

Retail Space for Lease in the Heart of Logan Square

2645 N. Milwaukee Avenue



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Site Highlights

- ▶ ±3,585 SF available with Milwaukee Avenue frontage
- ▶ Can demise to 1.900 SF
- ▶ High ceilings, exposed brick, large sliding warehouse doors and a skylight create a stylish, trendy atmosphere
- ▶ ½ block away from the Logan Square CTA Blue Line
- Across the street from the Logan Theatre boasting 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 Intelligentsia, Longman & Eagle, Lula Café, Webster's Wine Bar and Chase



D	emo	grap	hic	Sum	mary

	RADIUS			
	0.25 MI	0.50 MI	1.00 MI	
Average HHI	\$63,632	\$68,081	\$66,586	
Daytime Population	2,178	8,733	35,730	
Residential Population	5,056	20,434	76,787	



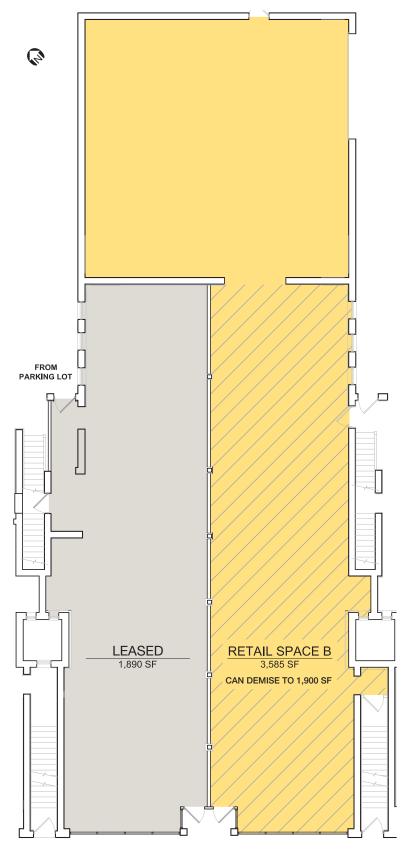


Neighboring Retail:









N. MILWAUKEE AVE.



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.





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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.*









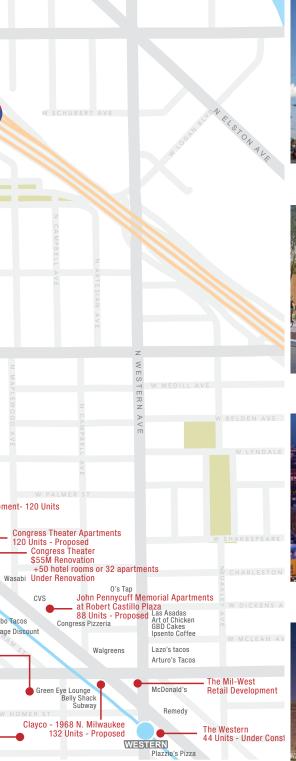
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Milwaukee Avenue Corridor Development 49 Units Renovated W DIVERSEY AVE Farmers Market GAP Goldblatt's Apartments 2778 N. Milwaukee 49 Units & Retail Space Pinot's Palette Hopewell Brewing Co. Harding Tavern McDonald's 2745 N. Milwaukee Cafe Con Leche Logan Square CTA Blue Line De Noche Mexicana Parts & Labor Plaza Redevelopment B Half Italian Longman & Eagle Same Day Cafe Azucar LOGANSQUARE El Cid Bow Truss Logan Theatre Intelligenstia Choi's Chinese Renovation Completed Webster's Wine Uncharted Books KIMBALL AVE MILWAUTER 1. WE ALIFORNIA Dunlay's Billy Sunday Johnny's Grill 2504-2516 N. Willetts Court Rocking Horse 23 Condo Units - Completed Lula Cafe The Crab Pad Web In Front The Owl **Urban Orchard Project** 2570-92 N. Milwaukee Proposed 2489-2505 N. Milwaukee Small Frv 18 Units - Completed Logans Crossing Father and Son 220 Units Under Paulie Gee's Estereo Philly's Best Black Lion Tavern Lost Bar The Whistler Furious Spoon W FULLERTON AVE Gaslight Coffee The Radler Surf California Studios
Emporium 138 Units & Retail - Proposed Chicago Distilling Co Liberty Bank East Room Q-Tine Chicago Diner Revolution Brewing Cafe Mustache Citibank Z Cole's Bar KEDZIE BLVD MiCa 216 Units 2835-45 W. Belden Completed 95 Units - Proposed remost Liquors Logan Bar & Grill Taqueria Moran Central Bakery
The Boiler Room
Masada
Township
Little Me Dunkin Donuts Cozy Corner Baskin-Robbins Little Mel's Chase Bank L Develop Leasing Sera Madison Public House **Explosive Growth** Family Thrift Store Taqueria Los Comales The Bike Lane Salon Mexico There are more than 1,100 residential units, the majority of them Ace Harware 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 2701 W Armitage Mode Logan Square 78 Units - Completed 59 Units - Proposed 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 **Enclave** 49 Townhomes **Under Construction** and numerous trendy restaurants, bars and breweries.







Hairpin Lofts - 40 Units Renovated



2799 N. Milwaukee – 99 Units Renovated



Urban Orchard Project – *Proposed*



Logan's Crossing – 275 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:



2427 N. Milwaukee Avenue ±6,000 SF at the corner of Milwaukee Avenue & Richmond Street

For more information contact:

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