

# 2545 W. Diversey Avenue

Chicago, IL 60647 | Logan Square

## For Lease

Retail Property



- ▶ ±3,444 SF available
- ▶ Impeccably designed second generation restaurant space serving 1,100 employees in the Green Exchange
- ▶ Looking for proven breakfast / coffee / lunch operator that will be able to capitalize on captive audience in the building
- ▶ Recent 2014 build-out with 18 foot hood in kitchen and 75 seat capacity - truly plug & play
- ▶ Ability to become preferred caterer for event space in the building
- ▶ Asking rent: \$22 PSF plus \$7.25 in pass-throughs
- ▶ Broker Owned Property

### DEMOGRAPHICS

	.25 MILE	.5 MILE	1 MILE
Estimated Population	3,004	10,597	53,525
Adj. Daytime Demographics	1,810	7,403	37,170
Estimated Households	1,194	4,578	23,297
Estimated Average Household Income	\$103,609	\$110,352	\$109,401

#### CHUCK WHITLOCK

312.275.3133  
chuck@baumrealty.com



© 2020 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.



# 2545 W. Diversey Avenue

Chicago, IL 60647 | Logan Square

# For Lease

Retail Property



**CHUCK WHITLOCK**

312.275.3133

[chuck@baumrealty.com](mailto:chuck@baumrealty.com)



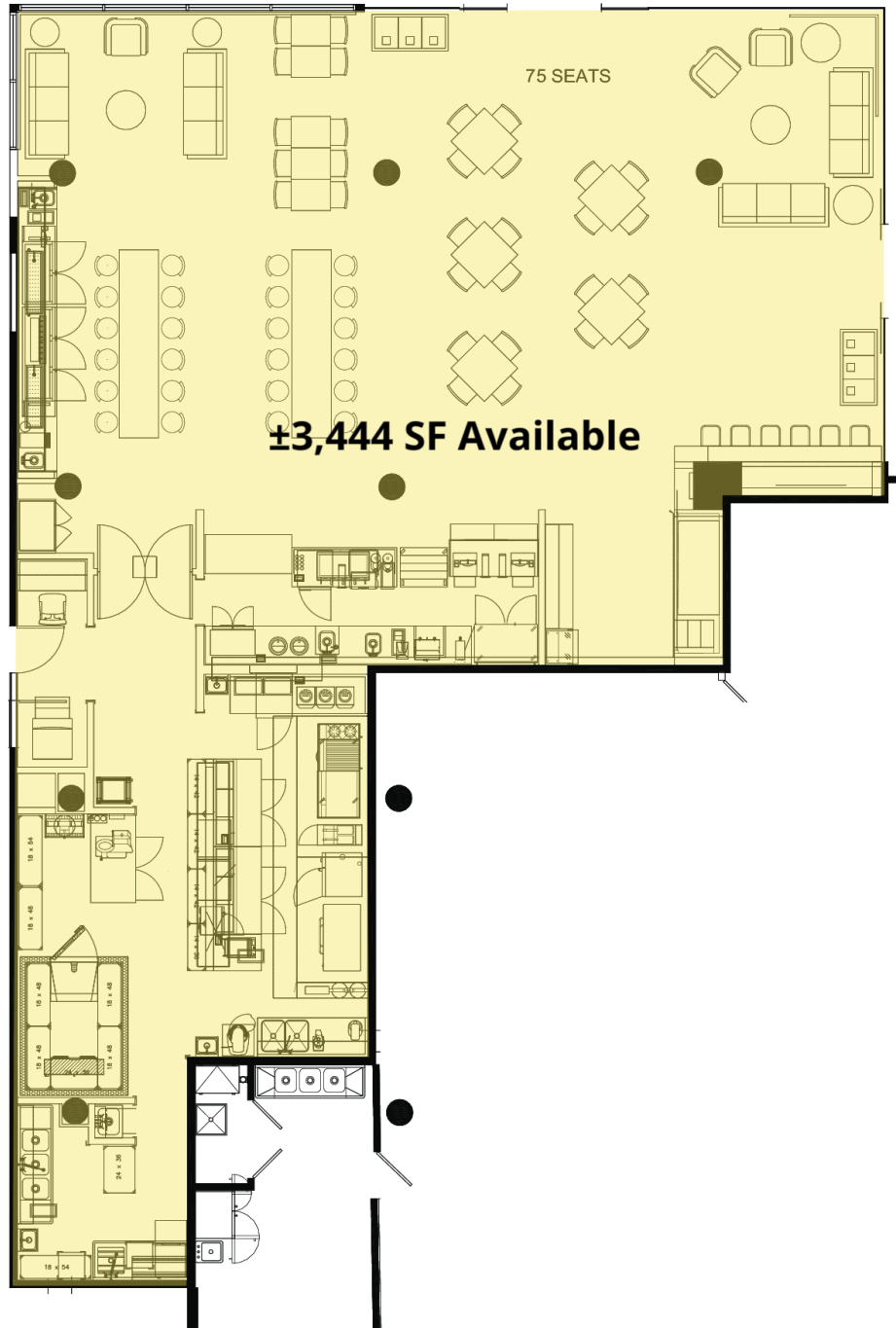
© 2020 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

2545 W. Diversey Avenue

Chicago, IL 60647 | Logan Square

For Lease

Retail Property



**CHUCK WHITLOCK**  
312.275.3133  
chuck@baumrealty.com



© 2020 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.



2545 W. Diversey Avenue  
Chicago, IL 60647



Google

Map data ©2020 Google Imagery ©2020, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA Farm Service Agency



© 2020 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

