

1965 NORTH MILWAUKEE AVENUE - CHICAGO, IL 60647

LOGAN SQUARE SECOND GENERATION COFFEE SHOP SPACE AVAILABLE



For more information contact:

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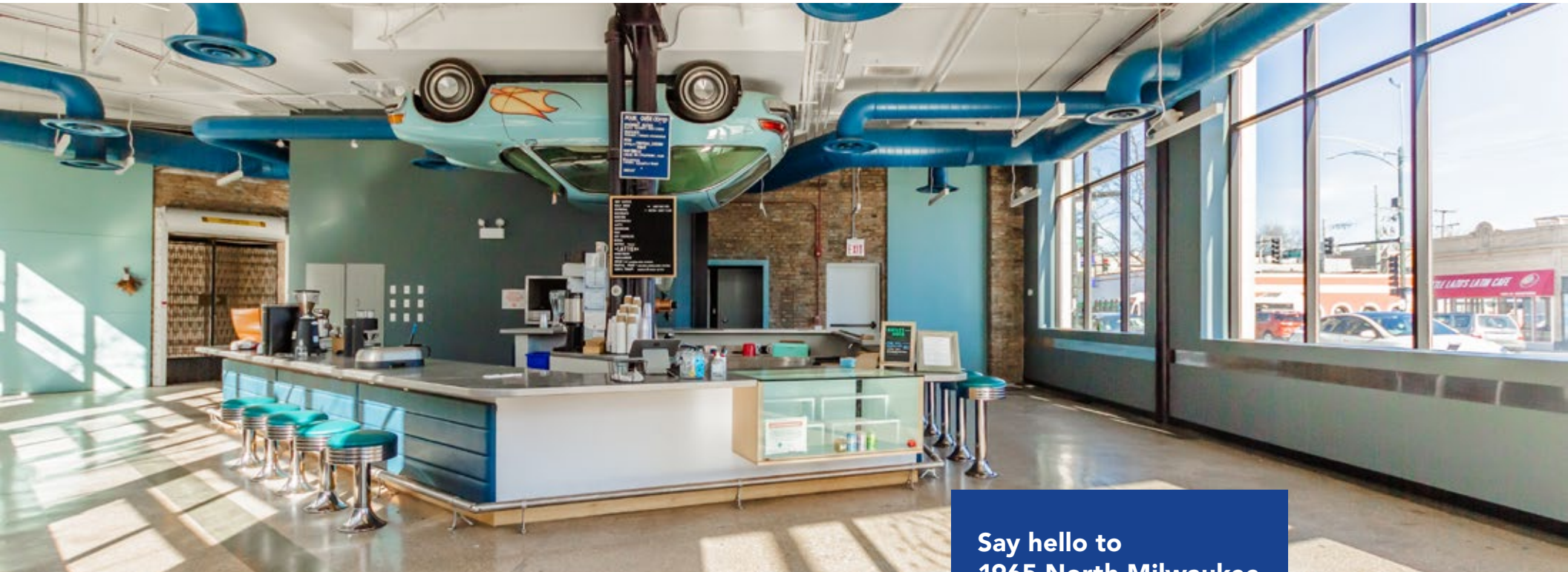
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BROKER OWNED PROPERTY.



1965 NORTH MILWAUKEE

MARGIE'S CANDIES BUILDING · CHICAGO, IL 60647



Say hello to
1965 North Milwaukee.

SITE HIGHLIGHTS

- Corner space available with highly visible frontage along Western & Milwaukee Avenues
- Home to Chicago's longest operating candy and ice cream institution, Margie's Candies
- Superior first-floor retail frontage on three streets, with visibility from each intersection and the Western Blue Line Station
- A Transit Oriented Development (TOD)
- Steps away from the Western Blue Line 'L' Station, four CTA bus routes and The 606
- Nearby retail includes Concord Music Hall, Starbucks, CrossFit Logan, Ramen Wasabi, Green Eye Lounge, Walgreens, Irazu, Remedy, Ipsento 606, Royal Palms Shuffleboard Club and many more



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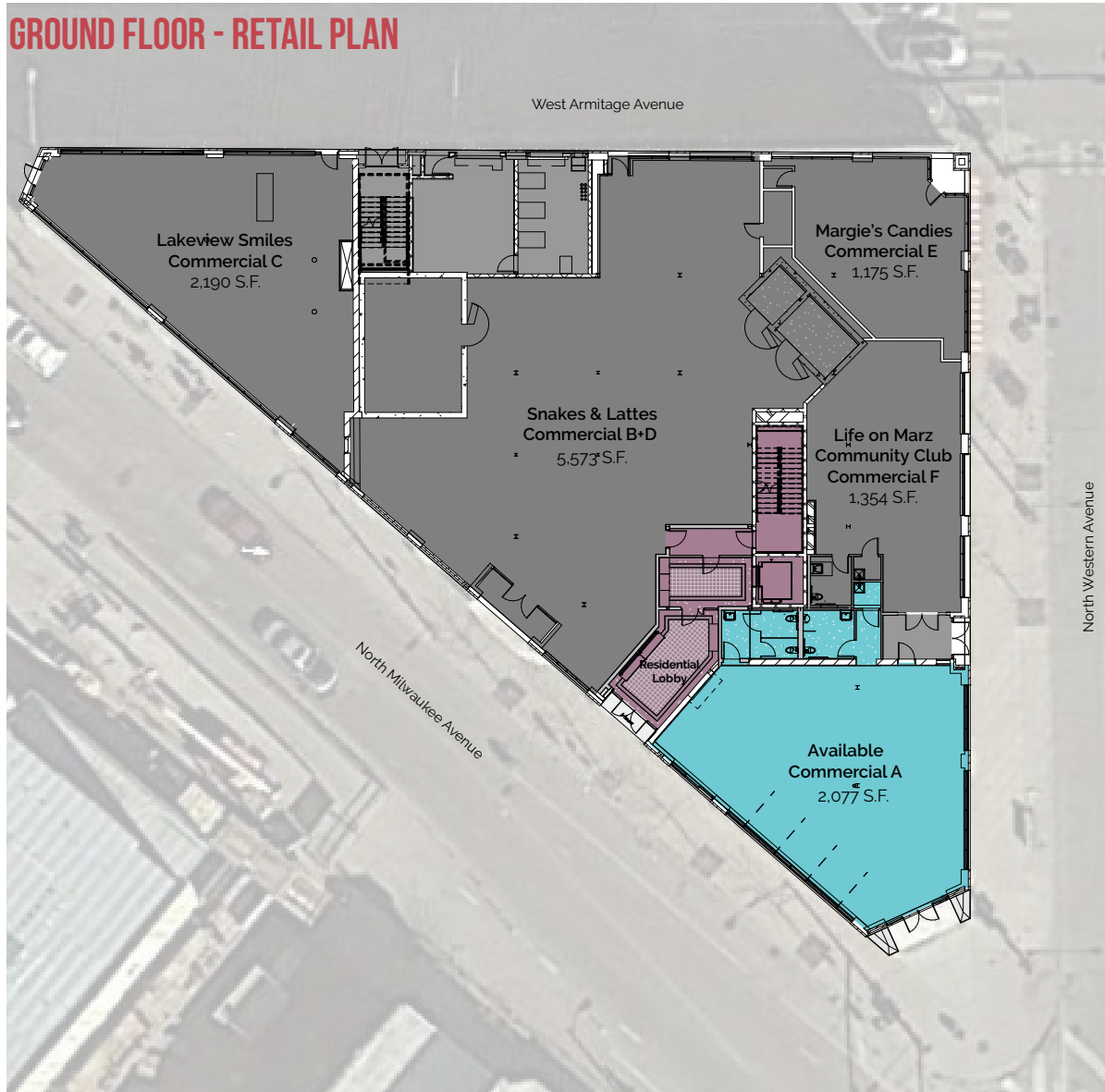
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GROUND FLOOR - RETAIL PLAN



AVAILABLE RETAIL SPACE

Commercial A	2,077 SF
Commercial B + D	Snakes & Lattes
Commercial C	Lakeview Smiles
Commercial E	Margie's Candies
Commercial F	Life on Marz Community Club



Interior of Commercial A



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AREA INFORMATION

With the Western L Station (Blue Line - O'Hare Branch) just across the street and four bus routes, public transit is at every corner of the Margie's Candies Building.

533,788

the number of riders taking the Blue Line L via the Western station, every year

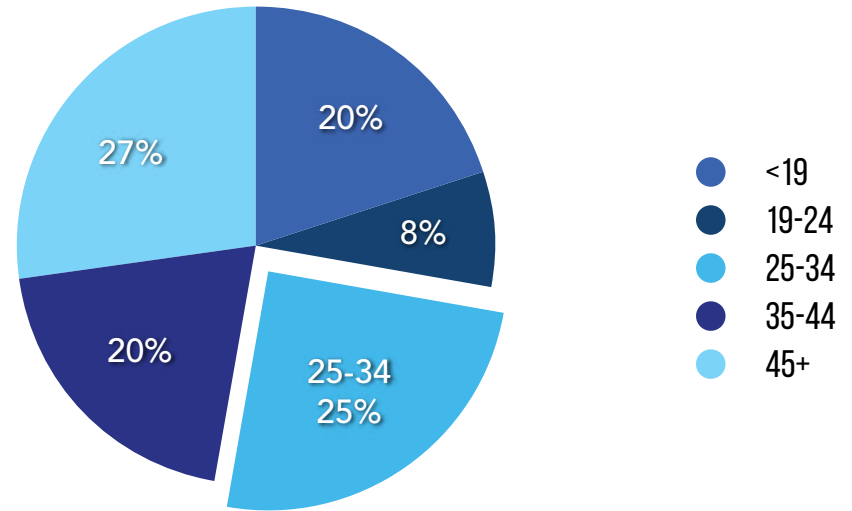
14 min to the Loop
on the blue line

30 min to O'Hare
on the Blue Line

23 min to Lincoln Square
via express bus

14 min to brown & purple
L lines by bus

AGE DISTRIBUTION - % OF POPULATION



35,925+

the number of vehicles that drive past the 1965 North Milwaukee every day



\$159,329

average annual household income for residents living within one mile of 1965 North Milwaukee

63,279+

the number of people living within a mile of 1965 North Milwaukee.

Walk Score

98

2,400+

the number of bicyclists that traverse Milwaukee Avenue in a day



Chicago's famed Margie's Candies est. 1921

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NEARBY DEVELOPMENTS

The Milwaukee Avenue development boom has produced over 2,000 apartments over the last few years, with more on the way. Including all of the proposed, under construction, and completed units along the stretch of Milwaukee Avenue between the Grand Blue Line station and the Logan Square station will eventually see the delivery of nearly **3,000 apartments and over 250,000 square feet of retail space***.

*Source: Curbed Chicago

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