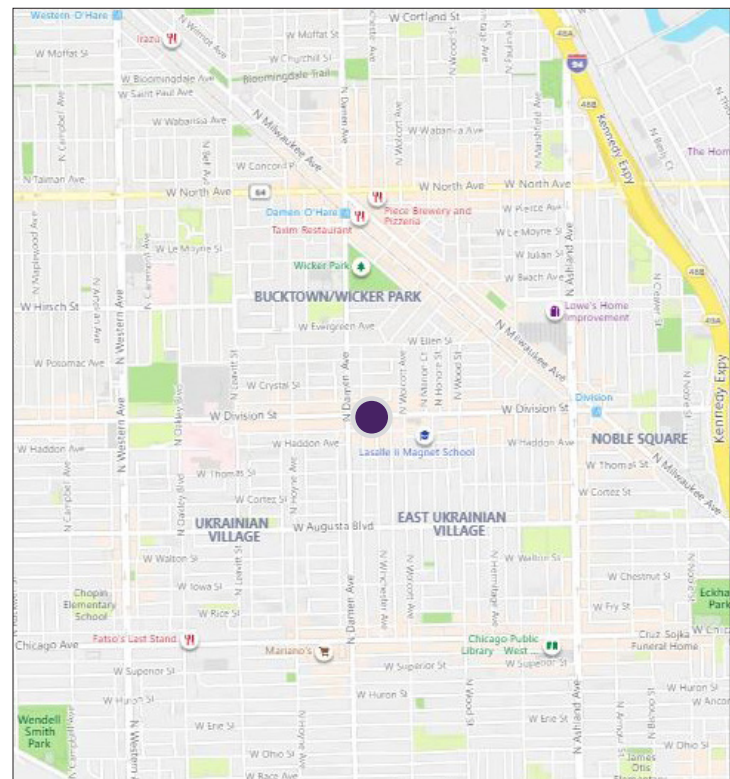
- Rarely available 3,000 SF unit with high ceilings
- Co-tenant with Casa Tequila
- Perfect for a variety of uses including restaurant, office, medical office, nightclub, gym, spa or dispensary
- Well-located on Division St, which has become a destination for bar, restaurants and retailers
- Nearby businesses: Parlor Pizza Bar, FoxTrot, Target, Wicker Park Athletic Club, Smoke Daddy, The Fifty/50, Ora Dental, The Perch and more
- Traffic count: 14,704 vehicles daily
- Zoning: C1-2
- Insurance estimate: \$0.50/SF
- Taxes (2022): \$39,215.02 (\$6.39/SF)

Property Overview

Available for lease is 3,000 square feet of a 6,000 square foot former grocery store. The space has been recently updated.. Located in the Wicker Park neighborhood on heavily trafficked Division Street, just five miles northwest of downtown Chicago. The property is brick construction with high ceilings and exposed brick. Easy access to public transportation, major thoroughfares and expressways.

The Wicker Park neighborhood is a dense, affluent area for young professionals and families. Each summer Wicker Park hosts a variety of summer festivals, including Do Division, Wicker Park Fest and the Green Music Festival, which set up shop on the main neighborhood thoroughfares of Division Street, Milwaukee Avenue and Damen Avenue. In addition, Chicagoans flock to Wicker Park proper to feast on fresh produce at the Wicker Park Farmers Market.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	63,872	534,403	1,176,947
Households	28,928	252,522	502,805
Median Income	\$116,093	\$99,299	\$82,630



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