

# Avondale - Chicago

## RETAIL/WAREHOUSE SPACE AVAILABLE FOR LEASE



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

2935 N. Milwaukee Ave. Chicago, IL



### Avondale

Avondale is located on the Northwest Side of Chicago. Its main borders are the North Branch of the Chicago River, Diversey Ave., Addison St., Pulaski Rd. and the Union Pacific/ Northwest rail line. Located directly north of the Logan Square neighborhood, it is also accessible through the Belmont and Logan Square stations of the CTA Blue Line. Avondale has a reputation for being a tightly-knit and tolerant community, with convenient access to transportation and a widely varied range of businesses and shops, from large national chains to singular "mom-and-pop" establishments. Like neighboring Logan Square, Avondale is also experiencing a surge of artists and young professionals as they move their way northwest along Milwaukee Ave.

	2935 N. Milwaukee Ave. Chicago, IL 60618
Size (Approx.)	3,000 SF
Rental Rate	\$2,500 per Month (\$10 PSF)
Rental Type	Gross
Basement	Partial Basement Included

For additional information or to schedule a showing contact:  
Adam Salamon  
312.575.0480 Ext. 16  
adam@kudangroup.com

### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	33,091	266,482	611,993
2015 Female Population	31,906	265,378	626,805
2015 Total Population	64,997	531,860	1,238,798
2015 Total Households	22,925	192,005	497,834

	1-mi.	3-mi.	5-mi.
Income			
2015 Median Household Income	\$45,445	\$53,100	\$53,265
2015 Per Capita Income	\$22,471	\$29,261	\$33,129
2015 Average Household Income	\$63,347	\$80,423	\$81,109

### Nearby Businesses

Moe's Tavern  
Fifth Third Bank  
Kerely's Pizza  
Famsa Furniture

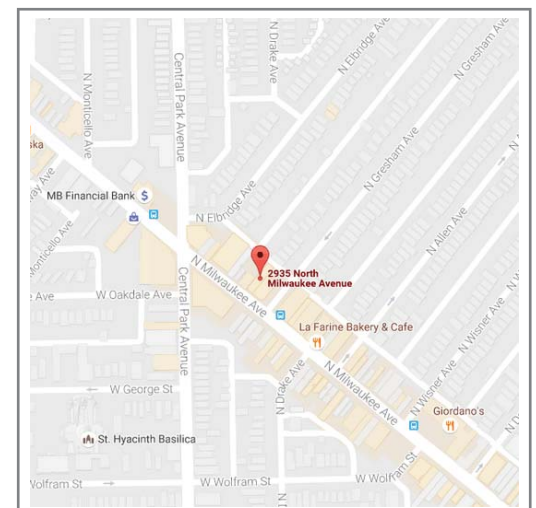
### Property Description

First floor commercial space right in the heart of Avondale, one of Chicago's hottest neighborhoods. Space is ready for retail or warehouse use. Great as live/work for an artist or photographer.

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. 363 05.21.14

### Map

Milwaukee Ave. & Central Park Ave.



## LISTING INFO

Agent Responsible	Adam Salamon adam@kudangroup.com
Transaction Type	Real estate only
Type of Property	Retail
Sale or Lease	Lease
<b>Property Data</b>	
Address	2935 N. Milwaukee Ave.
City, Zip Code	Chicago, 60618
Area	Avondale
County	Cook
Rental Rate	\$2,500 per Month (\$10 PSF)
Lease Type	Gross
Lease Term	Negotiable
Yearly Adjustment	3% Annually
Security Deposit	TBD
Taxes	None
CAM & Insurance	None
Building Type and Year Built	Brick
Stories	Three
Size	Approx. 3,000 SF
Zoning	B2-2
A/C & Heat	Central Air
Electric (amps)	200 Amp
Type of Roof & Age	Flat
Type of Basement	Partial basement included
Ceiling Heights	10'
Ward	35 <sup>th</sup> Ward
Alderman – Name and Phone Number	Carlos Ramirez-Rosa 773-887-3772
Nearby Businesses	Moe's Tavern, Fifth Third Bank, Kerely's Pizza, Famsa Furniture
Property Description	First floor commercial space right in the heart of Avondale, one of Chicago's hottest neighborhoods. Space is ready for retail or warehouse use. Great as live/work for an artist or photographer.
Location Description	Avondale Avondale is located on the Northwest Side of Chicago. Its main borders are the North Branch of the Chicago River, Diversey Ave., Addison St., Pulaski Rd. and the Union Pacific/Northwest rail line. Located directly north of the Logan Square neighborhood, it is also accessible through the Belmont and Logan Square stations of the CTA Blue Line. Avondale has a reputation for being a tightly knit and tolerant community, with convenient access to transportation and a widely varied range of

**LISTING INFO**

	businesses and shops from large national chains to singular "mom-and-pop" establishments. Like neighboring Logan Square, Avondale is also experiencing a surge of artists and young professionals as they move their way northwest along Milwaukee Ave.
Cross Streets	Milwaukee Ave. & Central Park Ave.