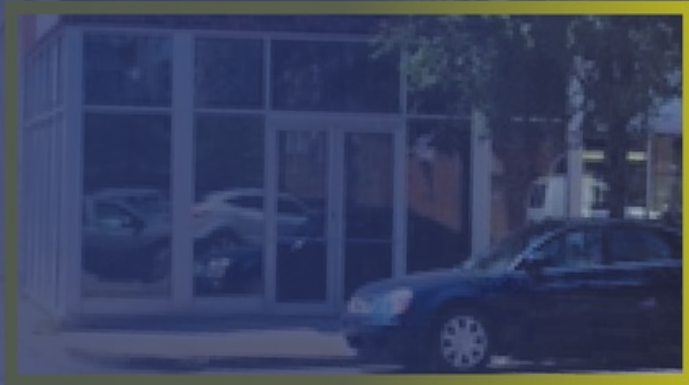


1616 N WESTERN AVENUE

1616 N WESTERN AVE
CHICAGO, IL 60647

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VICTOR'S BARBER SHOP
& BEAUTY SALON



OFFERING SUMMARY

Available SF:	1,400 SF
Lease Rate:	\$28.000 psf, Gross
Building Size:	1,400 SF
Zoning:	B3-2
Market:	Chicago
Submarket:	Bucktown

PROPERTY OVERVIEW

Prime commercial retail/office space available in Bucktown on heavily trafficked Western Ave. Approximately 1400 SF the highly visible space features open floor plan, floor-to-ceiling windows, tall ceilings, hardwood floors throughout and one ADA compliant restroom. Located steps from the 606 trail, the CTA blue line Western Ave train station. High vehicular traffic average 29,100 VPD. Zoned B3-2 to allow for a variety of uses.

PROPERTY HIGHLIGHTS

- Highly visible space available in Bucktown
- Floor to ceiling windows for maximum visibility
- Located blocks from the Western Ave CTA blue line train station
- High vehicular traffic average 29,100 VPD on Western Ave
- Zoned B3-2 to allow for a variety of uses

Location Overview



LOCATION OVERVIEW

Wicker Park/Bucktown is a neighborhood of over 26,000 residents within the West Town community area in Chicago, Illinois. Situated just west of Ashland Ave, south of the new 606 Bloomingdale Trail, and north of Division Street, Wicker Park/Bucktown is known for its local music, fashion culture, art galleries, nightlife, and food scene including numerous retail and entertainment establishments.

In recent years, gentrification has made the area more attractive to college educated young adults, with many new restaurants, bars and stores opening to serve the more affluent population. Milwaukee Avenue between Ashland and Damen has become the main retail corridor for the neighborhood, with major new developments anchoring the ends of the street including The Robey Hotel and Wicker Park Connection. Other noteworthy area businesses include Stan's Donuts, Steve Madden Shoes, Lululemon, Toms, La Colombe, Antique Taco, Filter, Brooklyn Industries, Urban Outfitters, Umami Burger, Floyd's Barbershop, Emporium, Wormhole Coffee, Violet Hour and Big Star.

The Wicker Park/Bucktown Historic District is on the National Register of Historic Places the district's broad range of architectural styles include the Italianate, Queen Anne, Classical Revival, Arts and Crafts, and Art Deco. Once considered as "up and coming," Wicker Park/Bucktown has matured into an important commercial district for Chicago's economic development. Wicker Park/Bucktown also boasts excellent public transportation options including the Blue Line Damen and Division CTA Stations, major bus routes on Ashland, North, Division, Milwaukee and Damen and general close proximity to the Loop and other desirable neighborhoods including Bucktown, Ukrainian Village, Logan Square and Lincoln Park.



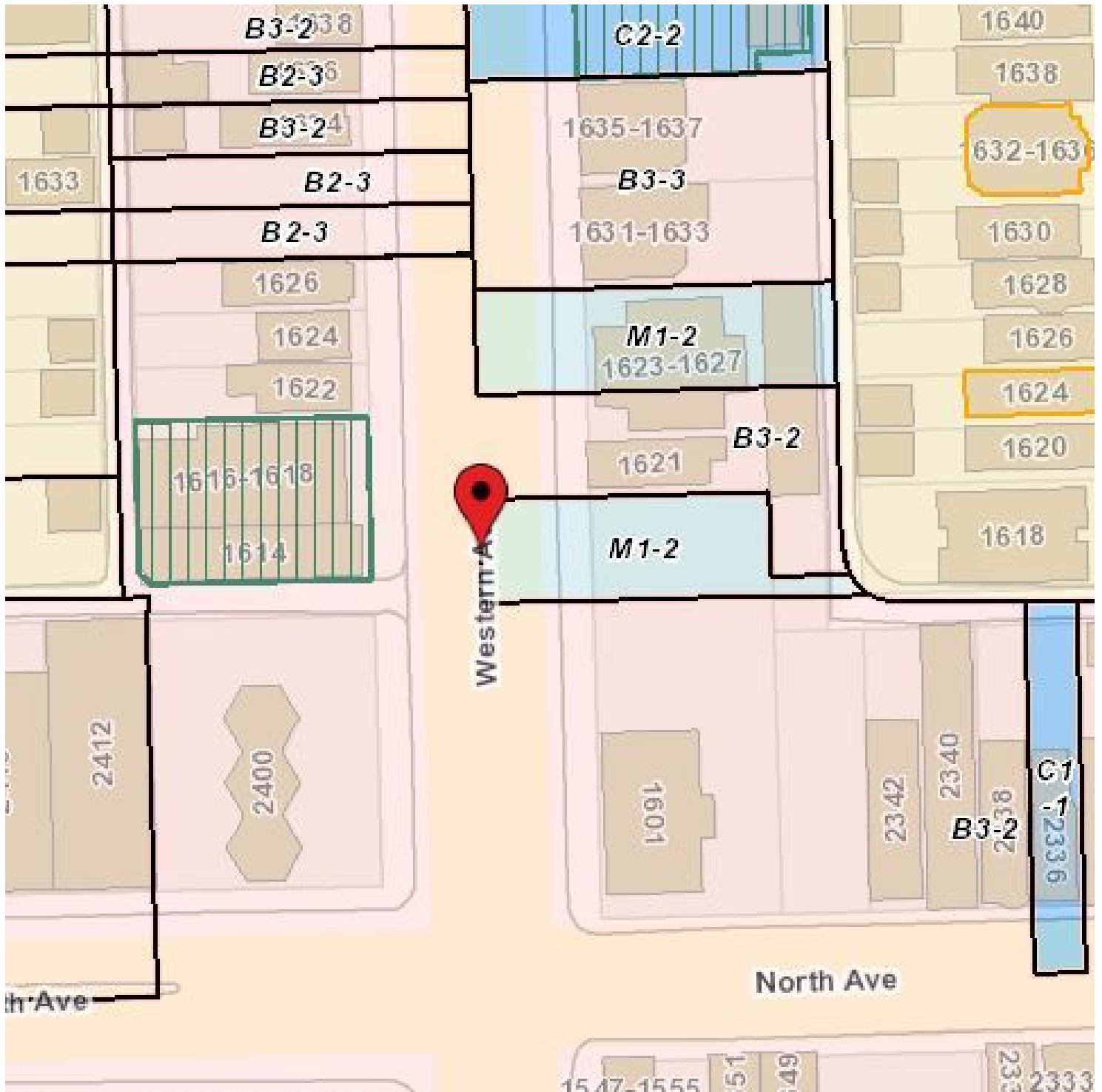
Additional Photos



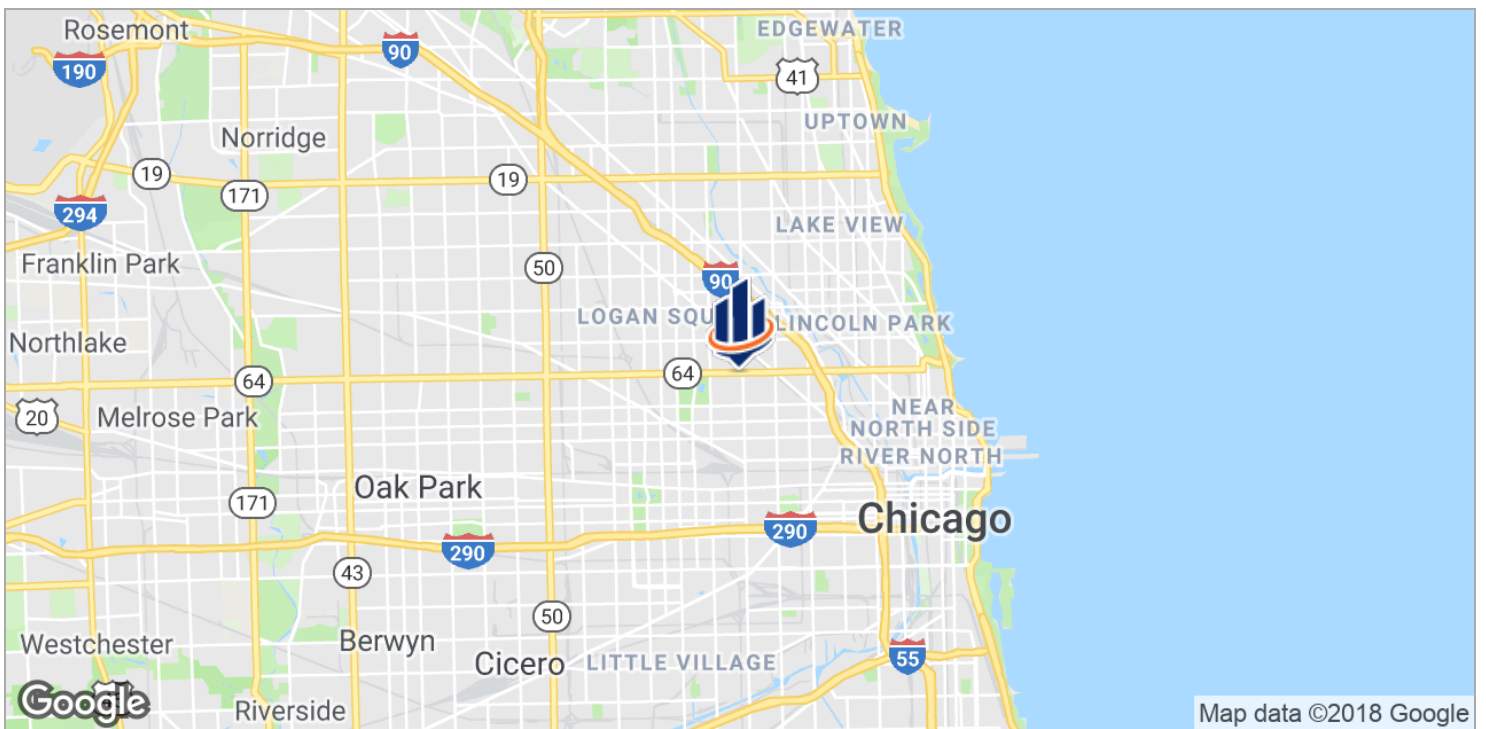
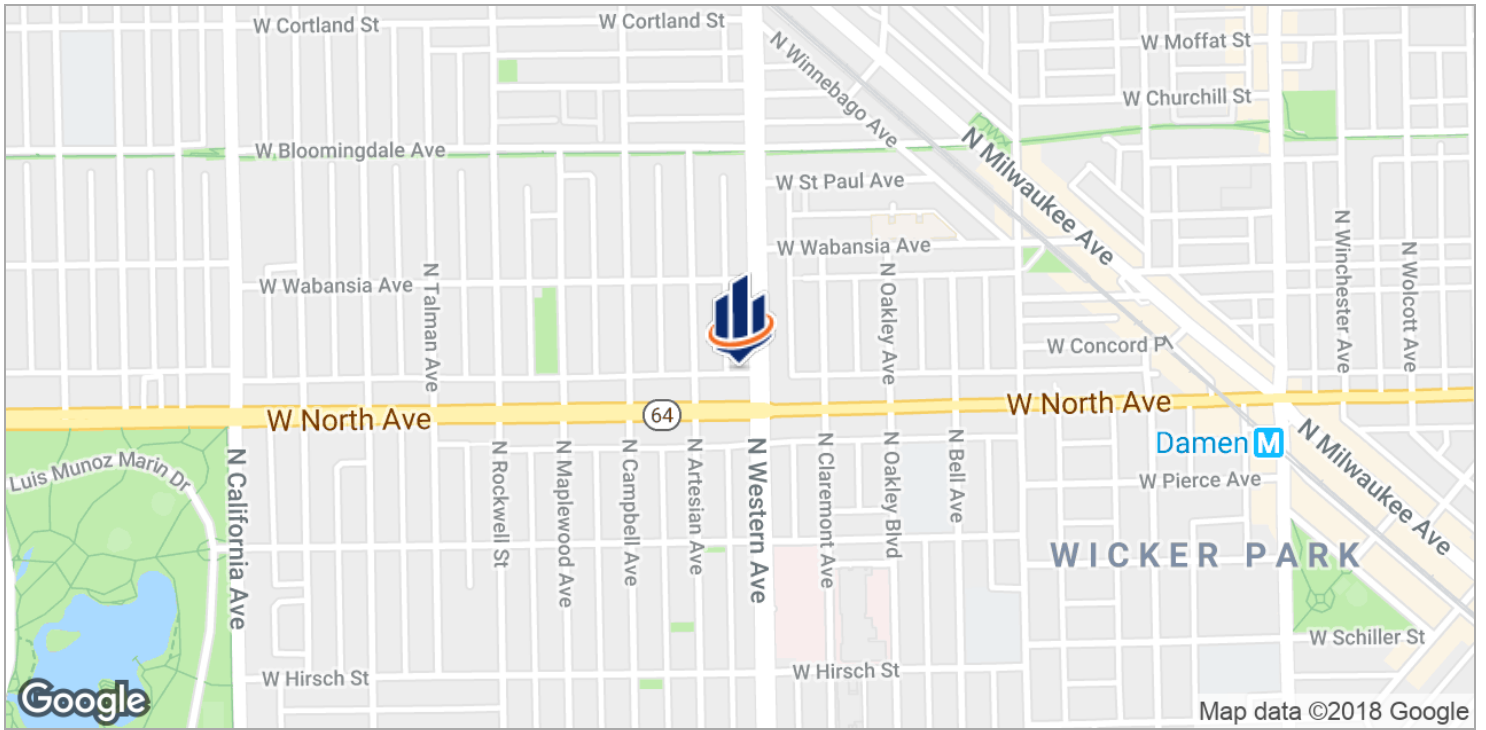
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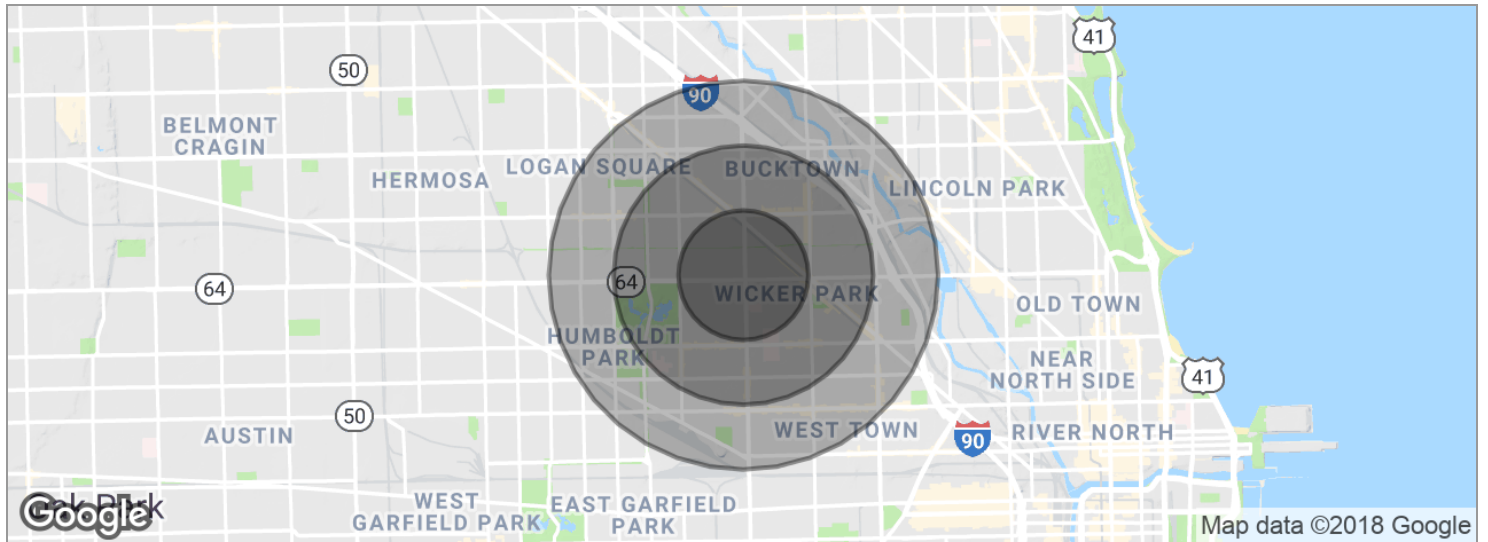
Zoning Map



Location Maps



Demographics Map



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	19,481	73,365	136,691
Median age	29.5	30.7	30.8
Median age (male)	29.6	31.7	31.6
Median age (Female)	29.6	30.2	30.5
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	7,768	31,399	58,459
# of persons per HH	2.5	2.3	2.3
Average HH income	\$93,998	\$84,388	\$82,926
Average house value	\$520,352	\$531,970	\$500,925

* Demographic data derived from 2010 US Census

Demographics Report

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