

**LOGAN SQUARE  
HIGH IMPACT  
RETAIL SPACE**



Conceptual Rendering

# 2040

## N. MILWAUKEE

*For more information, please contact*

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## Site Highlights

- High impact retail space available in the trend setting Logan Square neighborhood of Chicago
- Property features over 70-feet of frontage on Milwaukee Avenue, high ceilings, floor to ceiling windows and full basement for storage or additional retail space
- Transit oriented location just steps from Western/ Milwaukee/Armitage, the Western CTA Blue Line and multiple bus routes
- Nearby co-tenants include Concord Music Hall, Wasabi, Green Eye Lounge, Walgreens and many more
- 5,500 SF available, divisible to 3,000 SF

### WALK SCORE

**92**

Walker's Paradise  
Daily errands do not require a car.

### TRANSIT SCORE

**72**

Excellent Transit  
Transit is convenient for most trips.

### BIKE SCORE

**80**

Very Bikeable  
Flat as a pancake, good bike lanes.

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# AREA TENANTS



Irazu



Wasabi



Concord Music Hall



90 Miles Cuban Cafe



Madison Public House



Remedy

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# NEARBY DEVELOPMENTS



*The Mil-West - Retail Development*



*MODE Logan Square - 70 Units*



*The Congress Theater - \$55M Renovation*



*Clayco Apartments - 132 Units*



*L - 120 Units*

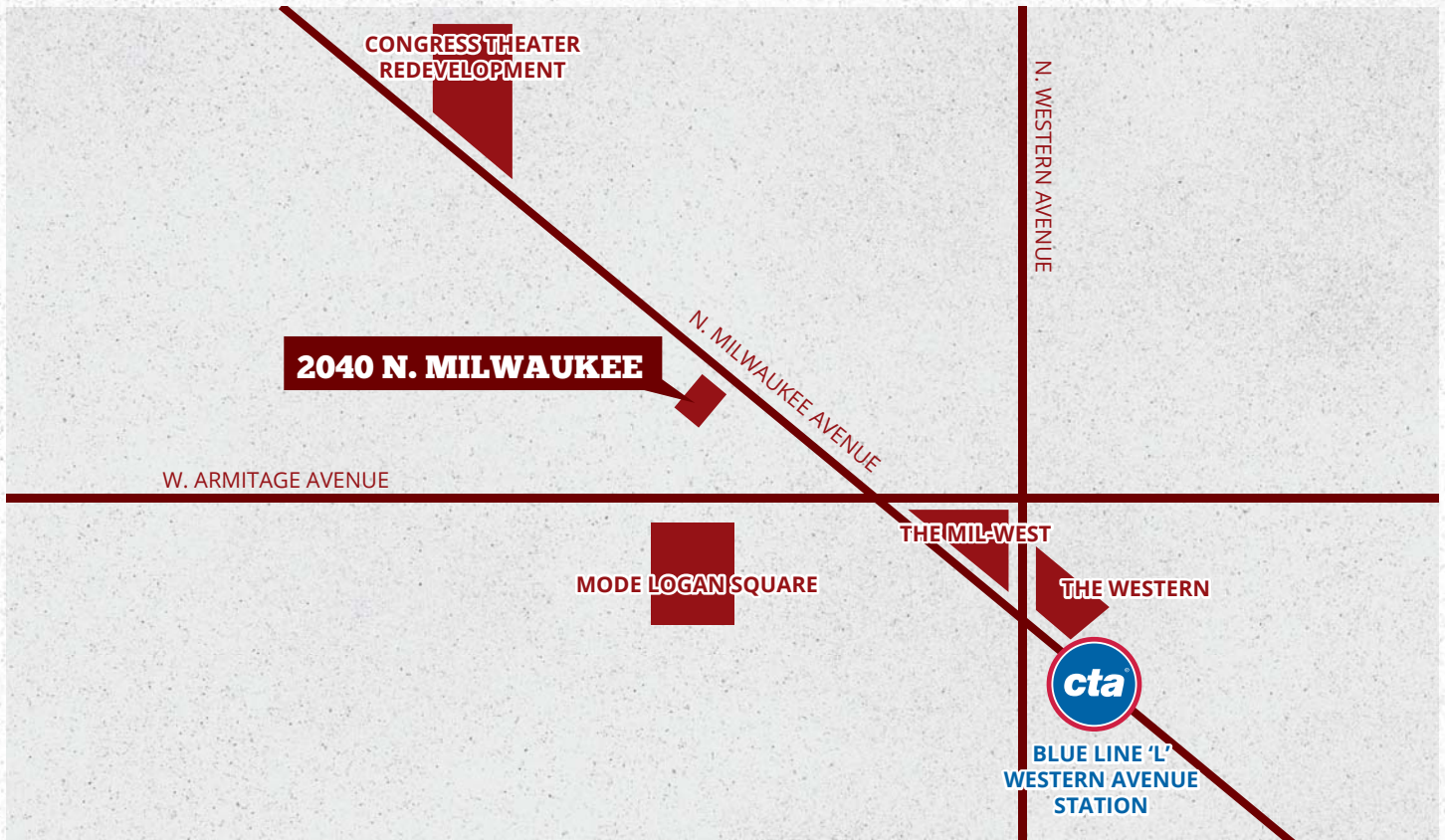


*The Western - 44 Units*

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## Logan Square

Focused around the pedestrian, Logan Square boasts bike and walk friendly streets. Along Milwaukee Avenue, one of the main pedestrian highways: cheap eats, gourmet coffee, scruffy dive bars and artisanal cocktail lounges can be found. Some may say it's a recipe for a hipster haven but many socio-economic groups come together to form a diverse, grounded community. In Logan Square, a strong neighborly connection is apparent from active preservation groups to community gardens and a locally-run farmers market. With an emphasis on locality: ingredients are sourced locally at their buzz-worthy restaurants; corner taps tout local, craft brews; galleries showcase local artists; and concerts and streets festivals promote local, upstart bands.

At the heart of this community is the "square" of Logan Square. It comes together at the intersection of Kedzie and Logan Boulevard, where a circle interchange meets with Milwaukee Avenue. The boulevards are widened thoroughfares that are set apart by grassy, landscaped medians and tall, stately trees that border both its sides. The neighborhood has four boulevards in total and these link together to form Chicago's Emerald Necklace, an expansive system of interconnected parks and streescapes.

### WESTERN AVENUE CTA STATION TOTALS (2016)

Annual Average Riders

# 1.6M

Average Daily Riders

# 5,523

*A station improvement project for the Western Avenue station was completed in January 2015 as part of Chicago's \$492 million 'Your New Blue' project to renovate the O'Hare branch of the Blue Line.*

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# MILWAUKEE AVENUE CORRIDOR DEVELOPMENT

Milwaukee Avenue runs diagonally from downtown Chicago offering access to some of the trendiest neighborhoods including West Town, Wicker Park, Bucktown, Logan Square, Portage Park, and Jefferson Park. With access to the CTA Blue Line, as well as being Chicago's busiest street for bikes, Milwaukee Avenue will continue to attract increasing amounts of residents, visitors and tourists as developments are completed.

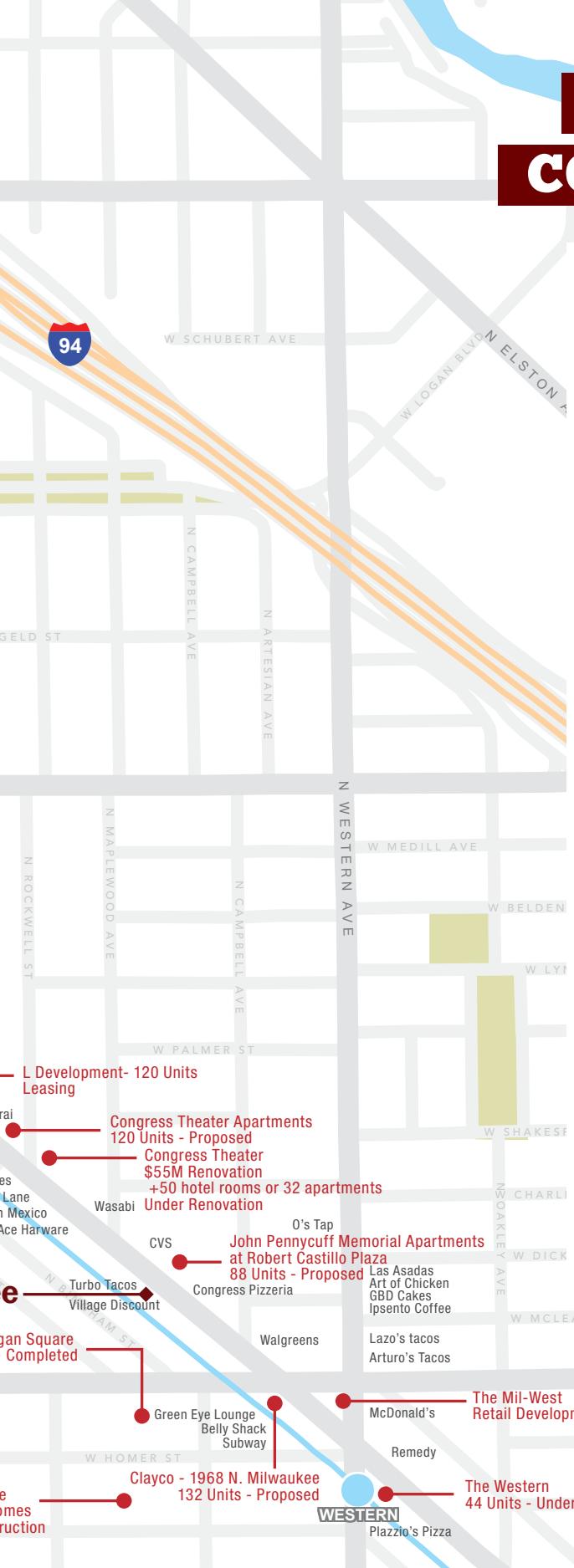
## Logan Square's Explosive Growth

There are more than 1,100 residential units, the majority of them apartments, spread over at least 20 projects that are either under construction or have been proposed in the neighborhood, bringing a new demographic and feel to Logan Square. The influx of housing is expected to bring thousands of new residents to the neighborhood along with money that never made its way to Logan Square during the last housing boom before the recession hit.

New businesses along Milwaukee Avenue include fashion boutiques and numerous trendy restaurants, bars and breweries.

### DEMOGRAPHIC SUMMARY

	RADIUS		
	0.25 MILE	0.5 MILE	1 MILE
AVERAGE HHI	\$83,057	\$101,512	\$100,856
DAYTIME POPULATION	2,361	8,752	33,389
RESIDENTIAL POPULATION	4,477	18,788	60,474



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