

A ONCE IN A **CENTURY** RETAIL OPPORTUNITY

1965 NORTH MILWAUKEE AVENUE · CHICAGO, IL 60647

**ONE SPACE
REMAINING!**

For the first time in over 100 years, **retail space is available for lease at the iconic Margie's Candies Building**, located at one of the city's hottest intersections.



For more information contact:

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BROKER OWNED PROPERTY.

 **BAUM**
REALTY GROUP

1965 NORTH MILWAUKEE

MARGIE'S CANDIES BUILDING · CHICAGO, IL 60647



SITE HIGHLIGHTS

- Home to Chicago's longest operating candy and ice cream institution, Margie's Candies
- Only one space remaining with frontage along Western Avenue
- 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 (1.6 million riders annually), four CTA bus routes and The 606
- Nearby retail includes Concord Music Hall, Starbucks, Langhe Market, HERO Coffee, CrossFit Logan, Wasabi, Green Eye Lounge, Walgreens, Irazu, Remedy, Ipsento, Royal Palms Shuffleboard Club and many more

Say hello to
1965 North Milwaukee.



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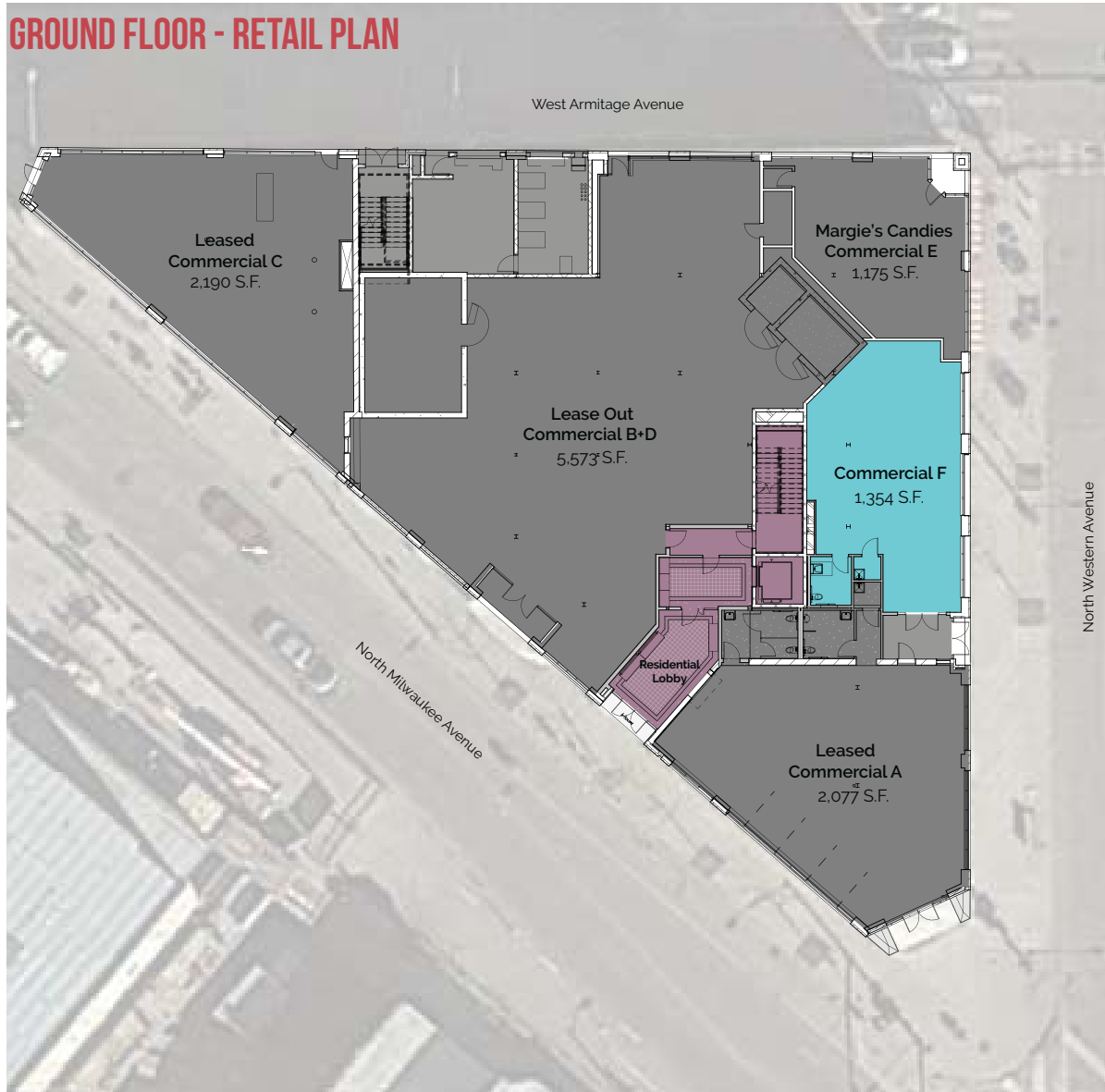
2 | 1965 NORTH MILWAUKEE



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GROUND FLOOR - RETAIL PLAN



AVAILABLE RETAIL SPACE

Commercial A	Leased
Commercial B	Lease Out
Commercial C	Leased
Commercial D	Lease Out
Commercial E	Margie's Candies
Commercial F	1,354 SF



Chicago's famed Margie's Candies est. 1921

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3 | 1965 NORTH MILWAUKEE



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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.

1.6 million

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

53,000+

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

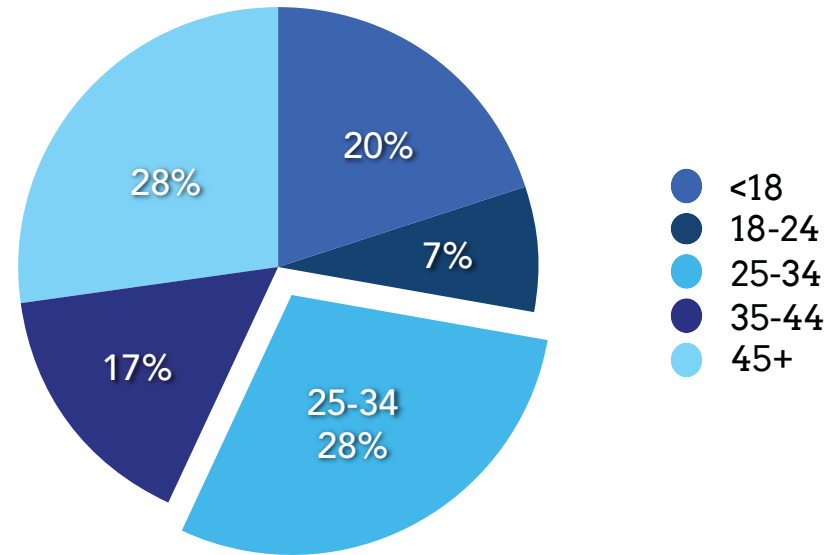


\$109,446

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



AGE DISTRIBUTION - % OF POPULATION



Walk Score

95

59,370+

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



2,400+

the number of bicyclists that traverse Milwaukee Avenue in a day



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NEARBY DEVELOPMENTS

The Milwaukee Avenue development boom shows no signs of slowing down with hundreds of new apartments delivered over the past few years, and hundreds 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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5 | 1965 NORTH MILWAUKEE



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