

CBRE



PA

PIPERS ALLEY
AT NORTH + WELLS

Highly Coveted Retail
Space Available Now

PIPERS ALLEY - CO-TENANCY



BANK OF AMERICA



DEMOGRAPHICS [0.5 MILE]



27,480
POPULATION



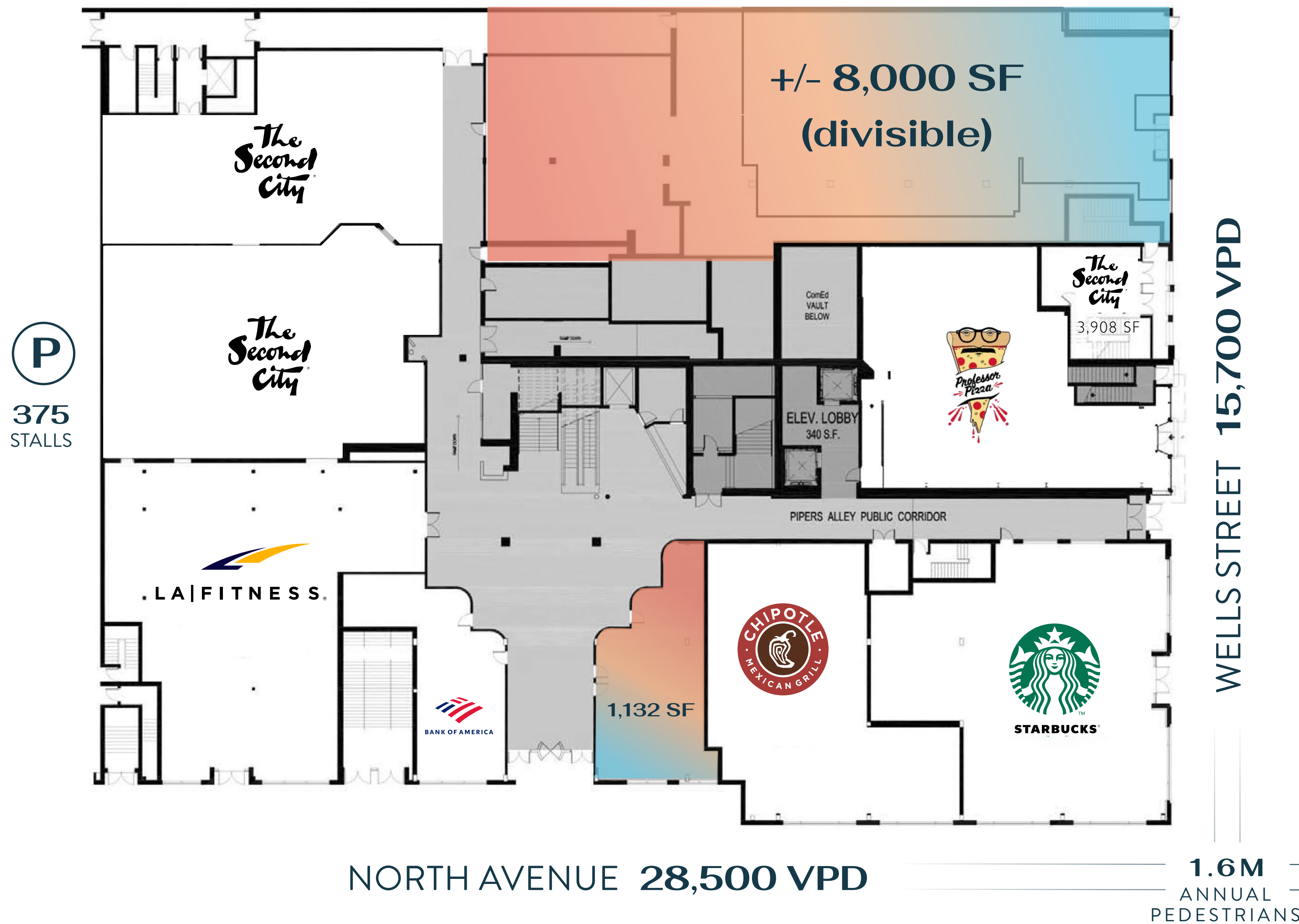
19,627
DAYTIME
POPULATION



\$184,915
AVERAGE HH
INCOME

The Opportunity

In the heart of Old Town, one of Chicago's most densely populated residential neighborhoods, sits Pipers Alley at the heavily trafficked corner of North Avenue & Wells Street. Home to the ever-popular comedy club, The Second City, locals and tourists alike regularly visit this exciting area of Old Town. The site is well connected to the greater Chicago area, with a CTA Brown/Purple Line stop just two blocks away & immediate access to Lake Shore Drive.



Space Highlights

GROUND FLOOR

- ▶ 8,000 SF (divisible) available along Wells Street with the opportunity to expand the space to 12,000 SF
- ▶ Rare small shop space available on North Avenue adjacent to Chipotle
- ▶ 375 Parking stalls on site
- ▶ Ideal location for a variety of uses including restaurant, medical, retail & salon/spa uses

LAKE MICHIGAN

LINCOLN PARK

LATIN
SCHOOL OF CHICAGO

CHICAGO HISTORY MUSEUM

RH
RESTORATION HARDWARE

Shopy

SMALL Cheval

jenie's

SHARPEVISION

phitz Coffee

crumbl cookies

THE VIG

FIRE PLACE

W

WELLS ST

BENCHMARK

ZANIES

OLD TOWN ALE HOUSE

gussie's

RESIDENTIAL POPULATION:
76,297 (1-MILE)

HOTEL LINCOLN

EQUINOX

PIPERS ALLEY
AT NORTH + WELLS

The Second City LAIFITNESS. JORIAN TALGAE

BANK OF AMERICA Starbucks Chipotle

DAYTIME POPULATION:
73,707 (1-MILE)

P 375 STALLS

FLEET FEET Sports

STRETCH LAB

RESIDENTIAL POPULATION:
76,297 (1-MILE)

DAYTIME POPULATION:
73,707 (1-MILE)

STRETCH LAB FLEET FEET Sports

HOTEL LINCOLN

LINCOLN PARK

EQUINOX

CHICAGO HISTORY MUSEUM

OLD TREASURE ISLAND RE-DEVELOPMENT

PIPERS ALLEY AT NORTH + WELLS

GOODY BIBLE INSTITUTE

P 375 STALLS

The Second City LAIFITNESS. UPIAN TAIGAE
BANK OF AMERICA Starbucks Chipotle

WELLS ST

W

LASALLE ST

gussie's

OLD TOWN ALE HOUSE

McDonald's

SHARPEVISION

NORTH AVE

FOXTROT

1.6M PEDESTRIANS

NORTH AVE



WELLS ST



Current
Availabilities

*Conceptual Rendering

Leasing Contacts

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CBRE

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