

Retail Space for Lease in the Heart of Logan Square

2643 N. Milwaukee Avenue



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2643 N. MILWAUKEE AVENUE



Site Highlights

- ▶ ±1,810 SF available with Milwaukee Avenue frontage
- ▶ 2nd generation restaurant with existing black iron
- ▶ ½ block away from the Logan Square CTA Blue Line
- ▶ Across the street from the Logan Theatre with over 200,000 visitors annually
- ▶ Located in the heart of Logan Square, rated one of the 10 hottest neighborhoods in the country by Redfin
- ▶ Neighboring tenants include Intelligentsia, Longman & Eagle, Lula Café, Webster's Wine Bar & 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

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TRAFFIC COUNTS

13,700 VPD

on N. Milwaukee Avenue

2016 CTA LOGAN SQUARE
BLUE LINE STATION TOTALS:

2.3 M Riders

Average Annual Riders

7,379 Riders

Average Weekday Riders

Neighboring Retail:



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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 streetscapes.



Logan Theater



Fleur



Longman & Eagle

2643 N. Milwaukee Avenue

Walk Score:



Walker's Paradise

Daily errands do not require a car.

Transit Score:



Excellent Transit – 1/2 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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Lost Lake



Hopewell Brewing

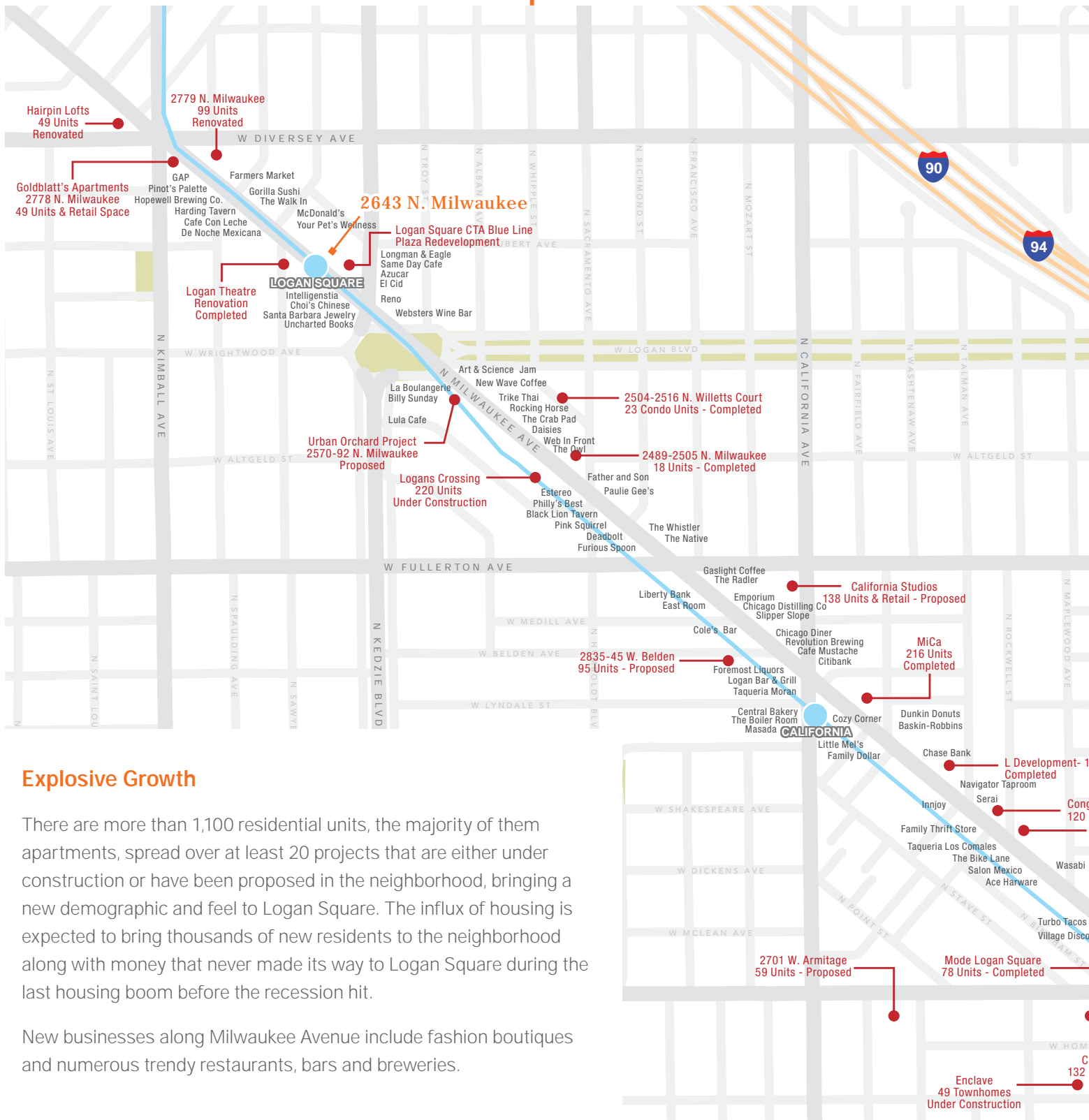
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Milwaukee Avenue Corridor Development

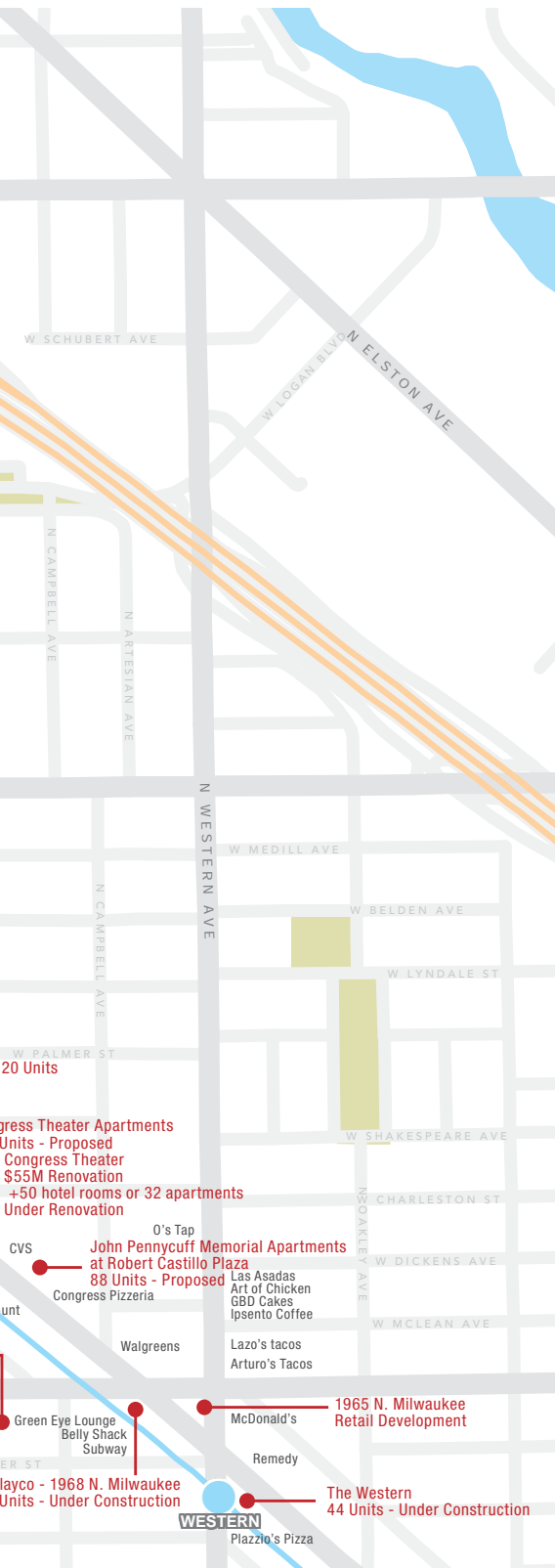


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Hairpin Lofts – 40 Units Renovated



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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