

BUCKTOWN  
-  
CHICAGO

# TRAILHEAD

## ADVENTURE AWAITS

A new mixed-use development  
with direct access to the 606

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# PROPERTY OVERVIEW

- DELIVERING Q1 2021
- 7,265 SF (DIVISIBLE) AVAILABLE AT GRADE
- UP TO 2,568 SF AVAILABLE DIRECTLY SERVING THE 606 TRAIL
- DIRECT & OPEN ACCESS FROM THE 606 TRAIL INTO THE 2<sup>ND</sup> FLOOR SPACE
- 1<sup>ST</sup> & 2<sup>ND</sup> FLOOR CAN BE COMBINED TO OFFER A PRESENCE ON WESTERN AVE AND THE 606 TRAIL OUTDOOR PATIO AND SIGNAGE AVAILABLE ON THE TRAIL
- 109 HIGH-END RESIDENTIAL UNITS ABOVE
- 870 FEET FROM THE WESTERN AVE BLUE LINE STOP – 1.7 MILLION ANNUAL ENTRIES

# DEMOGRAPHICS

## 1-MILE RADIUS



DAYTIME POPULATION

48,207



AVERAGE HH INCOME

\$103,883



RESIDENTIAL POPULATION

69,321



EMPLOYEES

23,052

## 0.5-MILE RADIUS



DAYTIME POPULATION

14,954



AVERAGE HH INCOME

\$115,483



RESIDENTIAL POPULATION

19,520



EMPLOYEES

7,463







TRAILHEAD  
CAPTIVE 001 THE 002

1744

RETAIL

Cafe

TRAILHEAD

# FIRST LEVEL

RETAIL A



WESTERN AVENUE 29,100 VPD



# FIRST LEVEL

RETAIL B

 TRAIL ABOVE

RETAIL B  
3,264 SF

WESTERN AVENUE 29,100 VPD



 TRAIL ABOVE

RETAIL A  
4,001 SF

RETAIL B  
3,264 SF

ADJACENT BUILDINGS

WESTERN AVENUE 29,100 VPD







# SECOND LEVEL

## RETAIL C



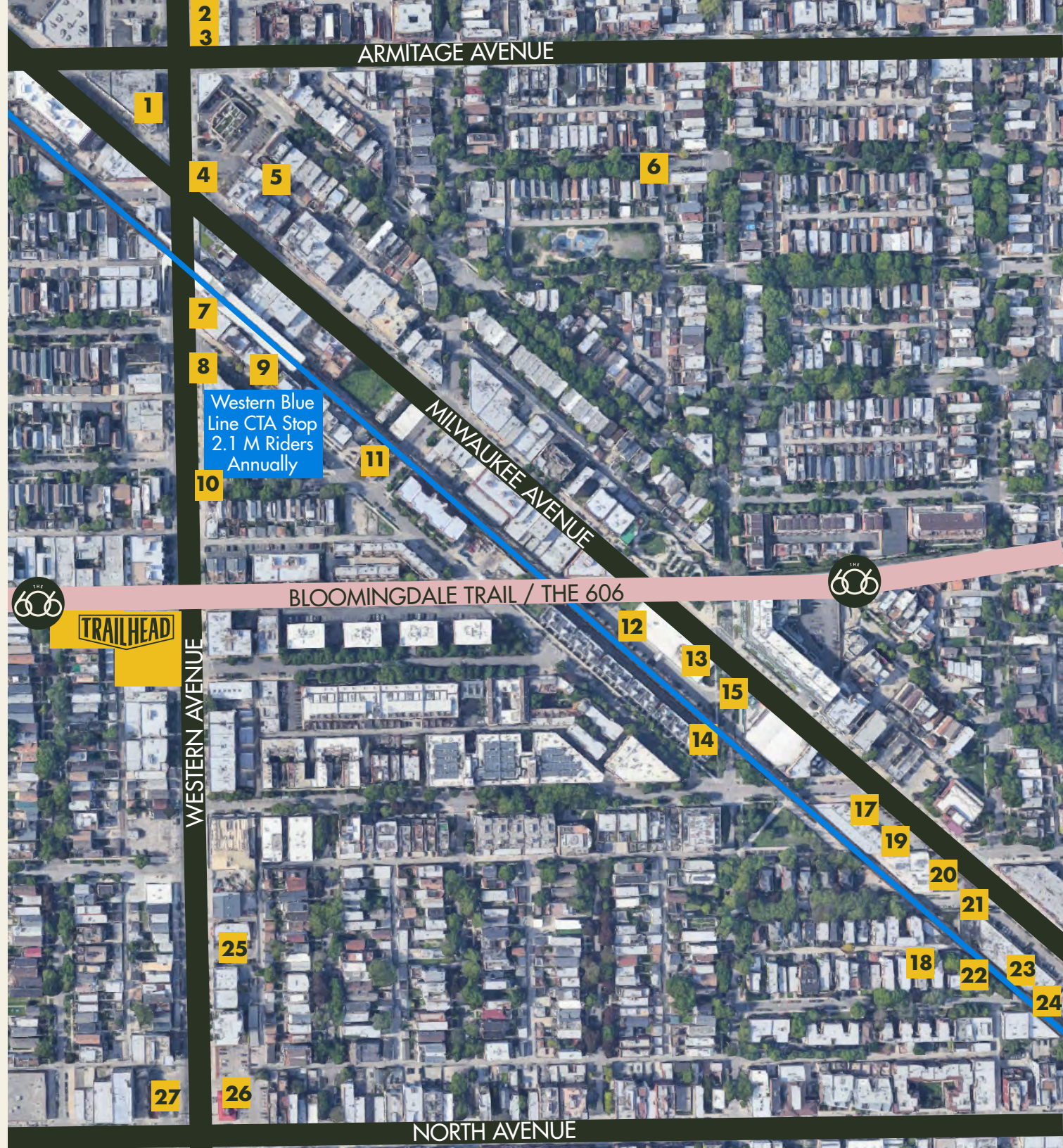
WESTERN AVENUE 29,100 VPD





# RETAIL LANDSCAPE

1. Walgreens
2. Ipsento Coffee
3. Lazo's Tacos
4. Margie's Candies
5. McDonald's
6. Floyd's Pub
7. Bucktown Food & Liquor
8. Green Eye Lounge
9. Starbucks
10. Langhe Italian Market
11. Remedy
12. Irazu Costa Rican
13. Red & White Wines
14. Silom 12 Thai
15. Zen Garage Yoga
16. Stop-Along
17. Chi-50
18. Northwestern Medicine
19. Yolk & ALDI
20. Royal PALMS
21. Small Cheval
22. CorePower Yoga, Garfields Liquor Store, Physicians Immediate Care, & Mattress Firm
23. Children's Place
24. Krisers, UPS, & 7-Eleven
25. Dunkin' Donuts
26. 7-Eleven
27. Shell





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