

MILLENNIUM PROPERTIES R/E *For Sale - 7% Cap Net Leased Restaurant in Wicker Park*

1359 N. Milwaukee Ave., Chicago, IL

\$1,395,000



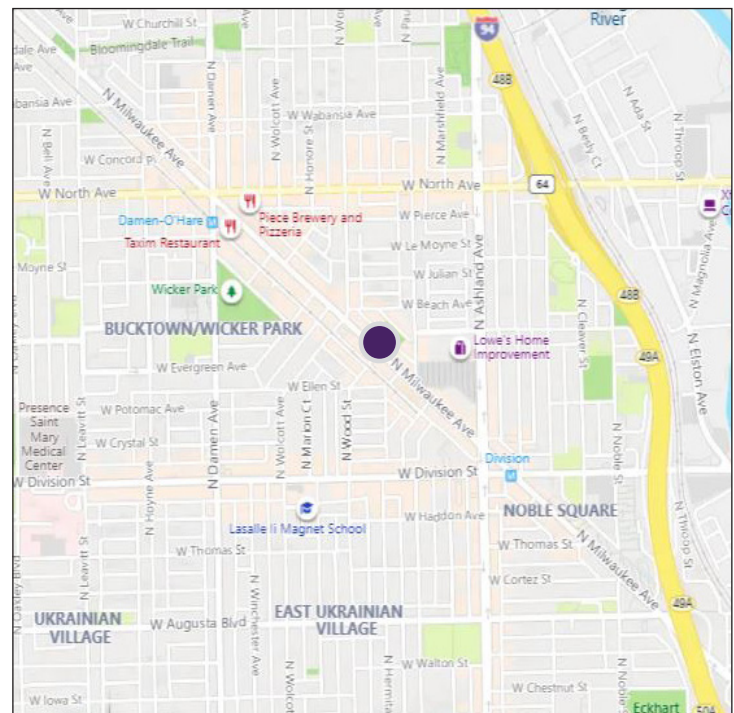
Property Highlights

- 2,500 SF single-story restaurant
- Net leased to Cracked
- Tenant is responsible for taxes, insurance, utilities and maintenance
- Highly desirable location on Milwaukee Avenue
- Close proximity to public transportation and the Kennedy expressway
- Nearby attractions: Target, Walgreens, Starbucks, Lowe's, Wicker Park Athletic Club, Ulta Beauty, Pet Supplies Plus, numerous restaurants, bars, shops, entertainment venues and residents
- Traffic count: 16,870 vehicles daily
- Land area: 2,614 SF
- Zoning: B1-2
- Taxes (2019): \$20,508

Property Overview

A fully renovated, rarely available, retail storefront/restaurant situated on heavily-trafficked Milwaukee Avenue is for sale. The property is currently leased to Cracked, an emerging, successful fast-casual breakfast restaurant chain. This 2,500 square foot modern restaurant has black iron, decorative tiling, updated electric and plumbing. Prominent signage, good frontage on a heavily-trafficked thoroughfare and excellent pedestrian traffic make this rarely available offering a great investment opportunity.

The subject property is located on Milwaukee Avenue in the heart of Wicker Park near the six-corner intersection of Milwaukee, North Avenue and Damen Avenues venues. This popular section of Wicker Park is known for its vibrant nightlife, small shops and boutiques, dining and entertainment venues.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	53,686	556,165	1,141,417
Households	24,798	271,482	495,338
Median Income	\$124,742	\$102,248	\$84,188

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