

Retail Space for Lease in the Heart of Logan Square

# 2645 N. Milwaukee Avenue



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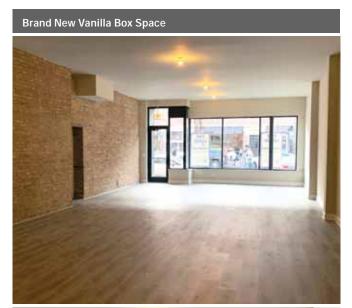


### Site Highlights

- ▶ Brand new vanilla box space
- ▶ ±1,900 SF available with Milwaukee Avenue frontage
- ▶ 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

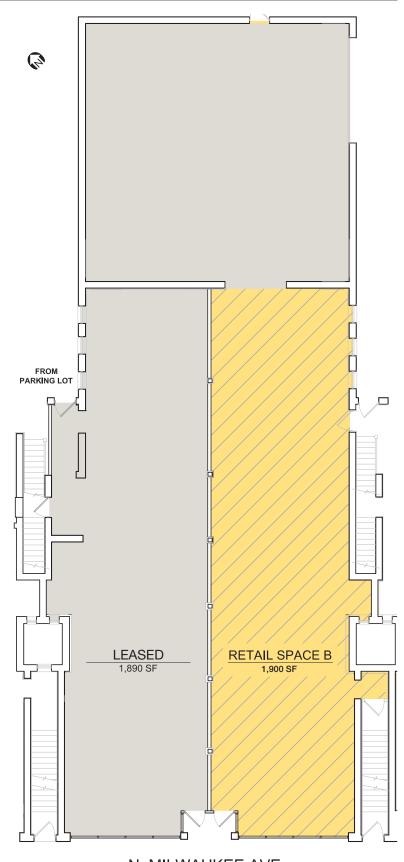


Demographic Summary			
	RADIUS		
	0.25 MI	0.50 MI	1.00 MI
Average HHI	\$68,552	\$73,629	\$69,466
Daytime Population	2,357	8,748	35,473
Residential Population	5,157	19,818	76,414









N. MILWAUKEE AVE.

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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 streescapes.







#### 2645 N. Milwaukee Avenue

Walk Score:



Walker's Paradise Daily errands do not require a car.

#### Transit Score:



Excellent Transit – 1/2 mile 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 49 Units -99 Units Renovated W DIVERSEY AVE Farmers Market GAP Goldblatt's Apartments Pinot's Palette
2778 N. Milwaukee Hopewell Brewing Co Gorilla Sushi The Walk In SABA McDonald's Harding Tavern Cafe Con Leche 49 Units & Retail Space Your Pet's Wellness Logan Square CTA Blue Line De Noche Mexicana Plaza Redevelopment The Old Plank Longman & Eagle Same Day Cafe Azucar El Cid Passion House LOGAN SQUARE Logan Theatre Renovation Intelligenstia Choi's Chinese Santa Barbara Jewelry Uncharted Books Reno Websters Wine Bar Completed IMBALL Art & Science Mini Mott La Boulangerie Billy Sunday
Young American
Lula Cafe
Project
Vaukee 2504-2516 N. Willetts Court Rocking Horse 23 Condo Units - Completed The Crab Pad Daisies **Urban Orchard Project** 2570-92 N. Milwaukee Proposed 2489-2505 N. Milwaukee 18 Units - Completed Father and Son Logans Crossing 220 Units Estereo Paulie Gee's Philly's Best Black Lion Tavern **Under Construction** The Whale Pink Squirrel The Whistler The Native Deadbolt Spilt Milk Big & Little's Furious Spoon Noca Blu Apartments 138 Units & Retail - Completed W FULLERTON AVE Liberty Bank Emporium Pr Chicago Distilling Co Slipper Slope Pretty Cool Ice Cream East Room Chicago Diner Revolution Brewing Cafe Mustache Citibank Cole's Bar 216 Units 2835-45 W. Belden Foremost Liquors Logan Bar & Grill Taqueria Moran Completed 100 Units - Under Construction Collectivo Coffee BLVD The Boiler Room

Masada CALIFORNIA

Little Mel's

Family D Dunkin Donuts Cozy Corner Baskin-Robbins Orange Theory Chase Bank Family Dollar L Development- 1 Completed Navigator Taproom nnjoy 120 Family Thrift Store **Explosive Growth** Taqueria Los Comales The Bike Lane Wasabi Salon Mexico There are more than 1,100 residential units, the majority of them apartments, spread over at least 20 projects that are either under Turbo Tacos construction or have been proposed in the neighborhood, bringing a Mode Logan Square 78 Units - Completed new demographic and feel to Logan Square. The influx of housing is 2701 W. Armitage 59 Units - Under Construction 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. Enclave New businesses along Milwaukee Avenue include fashion boutiques 49 Townhomes Completed 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 – 220 Units Under Construction



MiCa – 253 Units



L - 120 Units



Congress Theater – \$55M Renovation



The Western – 44 Units



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