

Logan Square - Chicago SINGLE-STORY COMMERCIAL SPACE FOR LEASE



566 W. Lake St. Suite 320
Chicago, Illinois 60661-1411
kudangroup.com

2443 N. Milwaukee Ave.



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.

2443 N. Milwaukee Ave. Chicago, IL 60647

Size	Approx. 4,500 SF
Rental Rate	\$27/SF (NNN)
Taxes & CAM	\$4.50/SF
Lease Term	Negotiable



For additional information or to schedule a showing contact:

◀ Smart Phone Map (QR Code)

Juan Carlos Gomez

312.575.0480 ext. 4

juancarlos@kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	36,451	262,176	622,265
2015 Female Population	34,770	259,805	638,664
2015 Total Population	71,221	521,981	1,260,929
2015 Total Households	27,624	202,210	524,355

Income

2015 Median Household Income	\$49,090	\$56,965	\$54,723
2015 Per Capita Income	\$28,309	\$34,459	\$35,538
2015 Average Household Income	\$72,355	\$87,948	\$83,889

Nearby Businesses

Paulie Gee's	Furious Spoon
Whistler	Black Lion Tavern
Two Way Lounge	Lost Bar

Highlights

Retail, restaurant or office space available in the latest expansion of Logan Square's Milwaukee Avenue between Fullerton and Sacramento. Join soon to open, highly-anticipated Brooklyn favorite, Paulie Gee's pizzeria (its first location in Chicago), as well as: Furious Spoon and established neighborhood staples - The Whistler and Two-Way Lounge. This single-story commercial space has private parking option available.

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 7-29-2013

Map Milwaukee Ave. and Fullerton Ave.



DATA SHEET – 2443 N. Milwaukee Ave.

Listing Agent/s	Juan Carlos Gomez juancarlos@kudangroup.com 312.575.0480 ext. 4
Transaction Type	Lease
Property Type	Retail, Restaurant or Office for Lease
Address	2443 N. Milwaukee Ave.
City, Zip	Chicago, IL 60647
Area	Logan Square
County	Cook
INFORMATION	
P.I.N.	13-25-321-015-0000
Size (Building)	4,500 S.F. Approx.
Rental Rate	\$27/S.F.
Lease Type	NNN
Property Taxes, CAM and Insurance	\$4.50/S.F.
Yearly Adjustments	3%
Initial Duration	Negotiable
Options to Renew	Negotiable
Security Deposit	Based on Financial Review
Basement	N/A
HVAC Age	Contact Agent
HVAC (tons)	Contact Agent
Electric (amps)	Contact Agent
Stories	Single-Story
Building Type	Masonry
Parking	Five parking spaces available in the rear of the property. To be negotiated separately.
Zoning	C2-2
Ward & Alderman	Ward 1 – Alderman Joe Moreno
Nearby Businesses	Paulie Gee’s, Whistler, Two Way Lounge, Furious Spoon, Black Lion Tavern, Lost Bar, Philly’s Best
Property Description	Single-Story Commercial
Business Description	Space available in the latest expansion of Logan Square’s Milwaukee Avenue between Fullerton and Sacramento. Join soon-to-open, highly anticipated Brooklyn favorite, Paulie Gee’s pizzeria (its first location in Chicago), as well as: Furious Spoon and established neighborhood staples – The Whistler and Two-Way Lounge. This single-story commercial space has private parking option available.
Location Description	Logan Square The neighborhood of Logan Square is defined by Kimball Ave. on the west, the North Branch of the Chicago River

	<p>to the east, Diversey Ave., on the north, and Fullerton Ave. to the south. The 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.</p>
Cross Streets	Milwaukee Ave. and Fullerton Ave.