

# 1209 N MILWAUKEE AVE

WICKER PARK, CHICAGO, ILLINOIS

FOR LEASE



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## PROPERTY HIGHLIGHTS

- 3034 sf available in the base of a newly renovated residential building
- Steps from the Division Blue Line CTA Station
- Located on heavily trafficked & biked Milwaukee Ave
- Alderman Brian Hopkins 2nd Ward

## DEMOGRAPHICS

|                    | ½ MILE    | 1 MILE    | 2 MILES   |
|--------------------|-----------|-----------|-----------|
| total population   | 17,542    | 49,933    | 235,580   |
| daytime population | 8,113     | 45,945    | 229,651   |
| households         | 8,853     | 25,488    | 127,327   |
| avg hh income      | \$138,298 | \$140,947 | \$139,187 |

## WALK SCORE®

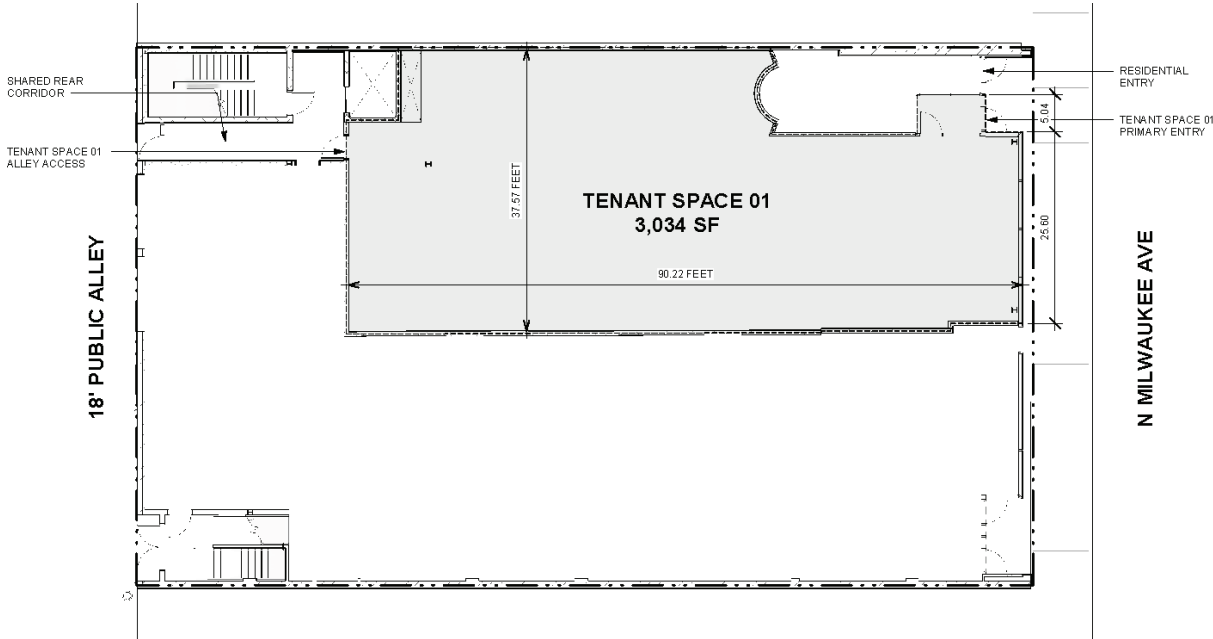
96 walk score  
walker's paradise >> daily errands do not require a car

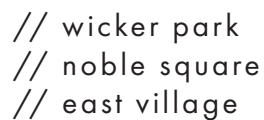
76 transit score  
excellent transit >> transit is convenient for most trips

94 bike score  
biker's paradise >> flat as a pancake, excellent bike lanes

## TRAFFIC COUNTS

|                  |            |
|------------------|------------|
| milwaukee avenue | 8,750 VPD  |
| ashland avenue   | 27,200 VPD |
| division street  | 15,900 VPD |







## LEASING CONTACTS

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