

For Lease

Retail Space

2501 W. Armitage Avenue

Chicago, IL 60647 | MODE Logan Square



- 3,490 SF available on the corner of Campbell Avenue & Armitage Avenue - black iron capable
- 1,235 SF small shop space available on Armitage Avenue
- Located at the base of the new 78 unit MODE Logan Square mixed-use development
- 173 total feet of frontage along Armitage Avenue
- Covered parking available
- 3 minute walk to the CTA Western Blue Line 'L' station (1.9M riders in 2016)
- Caffe Umbria is opening a new state-of-the-art roasting facility, training lab and cafe 1/2 block to the west
- Western Avenue access point to The 606, Chicago's first elevated walking and biking trail, is just south of the development

- 3 blocks to the Concord Music Hall and 5 blocks to the Congress Theater (currently undergoing a massive renovation and residential conversion)
- Area retail includes Ipsento, Margie's Candies, Irazu, 90 Miles Cuban Cafe, Wasbi, Madison Public House, Twisted Scissors Salon, Table Donkey & Stick, Katherine Anne Confections, Remedy, Walgreens and McDonald's

DEMOGRAPHIC SUMMARY

	RADIUS		
	.25 MILE	.5 MILE	1 MILE
AVERAGE HHI	\$100,887	\$109,518	\$105,751
DAYTIME POPULATION	2,357	9,347	33,161
RESIDENTIAL POPULATION	4,658	19,399	60,677

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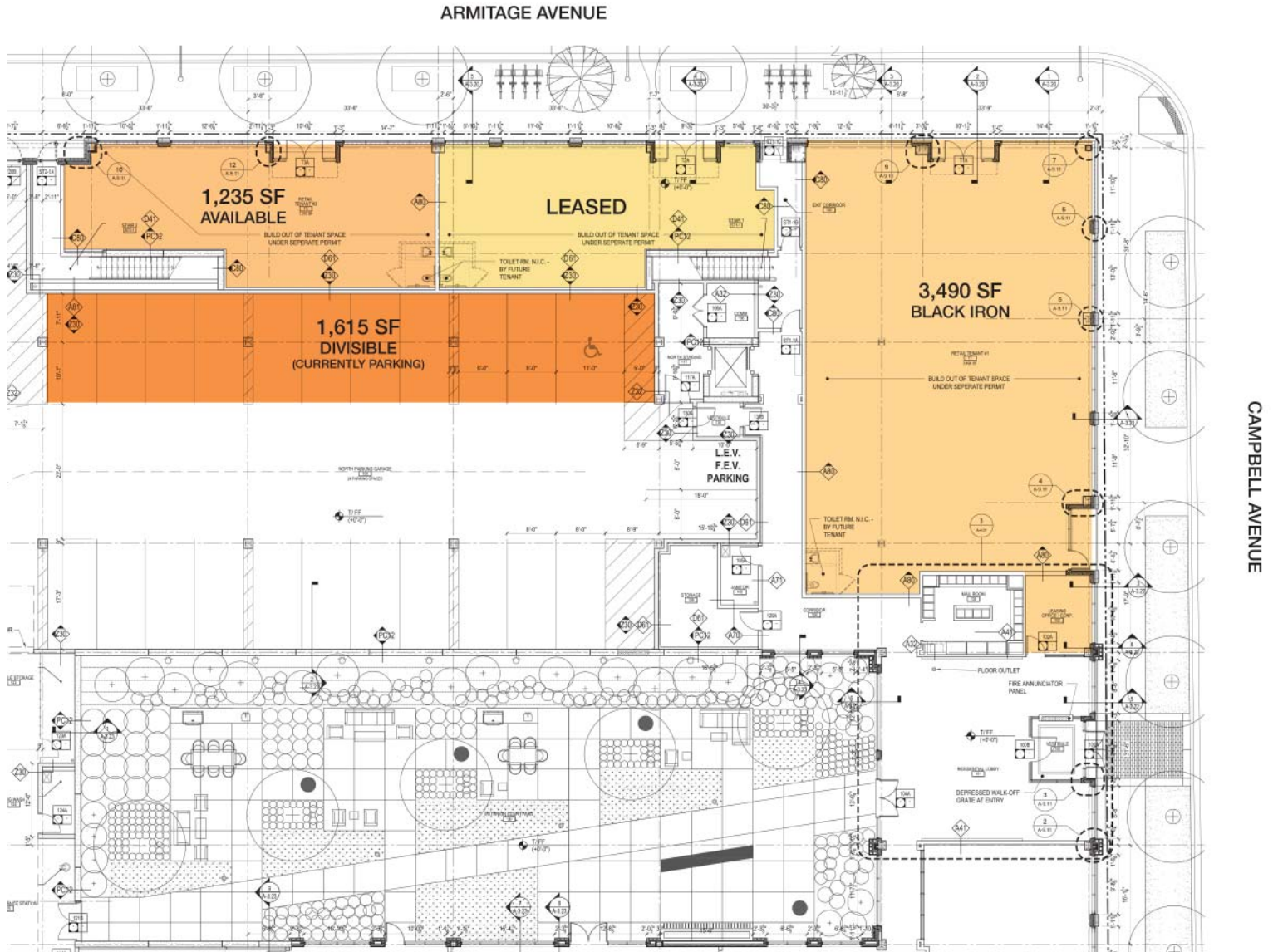
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Demising Option Site Plan



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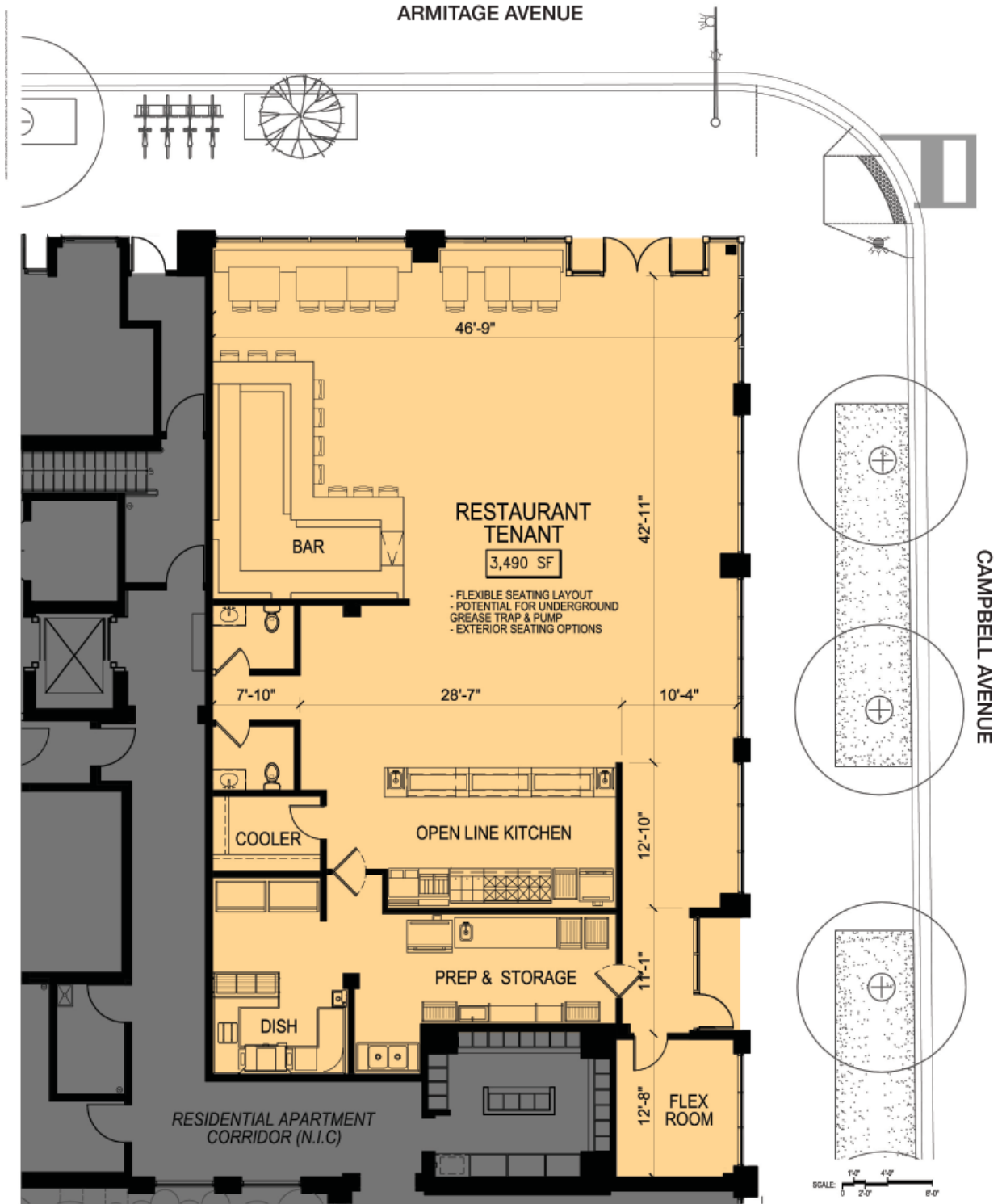
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Restaurant Concept Site Plan



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