

**CRE** ADVISING



# 2127 WEST DIVISION STREET

**RETAIL/RESTAURANT SPACE FOR LEASE**

WICKER PARK

# SPACE DETAILS

## LOCATION

One block west of Damen

## SPACE AVAILABLE

▶ 2,800 square feet

## RENTAL RATES

▶ \$48.00 psf modified gross

## COMMENTS

- ▶ Fantastic 2,800 square foot retail space for lease with existing restaurant buildout located in prime Wicker Park location
- ▶ Formerly occupied by Kanela Breakfast Club.
- ▶ Space has existing black iron ventilation and F,F & E in place
- ▶ Extra wide sidewalk for outdoor seating and signage available
- ▶ Space is located on busy stretch of Division in the Wicker Park restaurant corridor with high foot and vehicle traffic, nearby all the nightlife and retail the area has to offer
- ▶ One half mile from Damen Blue Line L stop and two bus stops away from the Division Blue Line L stop
- ▶ Nearby national retail tenants include Dunkin' Donuts, The UPS Store, Cheba Hut, Byline Bank
- ▶ Nearby local/regional retail tenants include Queen Mary, Enoteca Roma, Lost Larson, Innjoy, The Fifty/50, Rainbo Club, Fatpour Tap Works, Bourbon on Division, Typica Cafe, Cafe Istanbul, Collectivo Coffee, Folklore, Le Midi Wine, Bourbon on Division, Silli Kori, Desert Hawk

## DEMOGRAPHICS

	1 MI	3 MI
<b>MEDIAN HOUSEHOLD INCOME</b>	\$121,103	\$102,700
<b>DAYTIME EMPLOYEES</b>	27,164	597,036
<b>POPULATION</b>	71,834	539,954
<b>HOUSEHOLDS</b>	31,991	247,423

*No representation or warranty is made to the accuracy herein.  
All broker opinions are subject to market conditions.*











**2127 WEST**  
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## EXCLUSIVE AGENTS

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