

*Free Standing Building on the corner of Milwaukee Avenue & Richmond Street*

# 2427 N. Milwaukee Avenue



**Trevor Jack**  
312.275.3128 | [trevor@baumrealty.com](mailto:trevor@baumrealty.com)

**Mark Fredericks**  
312.275.3109 | [mark@baumrealty.com](mailto:mark@baumrealty.com)

# 2427 N. MILWAUKEE AVENUE



## Site Highlights

- ▶ 6,000 SF free standing building for lease on the corner of Milwaukee Avenue & Richmond Street
- ▶ Excellent frontage along Milwaukee, Logan Square's main pedestrian highway and retail corridor
- ▶ Parking lot available
- ▶ Basement space included
- ▶ Wide sidewalks provide for great outdoor seating potential
- ▶ Located by the new Logan's Crossing Development with a proposed 240 residential units
- ▶ New construction underway along Milwaukee Avenue will bring approximately 648 new residential units to Logan Square



## Demographic Summary

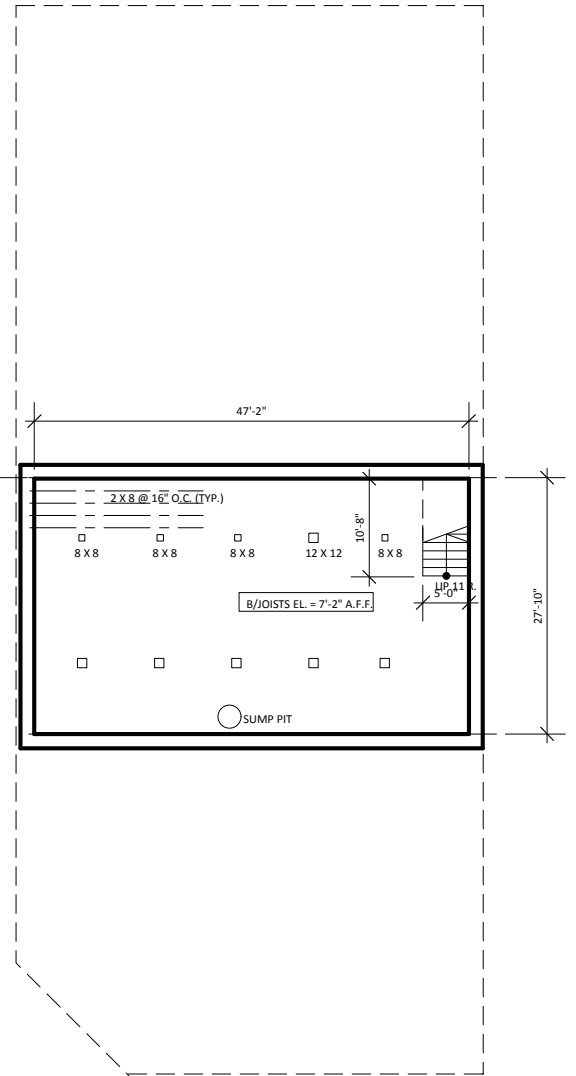
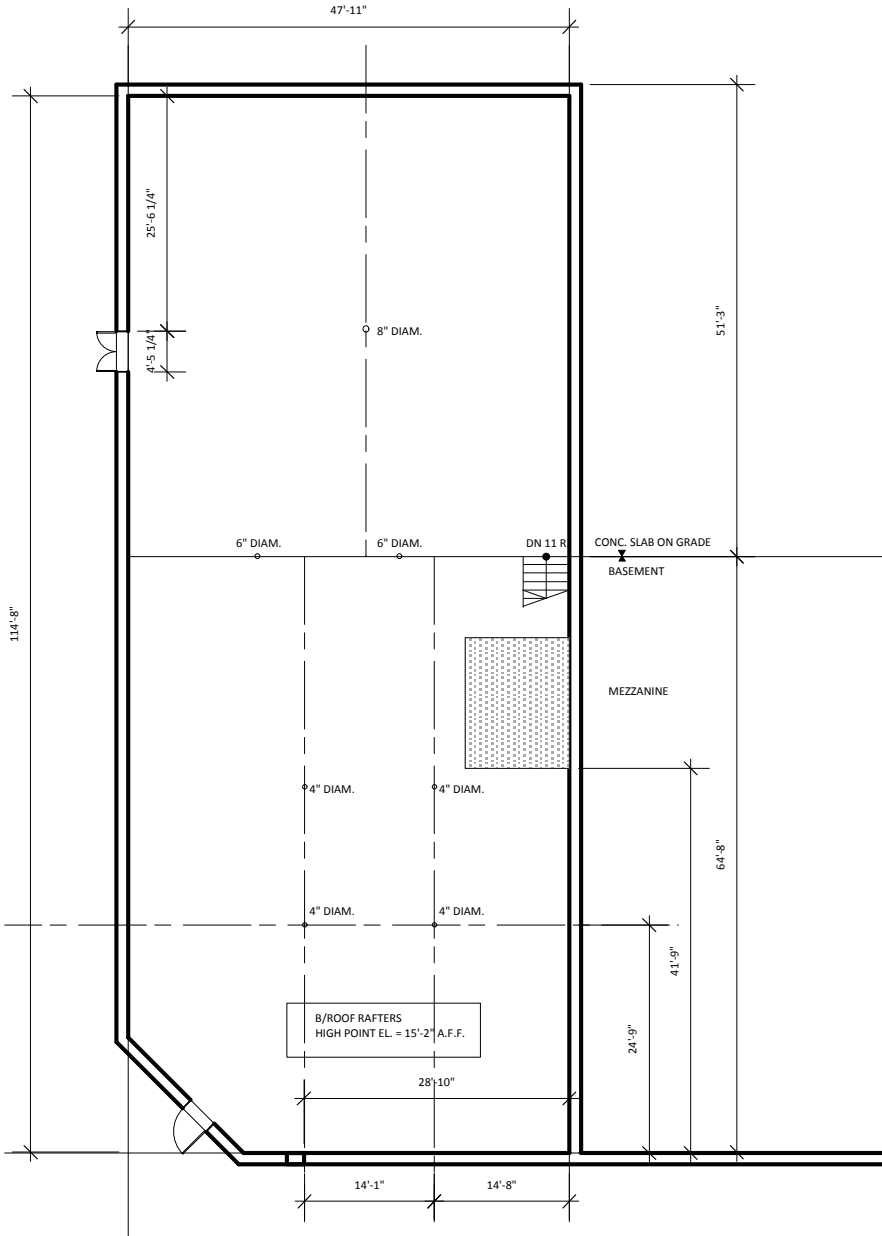
	RADIUS		
	0.25 MI	0.50 MI	1.00 MI
Average HHI	\$83,075	\$80,282	\$74,549
Daytime Population	1,932	7,088	33,450
Residential Population	4,322	16,750	71,188

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1 FIRST FLOOR PLAN

2 BASEMENT PLAN

TRAFFIC COUNTS

## 12,400 VPD

on N. Milwaukee Avenue

2017 CTA LOGAN SQUARE BLUE LINE STATION TOTALS:

## 2.2 M Riders

Average Annual Riders

## 7,315 Riders

Average Weekday Riders



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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 streetscapes.

### 2645 N. Milwaukee Avenue

Walk Score:



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

Transit Score:



Excellent Transit – 0.3 mile from the CTA Logan Square Blue Line Station and steps from CTA 56 Milwaukee bus stop

Bike Score:



Biker's Paradise  
Flat with excellent bike lanes.



Gaslight Coffee Roasters



The Whistler



Estereo

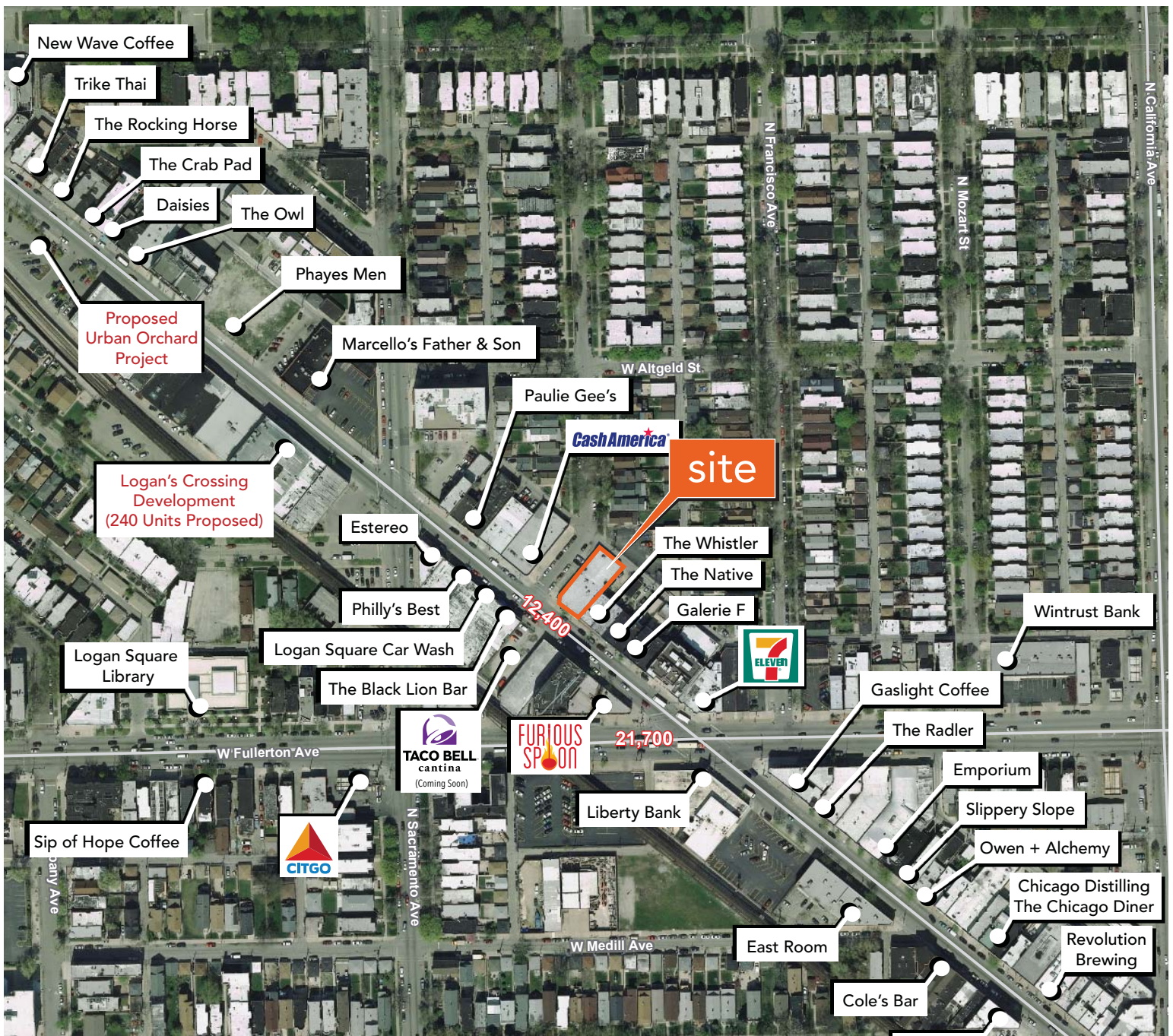
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Emporium



Slippery Slope

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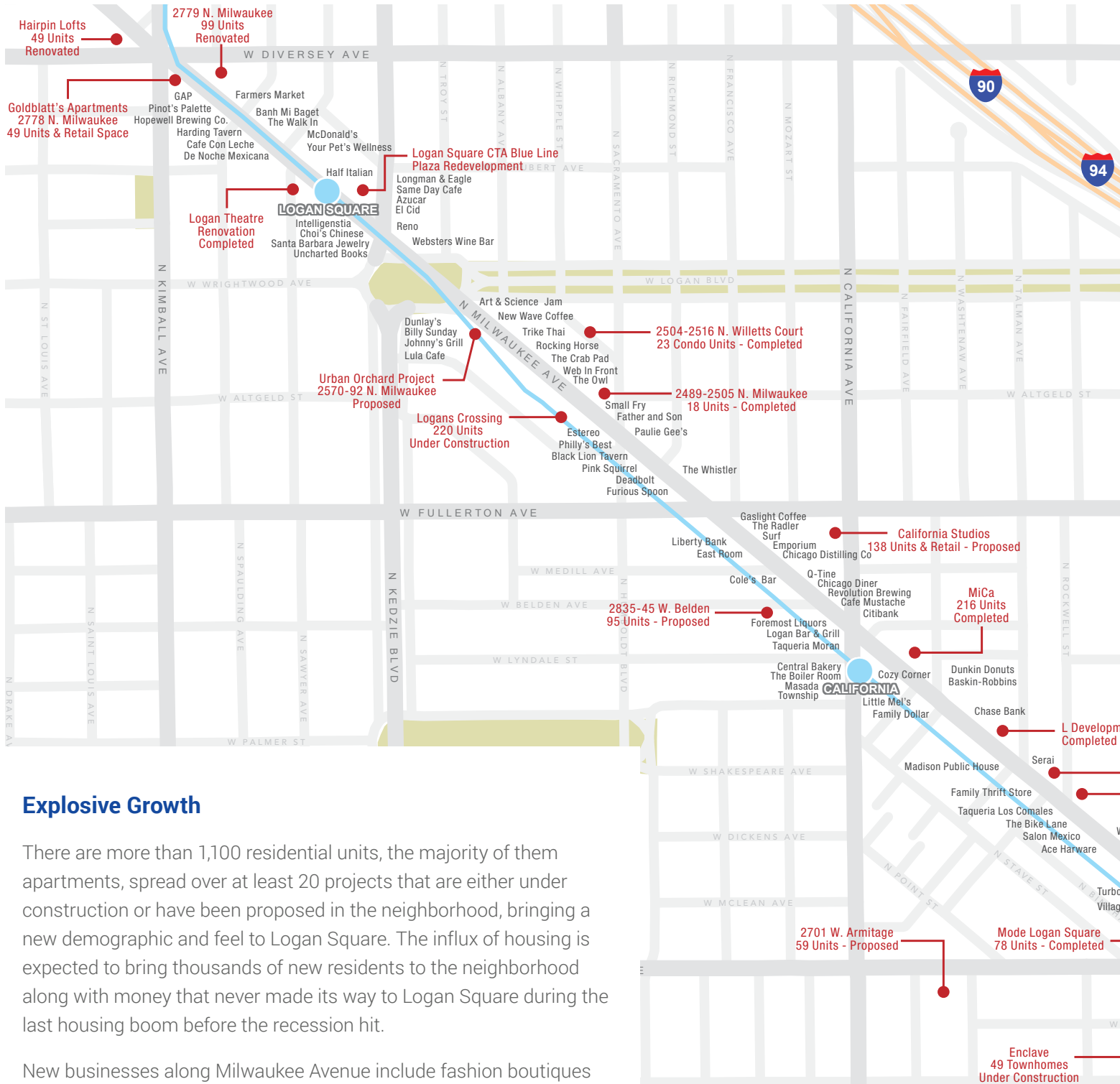
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## Milwaukee Avenue Corridor Development

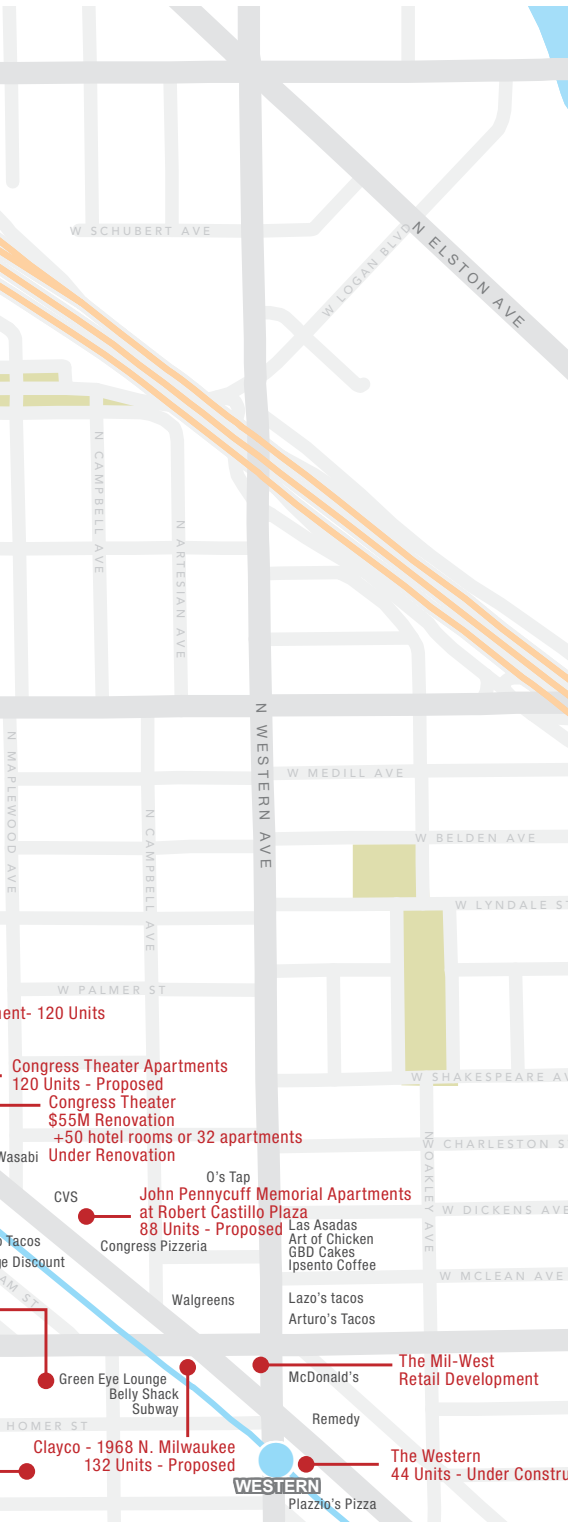


### Explosive Growth

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.

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Hairpin Lofts – 40 Units Renovated



2799 N. Milwaukee – 99 Units Renovated



Urban Orchard Project – Proposed



Logan's Crossing – 240 Units Proposed



MiCa – 253 Units



L – 120 Units



Congress Theater – \$55M Renovation



The Western – 44 Units

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Additional Logan Square leasing opportunities:



**2645 N. Milwaukee Avenue**  
±3,585 SF on Milwaukee Avenue  
½ block from Blue Line

For more information contact:

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