

Logan Square - Chicago

CORNER RETAIL SPACE WITH EXTRA WIDE SIDEWALK IDEAL FOR LARGE OUTDOOR PATIO



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Chicago, Illinois 60661-1411
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3056 W. Diversey Ave. Chicago, IL



Logan Square

The neighborhood of Logan Square is defined by Kimball Ave. on the west, the North Branch area is characterized by the prominent historical boulevards and large bungalow-style homes. At one time, Logan Square boasted a large Norwegian-American population, centered along the historic boulevards. Logan Square was the site of the Norwegian-American cultural center, Chicago Norske Klub. Many elaborate, stylish and expensive houses and mansions line historic Logan and Kedzie Boulevards where the club was once situated. Logan Square now boasts a growing dining, bar and nightlife scene.

3056 W. Diversey Ave. Chicago, IL

Size (Approx.) 2,000 SF 1st Floor + Basement +

Area for Large Corner Outdoor Patio

Rental Rate \$4,000 per Month (Modified Gross)

For additional information or to schedule a showing contact:

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	37,570	266,937	617,315
2015 Female Population	35,770	264,591	634,894
2015 Total Population	73,340	531,528	1,252,209
2015 Total Households	27,775	203,075	518,889

Income

2015 Median Household Income	\$47,671	\$56,217	\$54,685
2015 Per Capita Income	\$26,325	\$33,504	\$35,320
2015 Average Household Income	\$69,002	\$86,718	\$83,703

Nearby Businesses

James Beard awarded and nominated restaurants and chefs; Superkhana International (Jason Hammel), Fat Rice (Abe Conlon) and Lost Lake (Paul McGee and Land & Sea Dept.) and Diversey Wine, Four Letter Word Coffee (Heisler Hospitality), Cellar Door Provisions and JJ Peppers

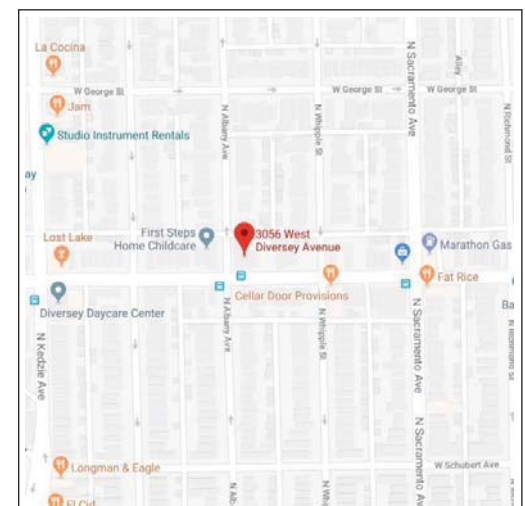
Description

Corner retail space with high tin ceilings and large sidewalk for outdoor café. This vanilla box space is divisible. Located on a stretch of Diversey Ave. in Logan Square that includes James Beard awarded & nominated restaurants and chefs. Short walk to Blue Line train and easy access to 90/94 Hwy.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 1024 2-29-2013

Map

Diversey Ave & Albany Ave



LISTING INFO

Agent	Brian Laskov brian@kudangroup.com
Transaction Type	Retail Space for Lease
Type of Property	3-story Mixed Use Building with 4 Apartments and 1 Divisible Retail Space
Sale or Lease	Lease
Real Estate included in price?	No
Property Data	
Address	3056 W. Diversy
City, Zip Code	Chicago, IL 60647
Area	Logan Square
County	Cook
Rental Rate	\$4,000 per. mo. Modified Gross
Lease Type	Modified Gross
Lease Term	Negotiable
Yearly Adjustment	Negotiable
Security Deposit	TBD
Taxes	\$9,938.91 (2018)
Building Type and Year Built	1893
Stories	3
Size	2,000 SF 1 st floor with basement and area for large corner outdoor patio
Lot Size	114' x 26'
Parking	Street
Zoning	B3-1
Licenses	NA
A/C & Heat	Central Air
Type of Roof & Age	Flat
Basement	Yes unfinished
Ceiling Heights	High with original tin ceiling
Ward	33
Alderman – Name and Phone Number	Rossana Rodriguez Sanchez 773-840-7880
Nearby Businesses	James Beard awarded and nominated restaurants and chefs; Superkhana International (Jason Hammel), Fat Rice (Abe Conlon) and Lost Lake (Paul McGee and Land & Sea Dept.) and Diversey Wine, Four Letter Word Coffee (Heisler Hospitality), Cellar Door Provisions and JJ Peppers
Property Description	Corner retail space with high tin ceilings, large sidewalk for outdoor café, vanilla box, space is divisible.
Location Description	It's nestled in a stretch of Logan Square that includes James Beard awarded and nominated restaurants and Crain's Chicago dubbed Diversey Avenue from

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LISTING INFO

	California to Kimball avenues the hottest new Restaurant Row in the city! Short walk to Logan Sq. Blue Line train stop and easy access to 90/94 Hwy.
Cross Streets	Diversey Ave. and Albany Ave.