



# 1224 W. Webster Avenue

## CHICAGO, ILLINOIS

**Retail/Restaurant Space for Lease**  
Northeast corner of Webster and Magnolia

FOR MORE INFORMATION, PLEASE CONTACT  
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## DEMOGRAPHICS



**63.2k+**

Total Population  
1 Mile

15.2k+      4.66k+  
0.5 Miles    0.25 Miles



**\$215k+**

Average HH Income  
1 Mile

\$249k+      \$253k+  
0.5 Miles    0.25 Miles



**55.8k+**

Daytime Population  
1 Mile

13.3k+      4.36k+  
0.5 Miles    0.25 Miles



## LINCOLN PARK

- Prime retail/restaurant opportunity in the heart of Lincoln Park
- Situated less than one block from the renowned 1.85 acre Trebes Park, known for drawing neighborhood residents of all ages
- Surrounded by a dense residential population with average household Income exceeding \$250,000 within one mile
- Just West of DePaul University and a stone's throw from Oscar F Mayer School
- The property includes an 825 sqft courtyard, perfect for patio seating or private events. Additionally, it has the ability to be enclosed, catering to specific tenant needs

## NEIGHBORING TENANTS

Floriolo, Monograms on Webster, Sweet Mandy B's, Old Pueblo Cantina, The CryoBar, Celina's Nail Spa, Cotelac, Good Games, Olor Coffee, Salon V, Amazon, and more

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# FLOOR PLANS - SINGLE TENANT PLAN

## SPACE AVAILABLE



**4,304 sqft**

First Floor



**825 sqft**

Courtyard



**2,077 sqft**

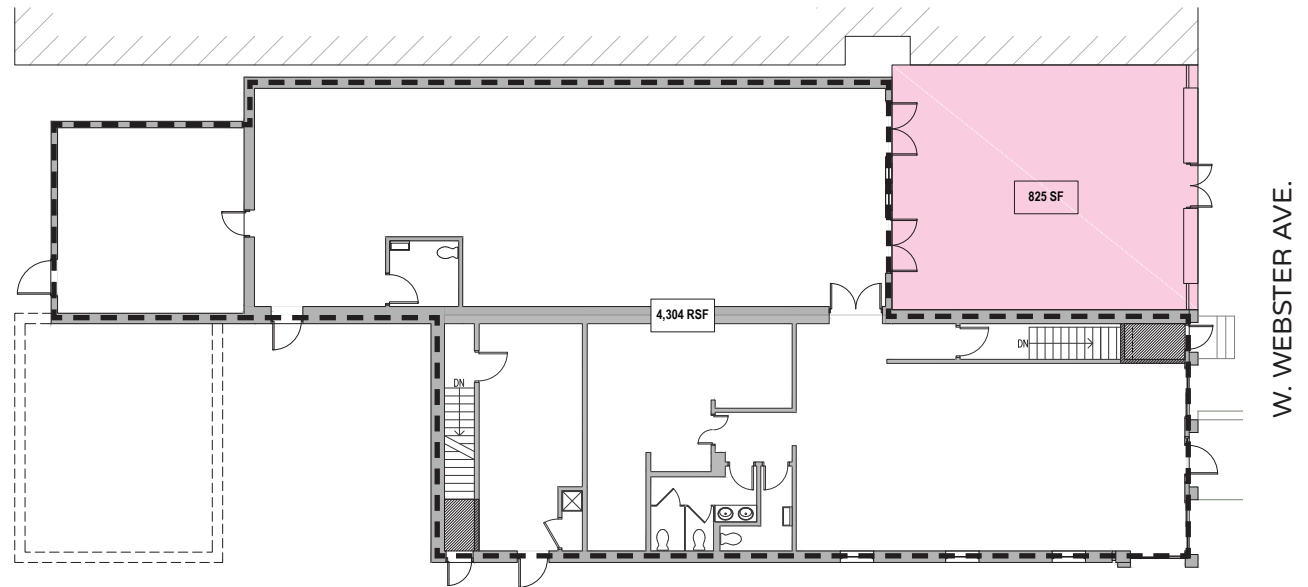
Lower Level

## FRONTAGE

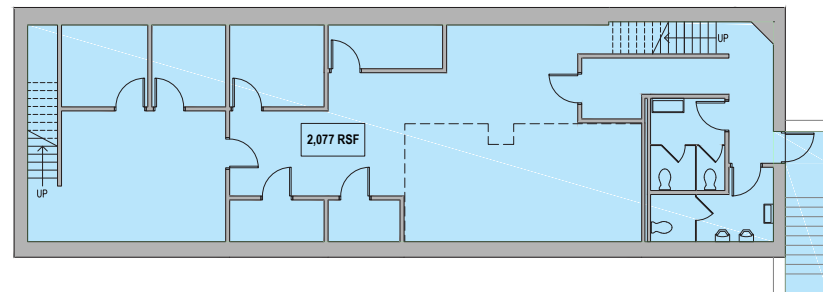


**56 ft**

on W. Webster



First Floor  
N. MAGNOLIA AVE.



Lower Level

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# FLOOR PLANS - TWO TENANT PLAN

## TENANT A (Corner)



**2,123 sqft**

First Floor



**2,077 sqft**

Lower Level

### FRONTAGE



**30 ft 8 in**

on W. Webster

## TENANT B (In-Line)



**2,181 sqft**

First Floor



**825 sqft**

\*Outdoor Patio

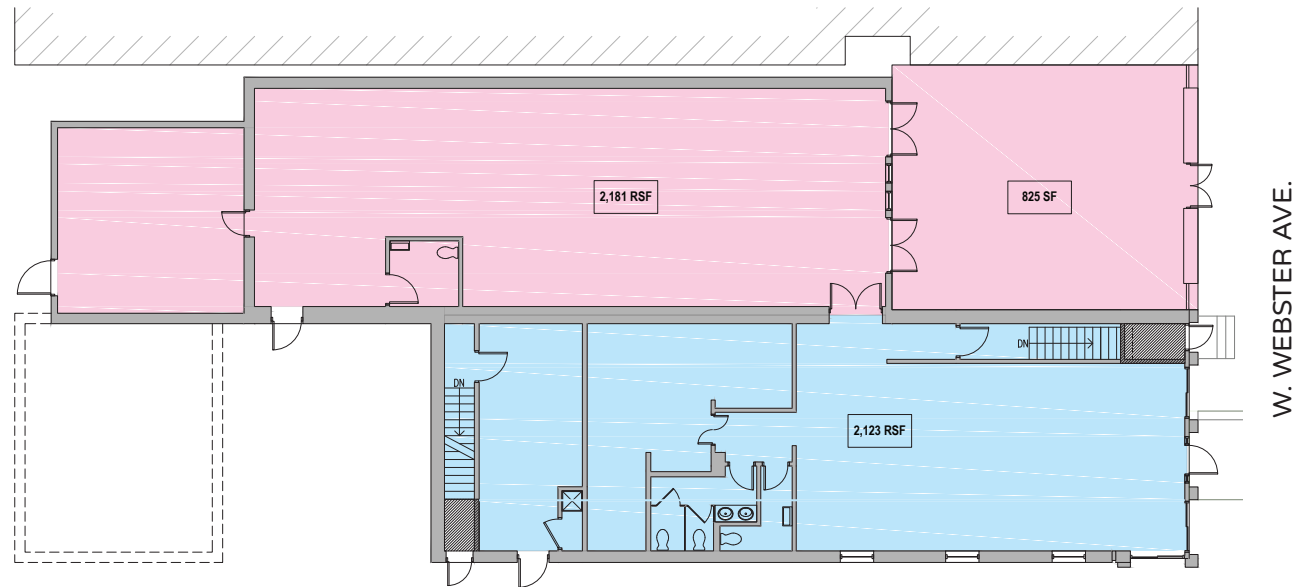
\*Can be enclosed

### FRONTAGE

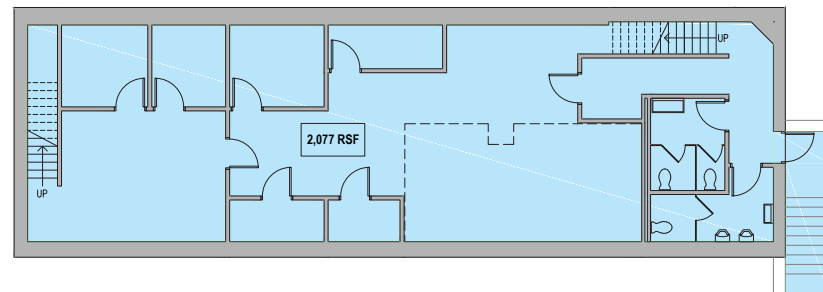


**25 ft 4 in**

on W. Webster



First Floor  
N. MAGNOLIA AVE.



Lower Level

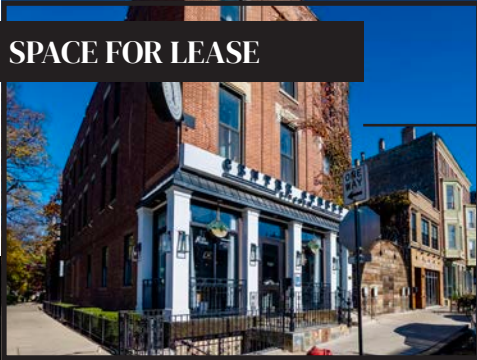
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# STREET MAP

1224 W. Webster Avenue  
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SPACE FOR LEASE



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