



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

CANVAS

FLOOR PLANS - SINGLE TENANT PLAN

SPACE AVAILABLE



4,304 sqft

First Floor



825 sqft

Courtyard



2,077 sqft

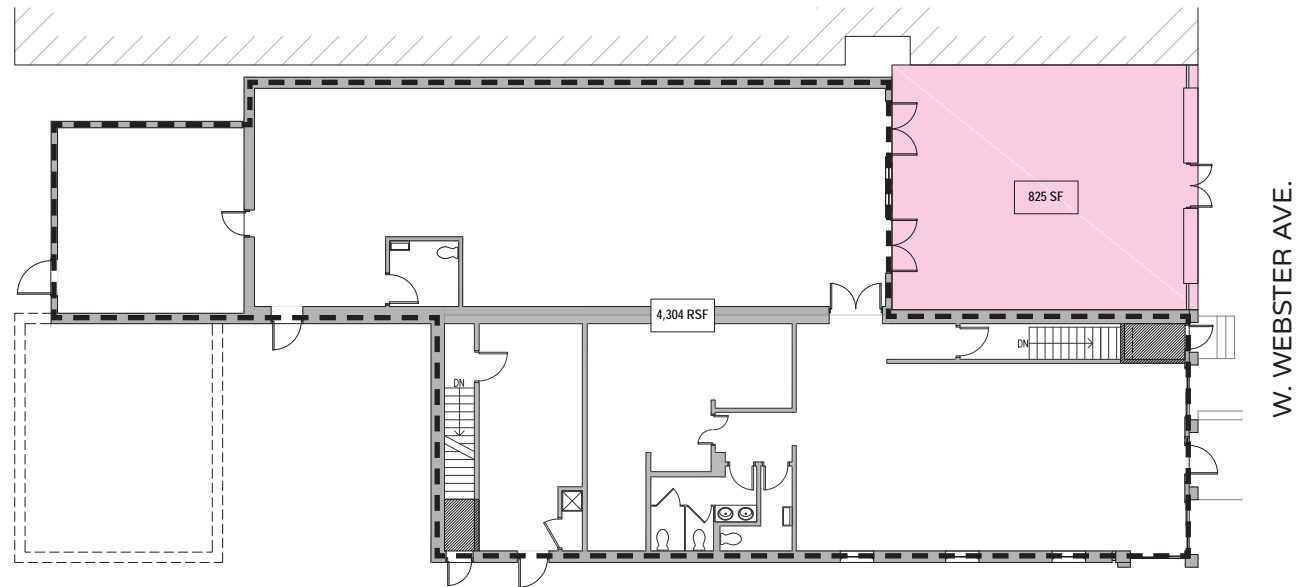
Lower Level

FRONTAGE

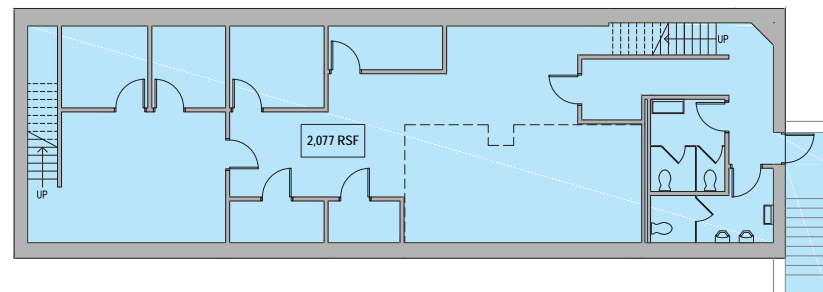


56 ft

on W. Webster



First Floor
N. MAGNOLIA AVE.



Lower Level

CANVAS



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

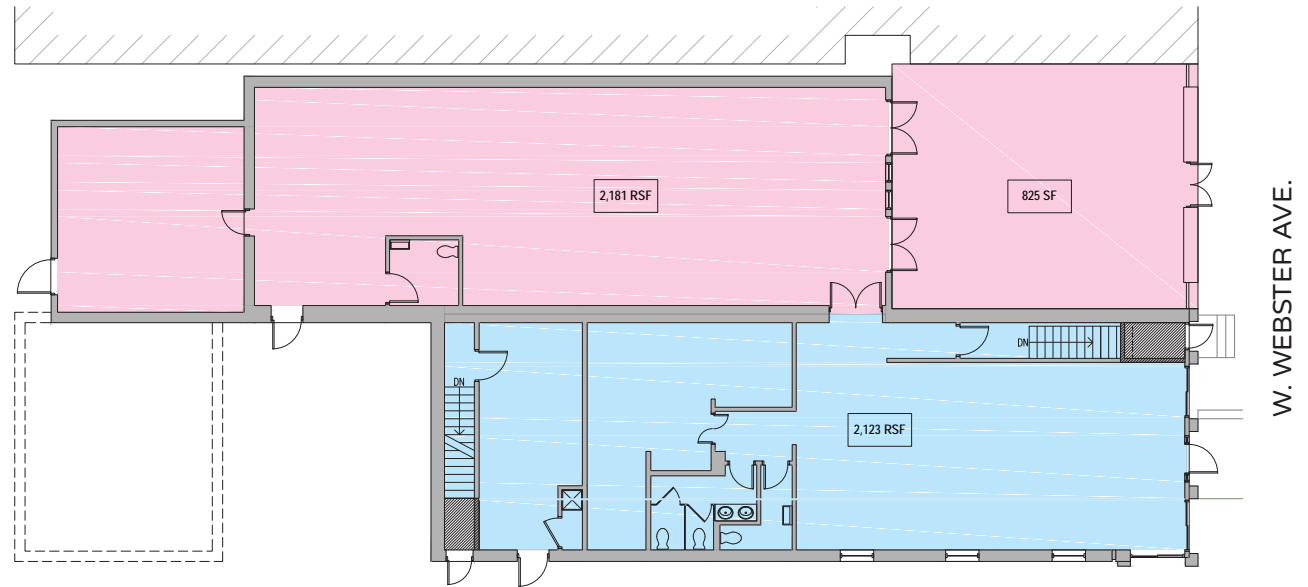
*Can be enclosed

FRONTAGE

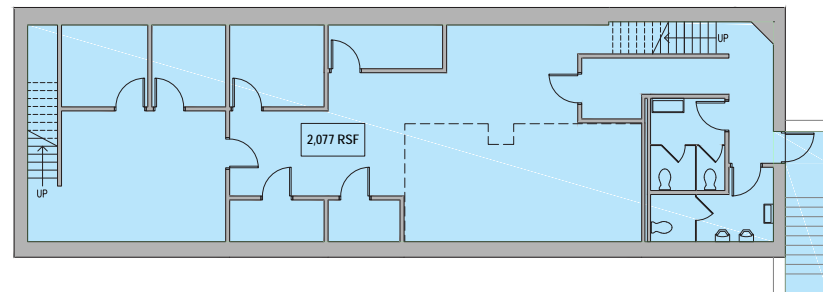


25 ft 4 in

on W. Webster



First Floor
N. MAGNOLIA AVE.



Lower Level

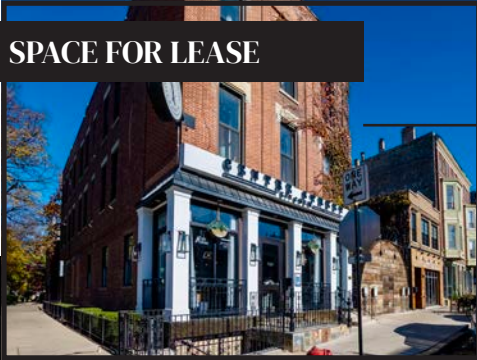
CANVAS



STREET MAP

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SPACE FOR LEASE



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