

# For Lease

Retail Space

# 2040 N. Milwaukee Avenue

Chicago, IL 60647 | Logan Square



- High impact retail space available in the trend setting Logan Square neighborhood of Chicago
- Property features over 70 feet of frontage on Milwaukee Avenue, high ceilings, floor to ceiling windows and full basement for storage or additional retail space
- Transit oriented location just steps from Western/ Milwaukee/Armitage, the Western CTA Blue Line and multiple bus routes
- Nearby co-tenants include Concord Music Hall, Belly Shack, Wasabi, Green Eye Lounge, Walgreens and many more
- 7,000 SF available, divisible to 3,000 SF

## DEMOGRAPHIC SUMMARY

	RADIUS		
	0.25 MILE	0.5 MILE	1 MILE
AVERAGE HHI	\$83,057	\$101,512	\$100,856
DAYTIME POPULATION	2,361	8,752	33,389
RESIDENTIAL POPULATION	4,477	18,788	60,474

## TRAFFIC COUNTS

N. MILWAUKEE AVENUE	12,400 VPD
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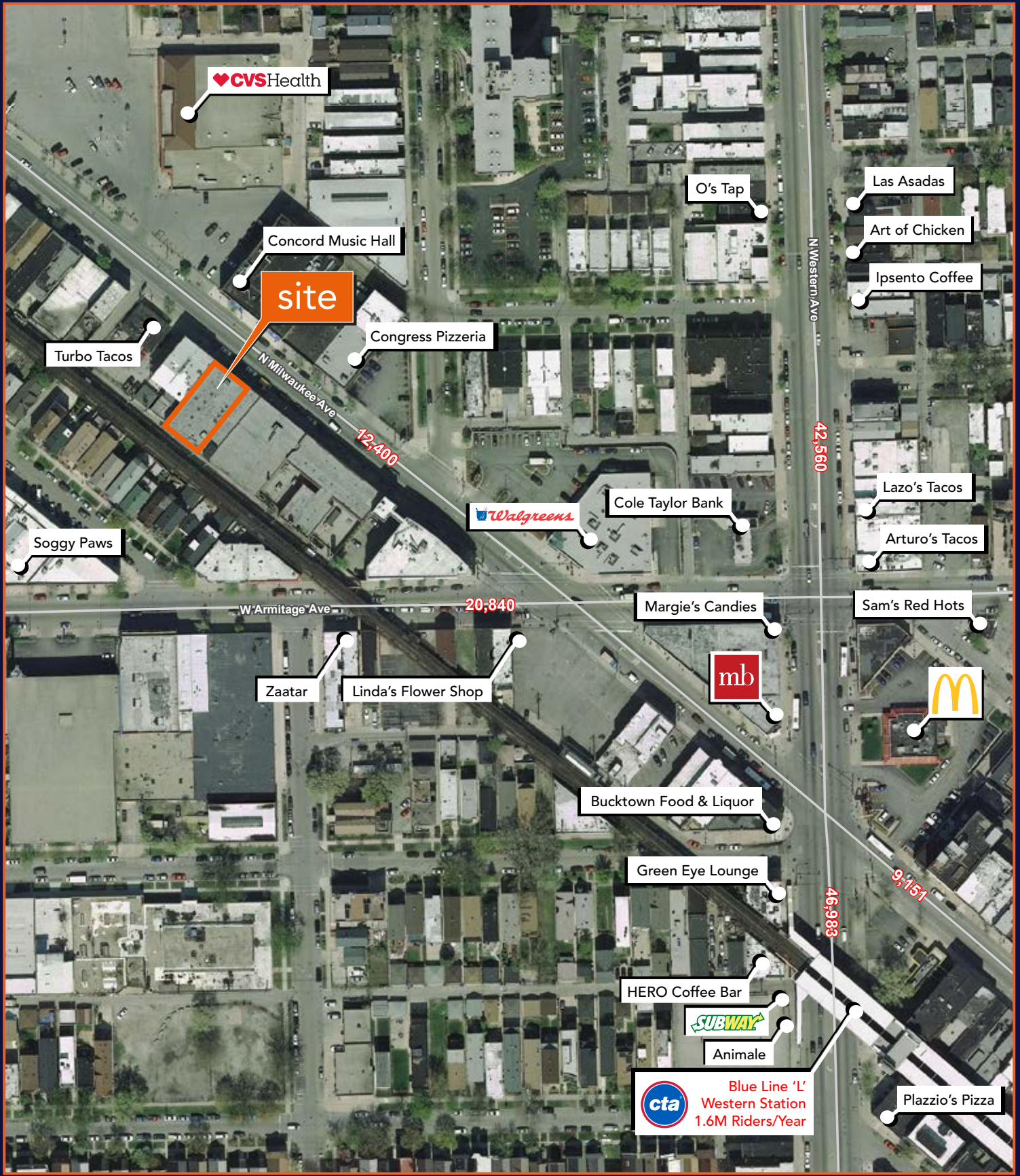
Will Crowden

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## FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.9184/-87.6900

RF1

2040 N Milwaukee Ave		0.25 Mile	0.5 Mile	1 Mile
Chicago, IL				
POPULATION	2016 Estimated Population	4,477	18,788	60,474
	2021 Projected Population	4,476	18,750	60,453
	2010 Census Population	4,470	18,810	60,351
	2000 Census Population	4,866	20,498	66,669
	Projected Annual Growth 2016 to 2021	-	-	-
	Historical Annual Growth 2000 to 2016	-0.5%	-0.5%	-0.6%
HOUSEHOLDS	2016 Estimated Households	2,020	8,480	27,117
	2021 Projected Households	2,073	8,702	27,905
	2010 Census Households	1,964	8,249	26,344
	2000 Census Households	1,819	7,650	25,205
	Projected Annual Growth 2016 to 2021	0.5%	0.5%	0.6%
	Historical Annual Growth 2000 to 2016	0.7%	0.7%	0.5%
AGE	2016 Est. Population Under 10 Years	11.6%	12.0%	11.7%
	2016 Est. Population 10 to 19 Years	8.5%	8.3%	8.9%
	2016 Est. Population 20 to 29 Years	21.3%	21.4%	21.5%
	2016 Est. Population 30 to 44 Years	29.7%	31.3%	30.4%
	2016 Est. Population 45 to 59 Years	14.2%	14.5%	14.9%
	2016 Est. Population 60 to 74 Years	10.4%	9.1%	9.2%
	2016 Est. Population 75 Years or Over	4.4%	3.3%	3.5%
	2016 Est. Median Age	32.7	32.1	31.9
MARITAL STATUS & GENDER	2016 Est. Male Population	52.1%	51.7%	50.9%
	2016 Est. Female Population	47.9%	48.3%	49.1%
	2016 Est. Never Married	55.0%	55.1%	54.3%
	2016 Est. Now Married	32.4%	33.2%	30.9%
	2016 Est. Separated or Divorced	10.3%	9.6%	12.1%
	2016 Est. Widowed	2.4%	2.2%	2.7%
INCOME	2016 Est. HH Income \$200,000 or More	10.7%	13.8%	11.9%
	2016 Est. HH Income \$150,000 to \$199,999	6.9%	9.1%	8.8%
	2016 Est. HH Income \$100,000 to \$149,999	11.7%	14.1%	15.2%
	2016 Est. HH Income \$75,000 to \$99,999	8.6%	9.9%	10.9%
	2016 Est. HH Income \$50,000 to \$74,999	16.6%	15.7%	15.9%
	2016 Est. HH Income \$35,000 to \$49,999	11.6%	9.4%	9.9%
	2016 Est. HH Income \$25,000 to \$34,999	9.9%	8.5%	7.6%
	2016 Est. HH Income \$15,000 to \$24,999	9.6%	8.5%	8.7%
	2016 Est. HH Income Under \$15,000	14.3%	11.0%	11.1%
	2016 Est. Average Household Income	\$83,057	\$101,512	\$100,856
	2016 Est. Median Household Income	\$63,677	\$77,524	\$75,699
	2016 Est. Per Capita Income	\$37,488	\$45,882	\$45,320
2016 Est. Total Businesses	202	751	2,743	
2016 Est. Total Employees	1,308	5,066	20,791	

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RACE	2016 Est. White	66.8%	68.5%	65.4%
	2016 Est. Black	5.5%	5.7%	9.0%
	2016 Est. Asian or Pacific Islander	5.5%	5.2%	4.9%
	2016 Est. American Indian or Alaska Native	0.6%	0.6%	0.6%
	2016 Est. Other Races	21.6%	20.0%	20.0%
HISPANIC	2016 Est. Hispanic Population	1,998	7,433	23,467
	2016 Est. Hispanic Population	44.6%	39.6%	38.8%
	2021 Proj. Hispanic Population	45.8%	40.9%	40.1%
	2010 Hispanic Population	45.0%	39.3%	38.4%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	3,228	13,574	43,431
	2016 Est. Elementary (Grade Level 0 to 8)	6.2%	4.7%	6.7%
	2016 Est. Some High School (Grade Level 9 to 11)	4.2%	4.1%	4.8%
	2016 Est. High School Graduate	23.6%	17.5%	15.8%
	2016 Est. Some College	15.2%	13.5%	13.6%
	2016 Est. Associate Degree Only	3.3%	3.2%	4.3%
	2016 Est. Bachelor Degree Only	32.2%	36.3%	35.1%
	2016 Est. Graduate Degree	15.3%	20.6%	19.7%
HOUSING	2016 Est. Total Housing Units	2,145	9,022	28,891
	2016 Est. Owner-Occupied	34.7%	38.5%	34.8%
	2016 Est. Renter-Occupied	59.5%	55.5%	59.1%
	2016 Est. Vacant Housing	5.8%	6.0%	6.1%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	6.7%	7.3%	6.4%
	2010 Homes Built 2000 to 2004	7.7%	8.7%	6.9%
	2010 Homes Built 1990 to 1999	5.9%	7.2%	7.4%
	2010 Homes Built 1980 to 1989	5.8%	5.0%	4.2%
	2010 Homes Built 1970 to 1979	7.3%	6.6%	6.6%
	2010 Homes Built 1960 to 1969	5.7%	5.9%	6.2%
	2010 Homes Built 1950 to 1959	5.7%	5.9%	6.9%
	2010 Homes Built Before 1949	55.2%	53.3%	55.4%
HOME VALUES	2010 Home Value \$1,000,000 or More	1.7%	3.1%	4.8%
	2010 Home Value \$500,000 to \$999,999	18.1%	22.5%	20.8%
	2010 Home Value \$400,000 to \$499,999	17.7%	13.5%	12.8%
	2010 Home Value \$300,000 to \$399,999	23.4%	24.6%	23.6%
	2010 Home Value \$200,000 to \$299,999	17.3%	16.0%	17.2%
	2010 Home Value \$150,000 to \$199,999	7.5%	7.5%	8.0%
	2010 Home Value \$100,000 to \$149,999	7.4%	5.8%	5.5%
	2010 Home Value \$50,000 to \$99,999	4.0%	4.5%	5.0%
	2010 Home Value \$25,000 to \$49,999	1.9%	1.4%	1.2%
	2010 Home Value Under \$25,000	1.0%	1.1%	1.1%
	2010 Median Home Value	\$361,379	\$377,712	\$369,610
	2010 Median Rent	\$811	\$891	\$873

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LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	3,738	15,638	50,247
	2016 Est. Civilian Employed	71.7%	76.4%	74.9%
	2016 Est. Civilian Unemployed	1.9%	2.3%	2.5%
	2016 Est. in Armed Forces	0.1%	-	-
	2016 Est. not in Labor Force	26.3%	21.2%	22.6%
	2016 Labor Force Males	51.8%	51.6%	50.9%
	2016 Labor Force Females	48.2%	48.4%	49.1%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	2,570	11,184	34,227
	2010 Mgmt, Business, & Financial Operations	15.4%	20.4%	19.8%
	2010 Professional, Related	19.5%	23.5%	25.6%
	2010 Service	16.3%	14.2%	14.5%
	2010 Sales, Office	26.2%	25.2%	25.2%
	2010 Farming, Fishing, Forestry	0.5%	0.2%	0.2%
	2010 Construction, Extraction, Maintenance	5.3%	5.2%	5.0%
	2010 Production, Transport, Material Moving	16.8%	11.2%	9.7%
	2010 White Collar Workers	61.1%	69.1%	70.6%
	2010 Blue Collar Workers	38.9%	30.9%	29.4%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	46.8%	47.5%	47.8%
	2010 Drive to Work in Carpool	9.0%	8.4%	6.6%
	2010 Travel to Work by Public Transportation	30.0%	31.1%	31.5%
	2010 Drive to Work on Motorcycle	0.3%	0.2%	0.2%
	2010 Walk or Bicycle to Work	9.3%	7.6%	7.3%
	2010 Other Means	0.3%	0.4%	0.7%
	2010 Work at Home	4.2%	4.8%	5.9%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	12.3%	11.8%	11.3%
	2010 Travel to Work in 15 to 29 Minutes	41.4%	38.4%	36.2%
	2010 Travel to Work in 30 to 59 Minutes	37.0%	41.2%	42.0%
	2010 Travel to Work in 60 Minutes or More	9.3%	8.6%	10.5%
	2010 Average Travel Time to Work	26.9	27.9	28.6
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$124 M	\$601 M	\$1.91 B
	2016 Est. Apparel	\$4.40 M	\$21.3 M	\$67.6 M
	2016 Est. Contributions, Gifts	\$9.16 M	\$46.3 M	\$145 M
	2016 Est. Education, Reading	\$5.35 M	\$27.0 M	\$84.9 M
	2016 Est. Entertainment	\$6.96 M	\$33.9 M	\$108 M
	2016 Est. Food, Beverages, Tobacco	\$18.7 M	\$89.0 M	\$284 M
	2016 Est. Furnishings, Equipment	\$4.29 M	\$21.1 M	\$67.2 M
	2016 Est. Health Care, Insurance	\$10.7 M	\$50.9 M	\$162 M
	2016 Est. Household Operations, Shelter, Utilities	\$38.6 M	\$186 M	\$591 M
	2016 Est. Miscellaneous Expenses	\$1.82 M	\$8.68 M	\$27.7 M
	2016 Est. Personal Care	\$1.62 M	\$7.77 M	\$24.8 M
	2016 Est. Transportation	\$22.7 M	\$108 M	\$347 M

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