

**1804**  
NORTH DAMEN

*CONFIDENTIAL - DO NOT DISTURB CURRENT TENANT*  
**PRIME BUCKTOWN RETAIL SPACE  
AT THE ENTRANCE TO THE 606**



For leasing information contact:

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**12,800 VPD**

on N. Damen Avenue

**2.2 M RIDERS**

Annual Average (2016)  
CTA Damen Blue Line Station

**6,750 RIDERS**

Weekday Average (2016)  
CTA Damen Blue Line Station



# 1804 N. DAMEN AVENUE

*Confidential - do not disturb current tenant*

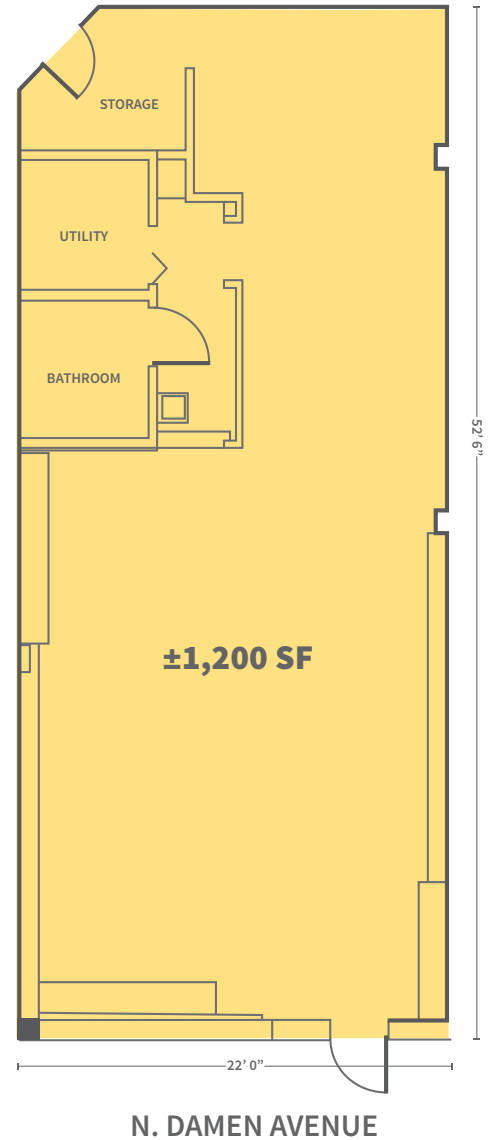
- › **±1,200 SF retail space** available in Chicago's hottest retail neighborhood
- › Located at the Damen Avenue entrance to The 606 – Chicago's Highline trail
- › Available immediately
- › 22' of frontage on Damen avenue facing The 606 entrance

## DEMOGRAPHIC SUMMARY

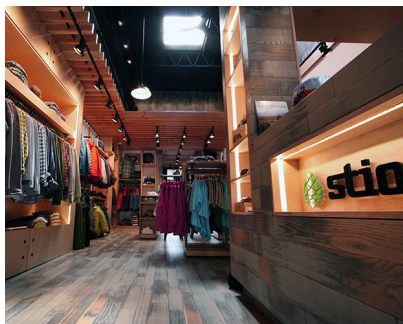
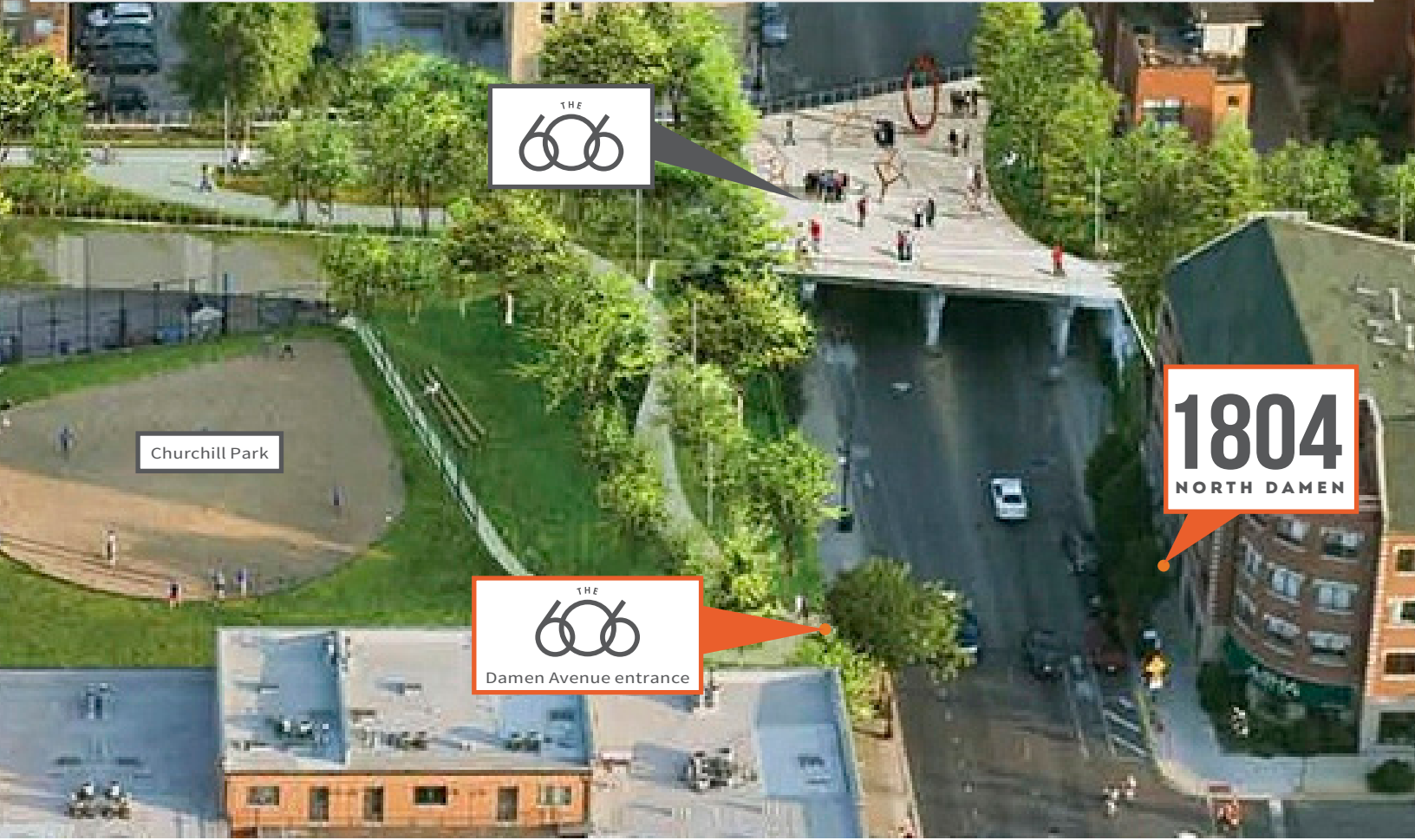
	0.25 MI	0.5 MI	1 MI
Average HHI	\$182,554	\$149,097	\$123,797
Daytime Population	2,166	11,729	34,522
Residential Population	3,911	16,434	54,741

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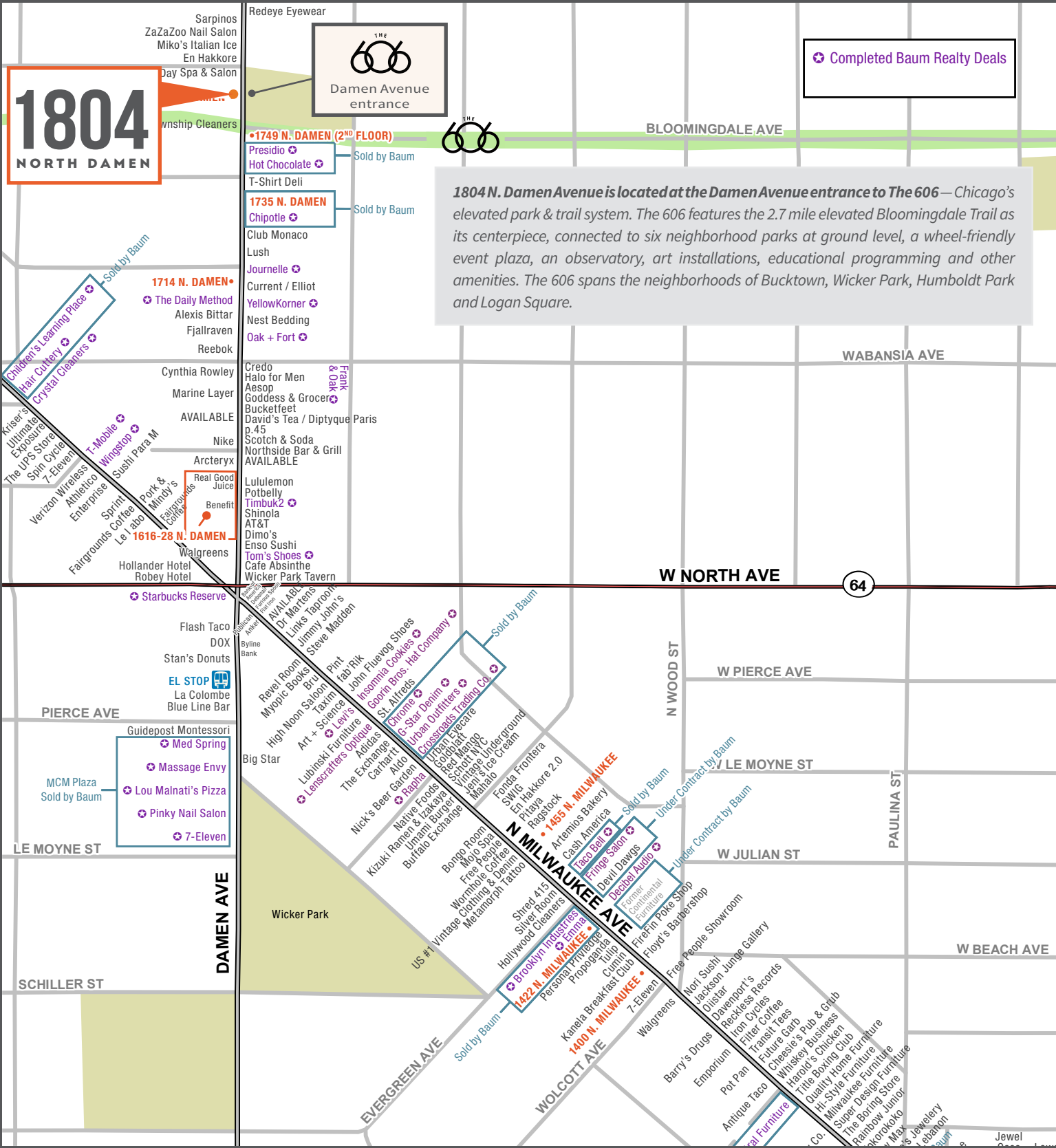
**1804 N. Damen Avenue is located at the Damen Avenue entrance to The 606.** The 606, Chicago's elevated park & trail system, opened in June 6, 2015. Stretching between Ashland Ave (1600W) and Ridgeway (3750W) at Bloomingdale Ave (1800N), the park consists of the elevated Bloomingdale Trail, connected to six ground-level neighborhood parks. The trail system includes a wheel-friendly event plaza, an observatory, various art installations, educational programming and other amenities. The 606 park and trail system provides an urban oasis for the 80,000 people, including 20,000 children, who live within a ten-minute walk of the park system. It is also a resource for Chicagoans citywide, a transportation alternative and a tourist attraction that has garnered attention nationally and internationally. For more information visit [www.the606.org](http://www.the606.org)



## DAMEN AVENUE CO-TENANCY

**1804 N. Damen Avenue is located along Chicago's most dynamic retail corridor.** Damen Avenue boasts a diverse mix of vintage shops, independently owned boutiques, nationally recognized designers, fashion industry icons and major retailers. Recent entries to the market include Stio, YellowKorner, Journelle, Bucketfeet, Flight001, Oak + Fort and TOMS.





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