

*Retail Space for Lease in the Heart of Logan Square*

# 2605 N. Milwaukee Avenue

**\$2,850/Month As Is**



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**2605 N. MILWAUKEE AVENUE**



**Site Highlights**

- ▶ ±900 SF available fronting Logan Square Park
- ▶ \$2,850/month as is
- ▶ Adjacent to the Logan Square Blue Line
- ▶ ½ block from the Logan Theatre attracting 200,000 visitors annually
- ▶ Located in the heart of Logan Square, recently rated one of the 10 hottest neighborhoods in the country by Redfin
- ▶ Neighboring tenants include Longman & Eagle, Reno, Websters Wine Bar, El Cid, Azucar, Chase Bank, Billy Sunday, New Wave Coffee, Mini Mott, La Boulangerie and Lula Cafe



**Demographic Summary**

	0.25 MI	0.50 MI	1.00 MI
Average HHI	\$68,552	\$73,629	\$69,466
Daytime Population	2,357	8,748	35,473
Residential Population	5,157	19,818	76,414

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Neighboring Retail:



Websters Wine Bar



Reno



Longman & Eagle

TRAFFIC COUNT:

**13,700 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



MILWAUKEE AVENUE

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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.

2605 N. Milwaukee Avenue

Walk Score

95

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

Transit  
Score

72

Excellent Transit  
*CTA Logan Square Blue  
Line Station and CTA 56  
Milwaukee bus*

Bike  
Score

89

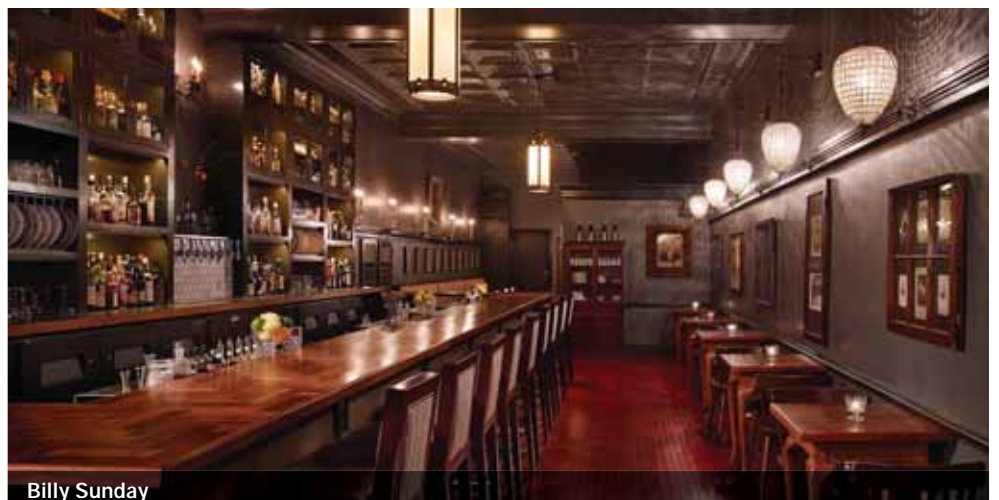
Very Bikeable  
*Flat with excellent bike lanes.*



Logan Theater



Lula Cafe



Billy Sunday

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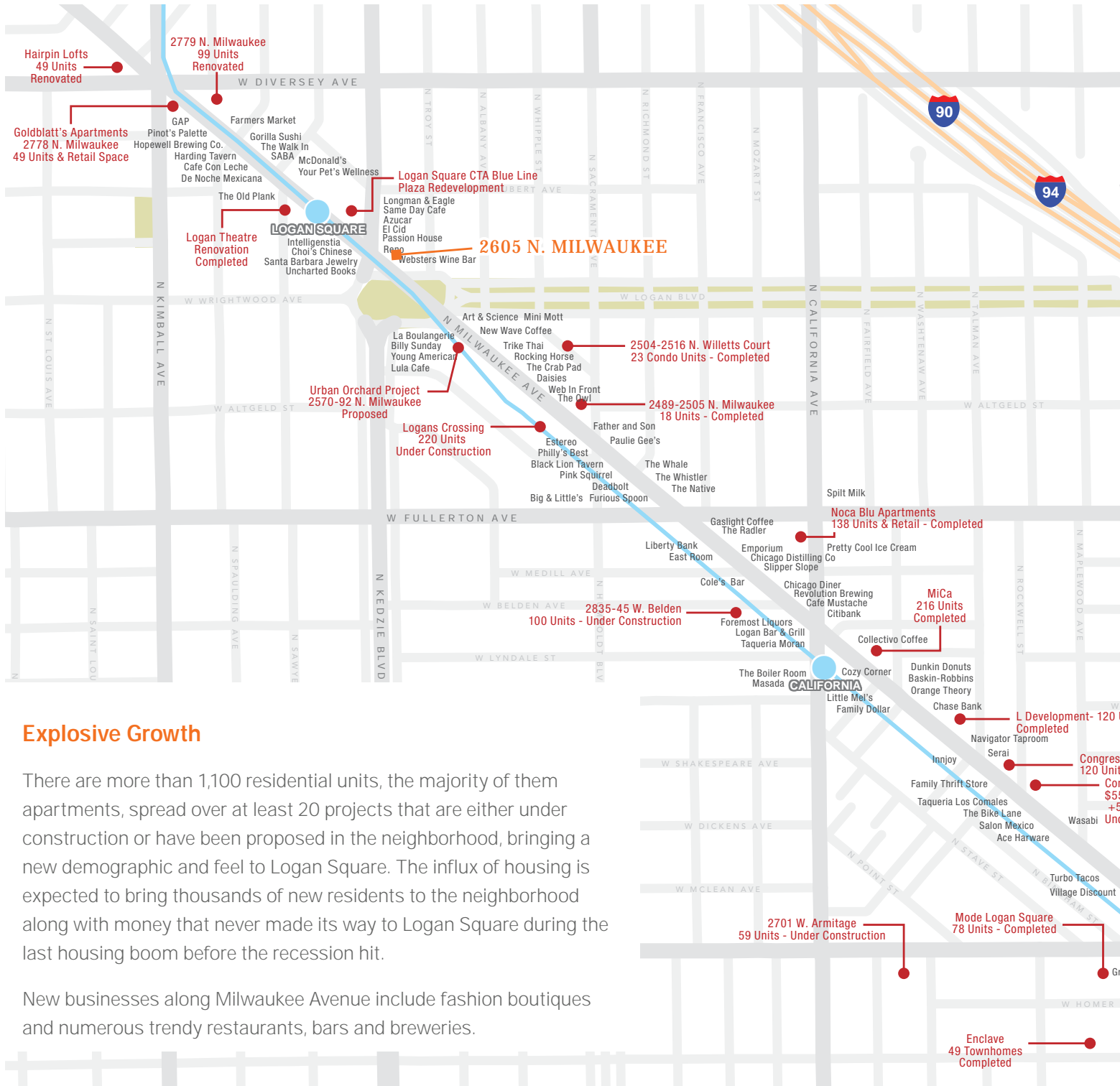
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**Milwaukee Avenue Corridor Development**

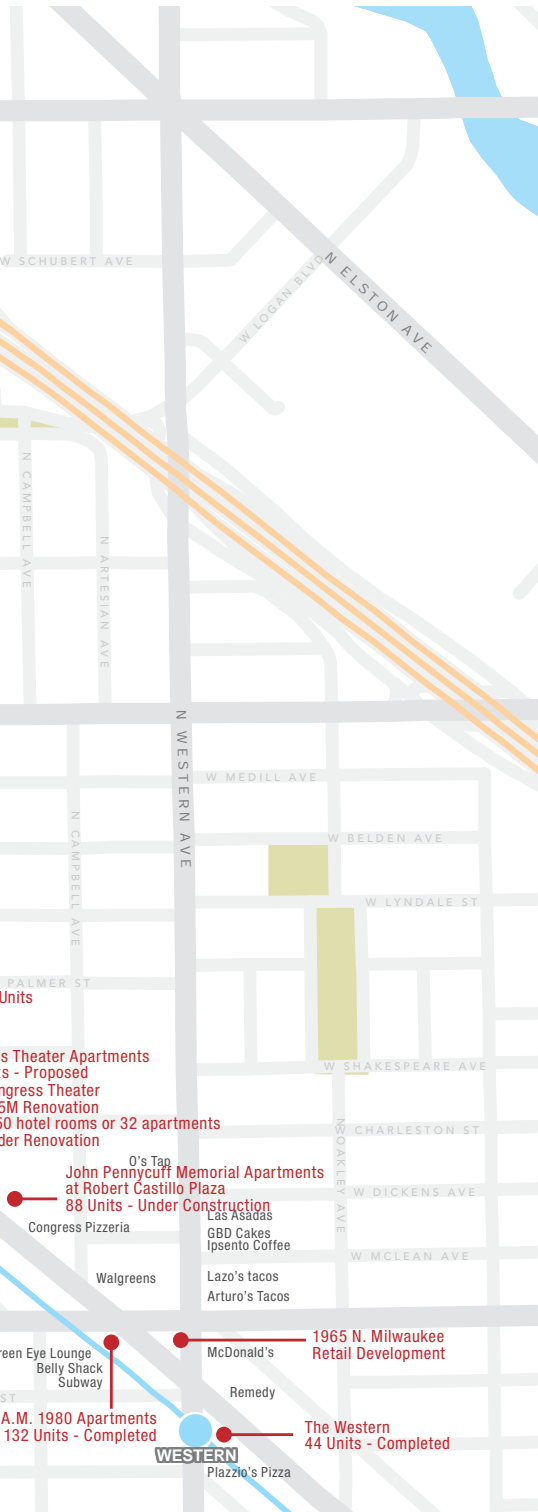


**Explosive Growth**

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 – 220 Units Under Construction



MiCa – 253 Units



L – 120 Units



Congress Theater – \$55M Renovation



The Western – 44 Units

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