

Retail Space for Lease in the Heart of Logan Square

2645 N. Milwaukee Avenue



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2645 N. MILWAUKEE AVENUE



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



Demographic Summary

	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

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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:



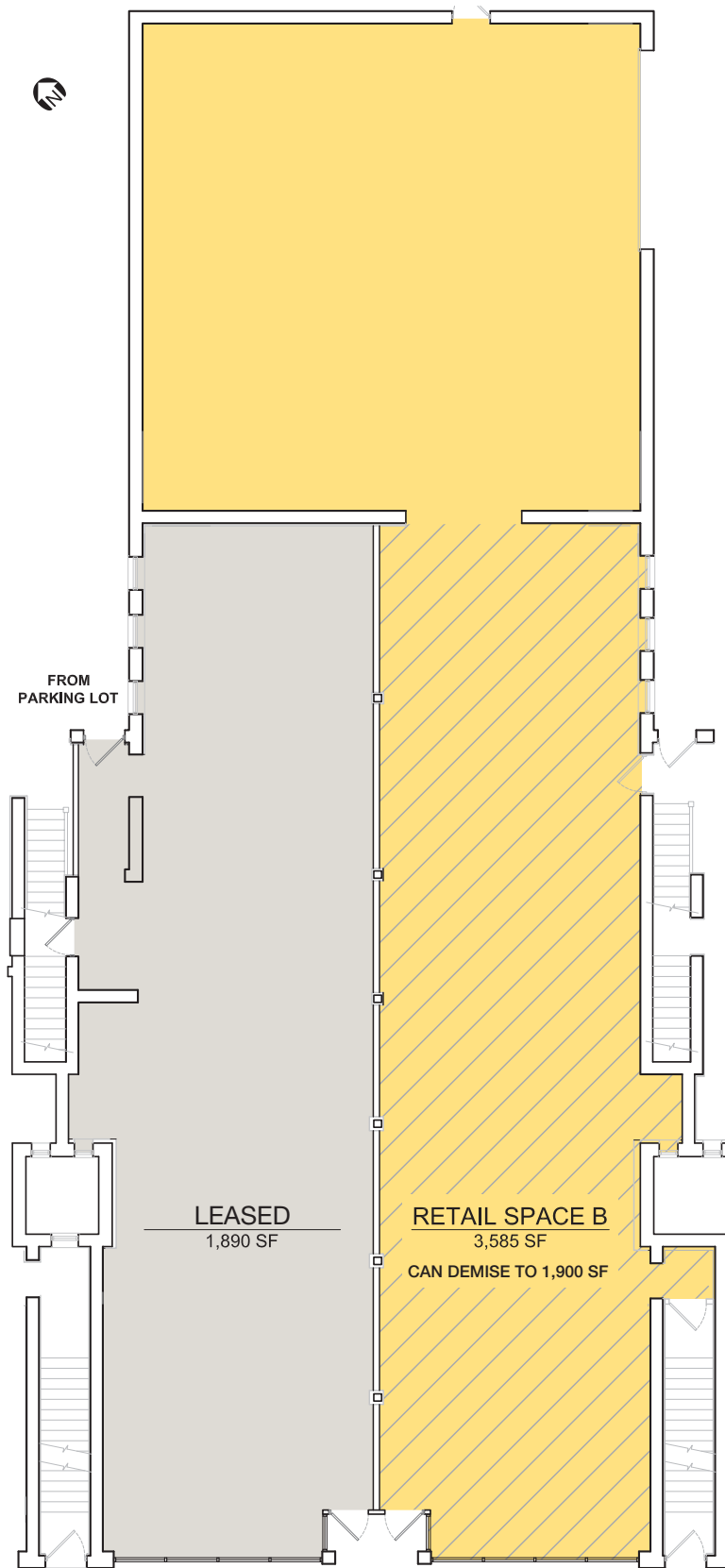
Parts & Labor



Intelligentsia Coffee



Shop 1021



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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.



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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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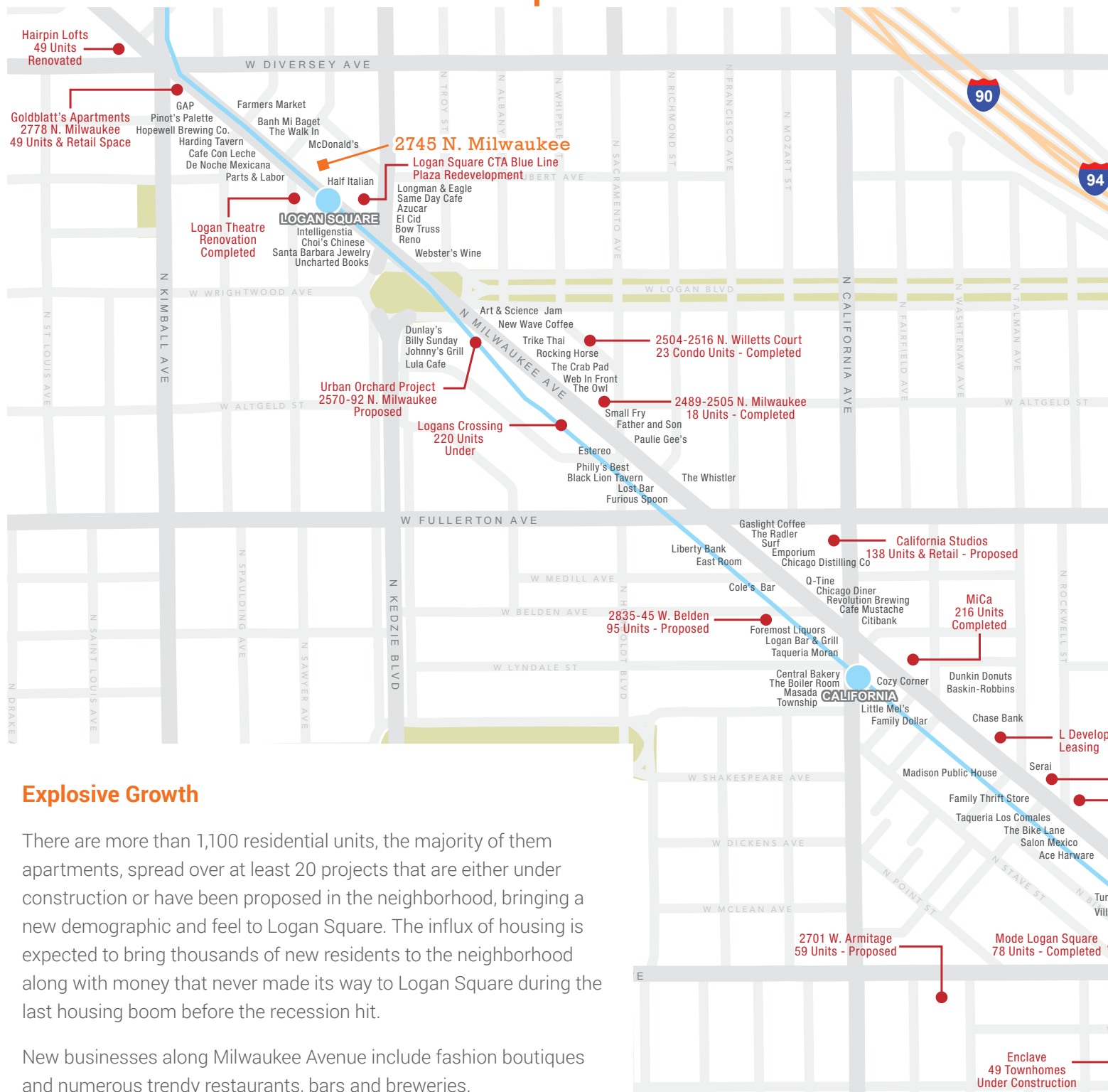
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Milwaukee Avenue Corridor Development

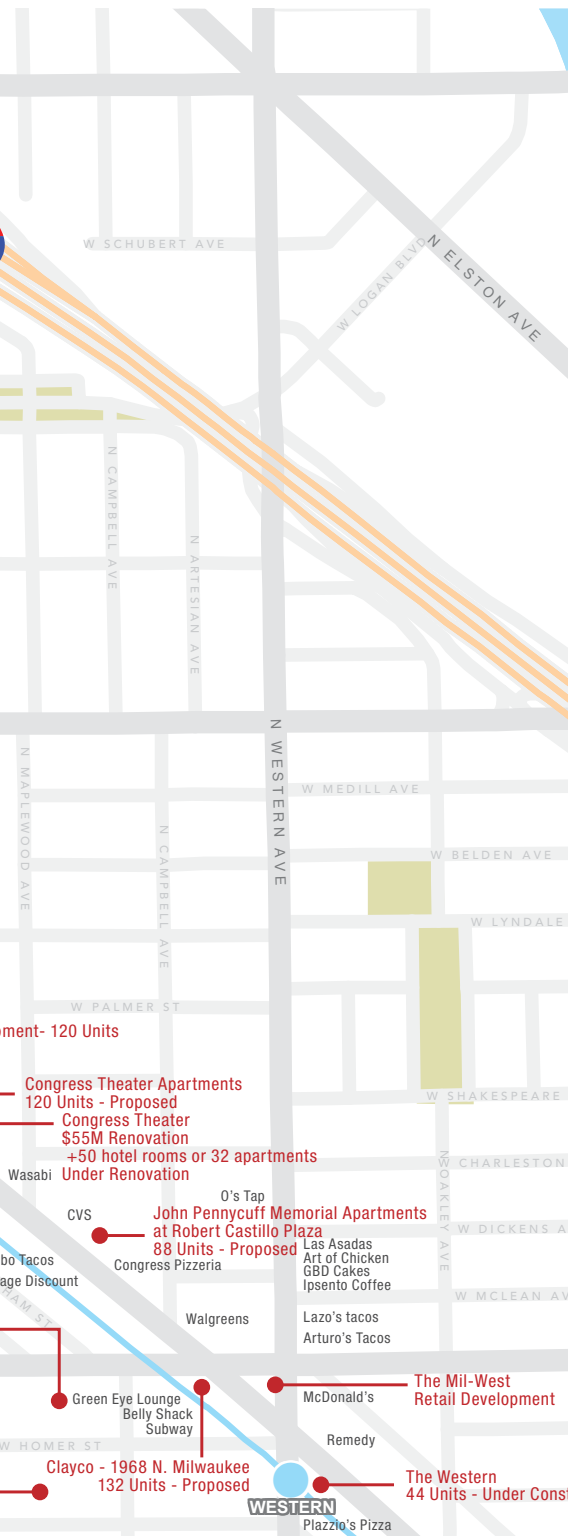


Explosive Growth

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 – 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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