

Retail Space for Lease in the Heart of Logan Square

2643 N. Milwaukee Avenue



Trevor Jack 312.275.3128 | trevor@baumrealty.com

Mark Fredericks 312.275.3109 | mark@baumrealty.com



Site Highlights

- ▶ ±1,810 SF available with Milwaukee Avenue frontage
- ▶ 2nd generation restaurant with existing black iron
- ▶ ½ block away from the Logan Square CTA Blue Line
- Across the street from the Logan Theatre with over 200,000 visitors annually
- ▶ Located in the heart of Logan Square, rated one of the 10 hottest neighborhoods in the country by Redfin
- Neighboring tenants include Intelligentsia, Longman & Eagle, Lula Café, Webster's Wine Bar & Chase



Demograpino daminary			
		RADIUS	
	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

Demographic Summary



TRAFFIC COUNTS

13.700 VPD

on N. Milwaukee Avenue

2016 CTA LOGAN SQUARE BLUE LINE STATION TOTALS:

2.3 M Riders

Average Annual Riders

7.379 Riders

Average Weekday Riders

Neighboring Retail:













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.





2643 N. Milwaukee Avenue

Walk Score:



Walker's Paradise

Daily errands do not require a car.

Transit Score:



Excellent Transit – 1/2 from the CTA Logan Square Blue Line Station and steps from CTA 56 Milwaukee bus stop

Bike Score:



Very Bikeable - Flat with excellent bike lanes.









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Milwaukee Avenue Corridor Development 2779 N. Milwaukee Hairpin Lofts 99 Units 49 Units Renovated Renovated W DIVERSEY AVE Farmers Market GAP Goldblatt's Apartments 2778 N. Milwaukee 49 Units & Retail Space Pinot's Palette Gorilla Sushi The Walk In Hopewell Brewing Co.
Harding Tavern
Cafe Con Leche 2643 N. Milwaukee McDonald's Your Pet's Weiness Logan Square CTA Blue Line De Noche Mexicana Plaza Redevelopment ongman & Eagle Same Day Cafe LOGANSQUARE Logan Theatre Intelligenstia Choi's Chinese Websters Wine Bar Completed Santa Barbara Jewelry Uncharted Books IMBALL Art & Science Jam Art & Science Jam

La Boulangerie
Billy Sunday

Trike Thai

Rocking Horse
Lula Cafe

Toject

Web In Front
Trike Thai

Trike Thai

Web In Front
Trike Thai

Trike Thai

Web In Front
Trike Thai 2504-2516 N. Willetts Court Billy Sunday 23 Condo Units - Completed Lula Cafe Urban Orchard Project 2570-92 N. Milwaukee 2489-2505 N. Milwaukee Proposed 18 Units - Completed Logans Crossing 220 Units Father and Son Estereo Philly's Best Black Lion Tavern Pink Squirrel Deadbolt Paulie Gee's Under Construction The Whistler The Native Furious Spoon W FULLERTON AVE Gaslight Coffee The Radler California Studios Emporium Chicago Distilling Co Slipper Slope Control C East Room N KEDZIE BLVD Chicago Diner Revolution Brewing Cafe Mustache MiCa 216 Units 2835-45 W. Belden Foremost Liquors Completed 95 Units - Proposed Logan Bar & Grill Taqueria Moran Central Bakery The Boiler Room Dunkin Donuts Cozy Corner Baskin-Robbins Masada CALIFORNIA Little Mel's Chase Bank L Development- 1 Completed Navigator Taproom **Explosive Growth** Serai 120 There are more than 1,100 residential units, the majority of them Family Thrift Store Taqueria Los Comales apartments, spread over at least 20 projects that are either under The Bike Lane Salon Mexico Wasabi construction or have been proposed in the neighborhood, bringing a Ace Harware new demographic and feel to Logan Square. The influx of housing is Turbo Tacos expected to bring thousands of new residents to the neighborhood Village Disco 2701 W. Armitage 59 Units - Proposed Mode Logan Square 78 Units - Completed 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. 132 49 Townhomes Under Construction







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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