

BUCKTOWN SIX CORNERS RETAIL SPACE FOR LEASE

1555 N. MILWAUKEE AVE
CHICAGO, IL 60622

Wayne Caplan
Senior Vice President
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JIMMY JOHN'S

JIMMY JOHN'S
GOURMET SANDWICHES

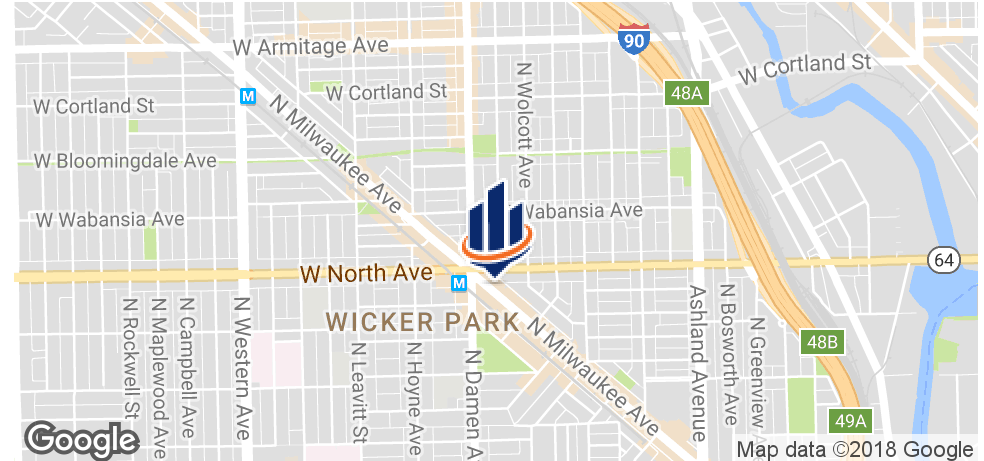
HOUSE BAKED BREAD * Since 1983 * SANDWICH DELIVERY SPECIALISTS * Since 1983 * CATERING & BOXED LUNCHES

SERIOUS
DELIVERY
489-0100

FREE
SMELLS

Tasty
SUB SHOP

Property Summary



OFFERING SUMMARY

Available SF:	1,790 SF
Lease Rate:	\$45.00 SF/yr (NNN)
Building Size:	1,790 SF
Market:	Chicago
Submarket:	Bucktown/Wicker Park

PROPERTY OVERVIEW

Best retail location in Chicago's pre-eminent Bucktown location. +/- 1790 SF located on Milwaukee Ave steps from the corner of Damen/Milwaukee/North Ave. Currently the long time home of a Jimmy John's sandwich shop, this second generation space with existing bathrooms, HVAC, plumbing and electrical service. Ready to go for your retail/service/food business. Steps to Blue Line Damen "el" stop, and seconds from dozens of high profile retailer/restaurants including Walgreens, Starbucks, Big Star, Le Colombe and dozens of others. Available July 2018.

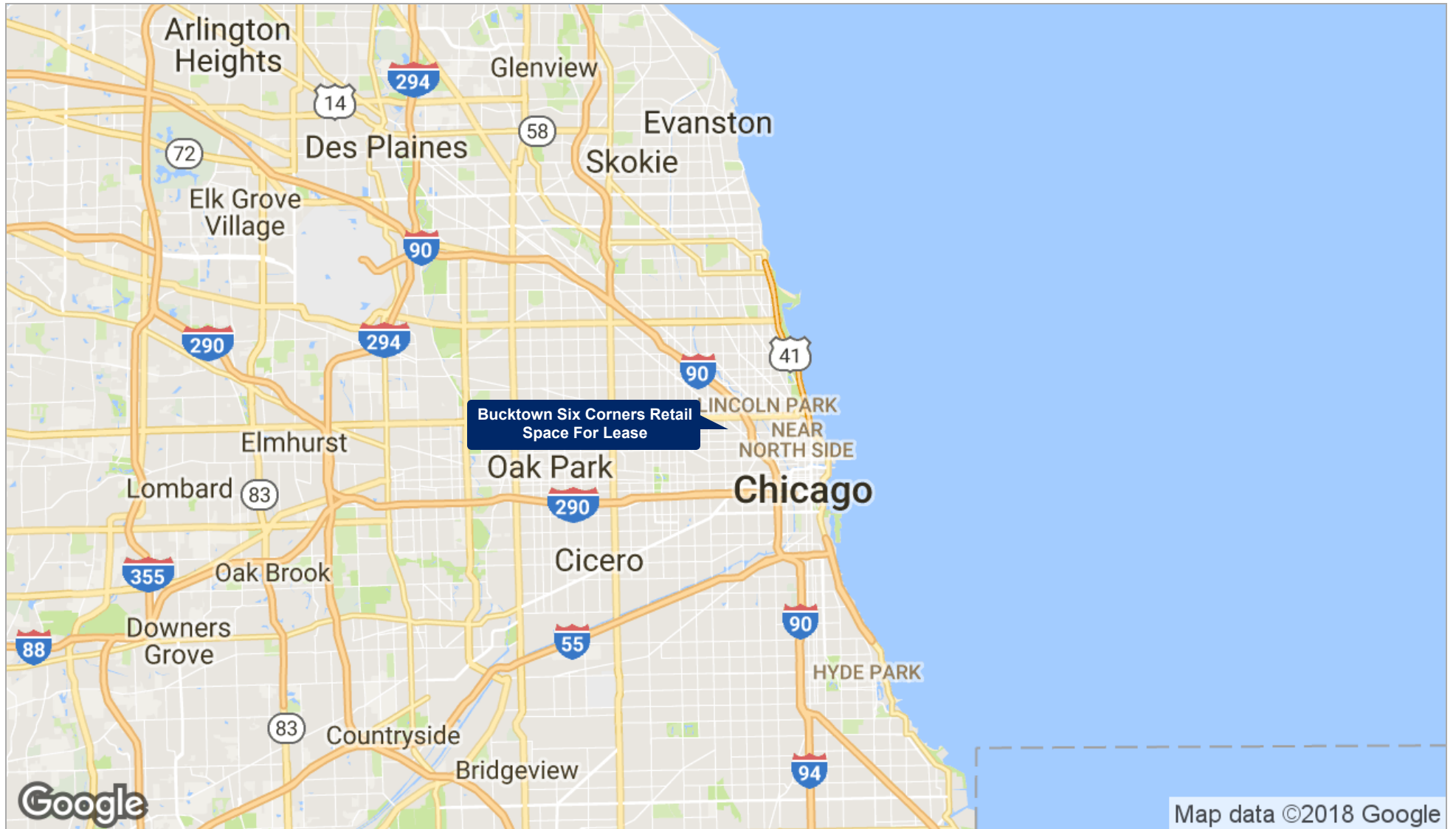
LOCATION OVERVIEW

The intersection of Milwaukee/Damen/North Ave's in Chicago's Bucktown neighborhood is one of the two or three most sought after neighborhoods in Chicago for retailers and restauranters alike. Incredible density, vehicular and pedestrian traffic counts. Steps to Blue Line Damen el stop and within seconds of just about every national, regional and local shop. Highlights of immediate area tenants include Goddess and Grocer, Starbucks, Big Star, Le Colombe, David's Tea, Walgreens, and dozens of others. High income immediate area demographics of over \$120,000/yr with average area home prices approaching \$675,000.

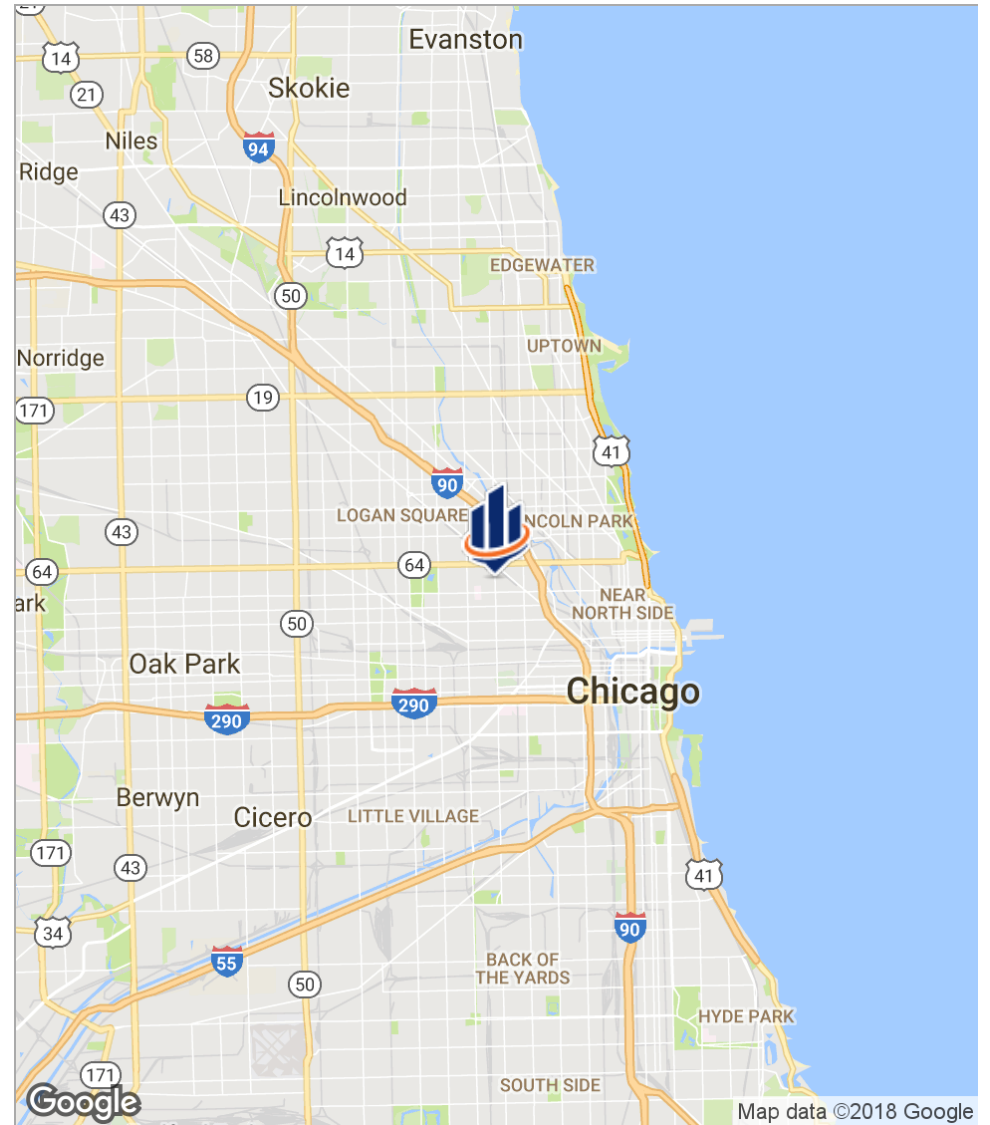
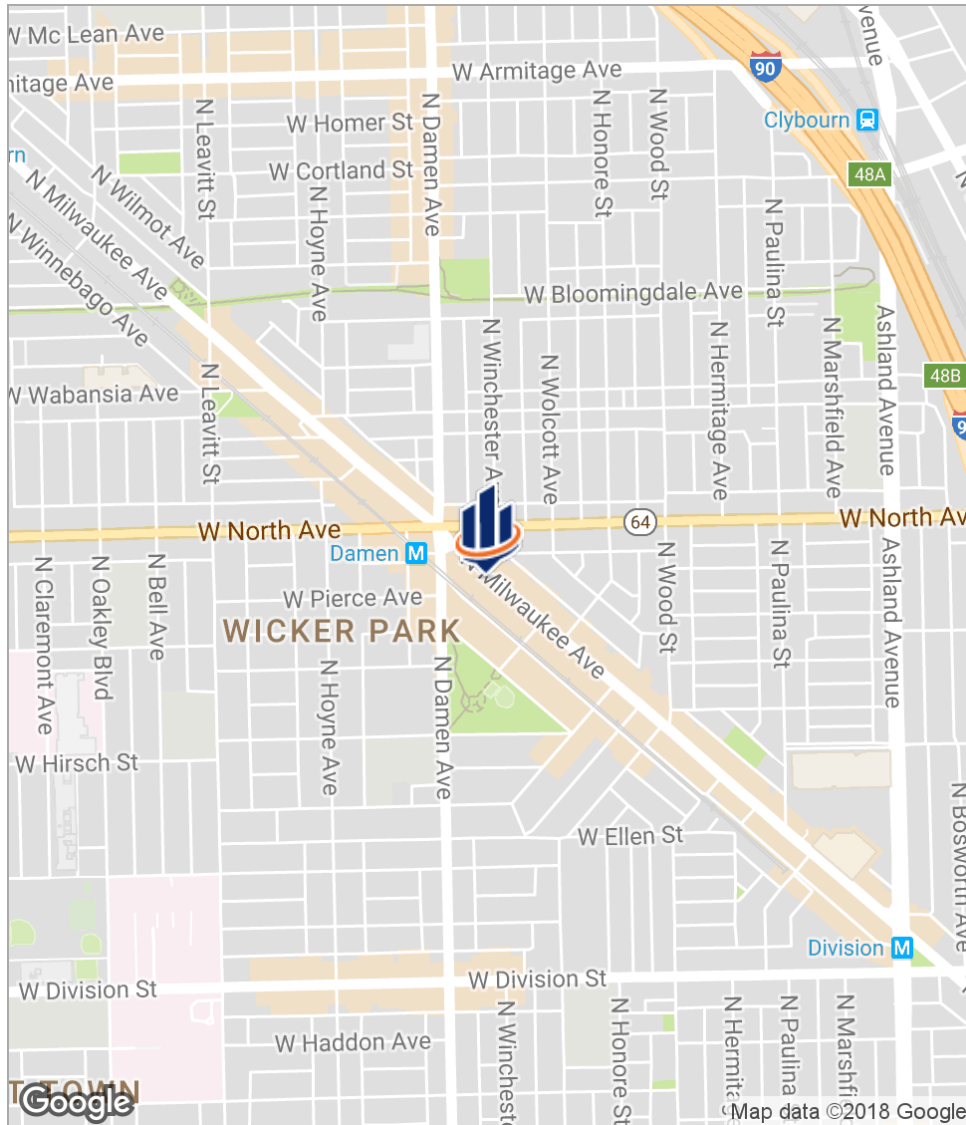
Area Retailer Map



Regional Map



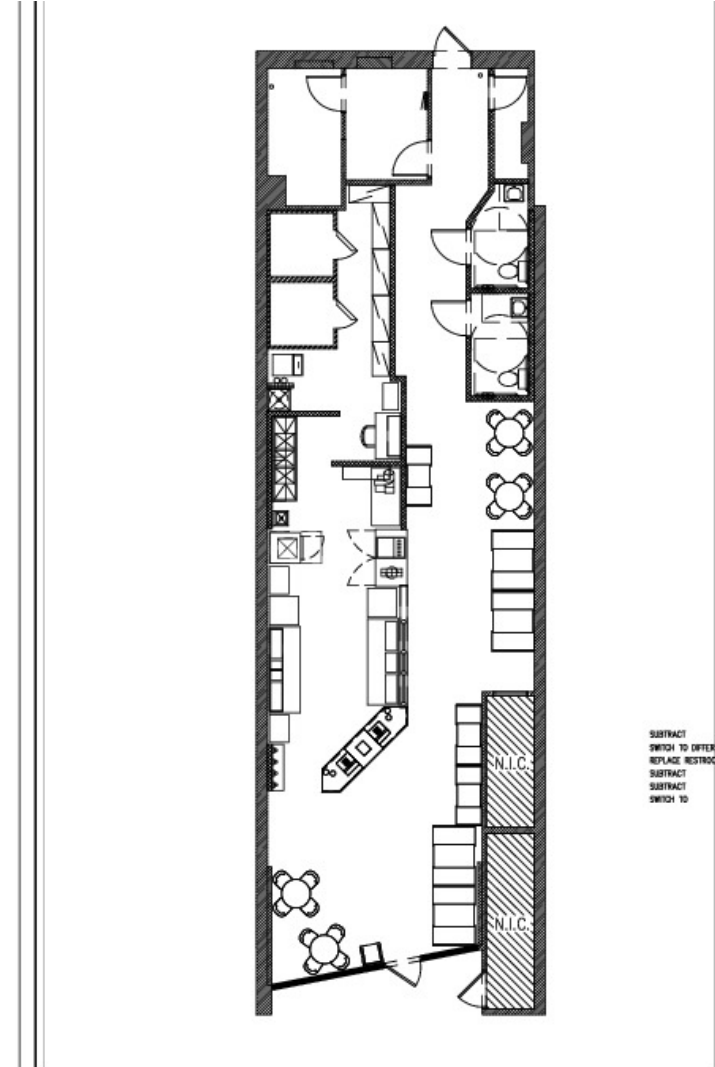
Location Maps



Additional Photos

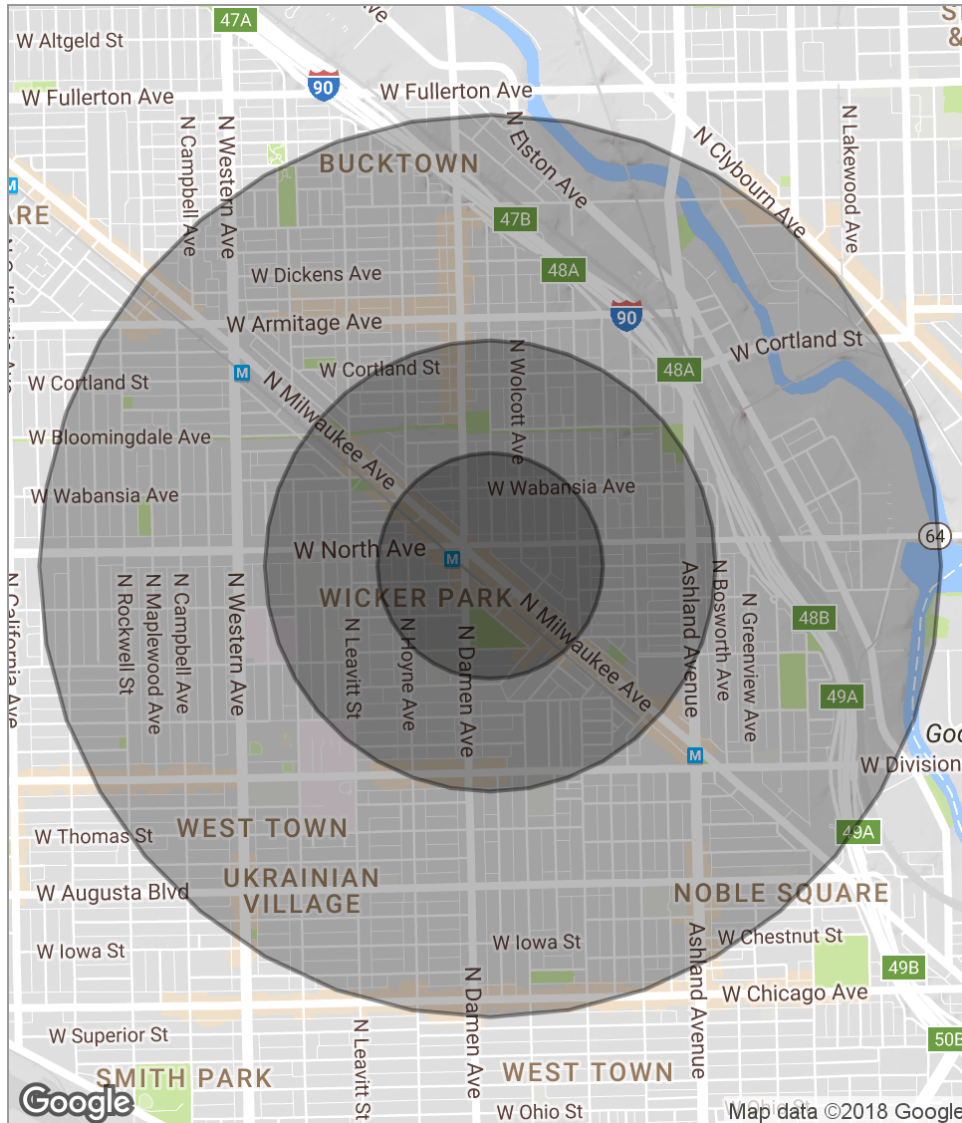


Full Building View



Current Floor Plan

Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	4,585	18,495	67,752
Median age	31.7	31.4	30.8
Median age (male)	32.8	32.7	31.6
Median age (Female)	30.4	30.1	30.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	2,189	8,743	31,390
# of persons per HH	2.1	2.1	2.2
Average HH income	\$120,236	\$117,180	\$101,518
Average house value	\$674,089	\$643,495	\$600,740

* Demographic data derived from 2010 US Census

Demographics Report

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Advisor Bio & Contact

WAYNE CAPLAN

Senior Vice President



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PROFESSIONAL BACKGROUND

Wayne Caplan is a Senior Vice President for SVN | Chicago Commercial, specializing in the sale and leasing of retail, investment and development properties. He has participated in commercial property transactions in excess of \$500 million including many high profile transactions in the Chicago area. Wayne recently achieved SVN's prestigious Partner's Circle status for both 2014 & 2016, and was ranked number 23 & 26 respectively, among all SVN advisors nationally in gross commission volume. He also was awarded both a Platinum and Gold Commercial Real Estate Award from the Chicago Association of Realtors for excellence in sales and leasing volume for 2014 and a Platinum award in 2016 for retail sales volume.

Wayne's clients range from small individual investors to large regional and national lending institutions, as well as REITs, life insurance companies, and national mixed-use developers. Additional Awards and Recognitions include being named Rookie of the Year for Inland Real Estate Sales in 2000, a top producer at Sheldon Good & Company for six years, and being among the top ten percent nationally of all 1800+ SVN advisors in gross commission volume for the past nine years. Active in advocacy for the commercial real estate industry, Wayne has served as the Council Chair of Political and Regulatory Affairs for SVN. Wayne is a longtime member of the International Council of Shopping Centers [ICSC]. He also served for many years on the Chicago Association of Realtors [CAR] "Commercial Forum" committee, of which he was the 2006 Committee Chair and has served on the prestigious Board of Directors of the 11,000+ member organization from 2008 - 2013. Wayne has also served on the Commercial Committee for the Illinois Association of Realtors [IAR] and has served as a member of the National Association of Realtors [NAR] board of directors and on both its Commercial and Commercial Legislative & Regulatory Committees. Wayne currently serves on the ICSC Government Relations Committee for Illinois. He is also active in several Chicago neighborhood groups, and serves on the Board of Directors for The Near South Planning Board in Chicago, and Beth Hillel Congregation Bnai Emunah in Wilmette. Wayne is a contributor to charities such as the American Red Cross, The Jewish United Fund and Streetwise. Wayne lives in Glenview, IL with his wife and two sons.

Specialties: Investment Sales, Landlord Representation, Land and Development Consulting

EDUCATION

2003 - MBA - Finance & Real Estate - Northwestern University, Kellogg Graduate School of Management

1988 - BA - Computer Science - New York University

MEMBERSHIPS & AFFILIATIONS

2000 - Present - Member - International Council of Shopping Centers [ICSC]

2002 - Present - Member - National Association of Realtors [NAR]

2002 - Present - Member - Illinois Association of Realtors [IAR]

2002 - Present - Member - Chicago Association of Realtors [CAR]

1986 - Present - Member - Psi Upsilon Fraternity - Delta Chapter - New York University

Member - Beth Hillel Congregation Bnai Emunah - Wilmette, IL

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