

Avondale - Chicago

RETAIL SPACE AVAILABLE FOR LEASE WITH POTENTIAL FOR RESTAURANT/BAR



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	Office - \$13 PSF
	Retail - \$17 PSF
Basement	Partial Basement Included

For additional information or to schedule a showing contact:
Adam Salamon
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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

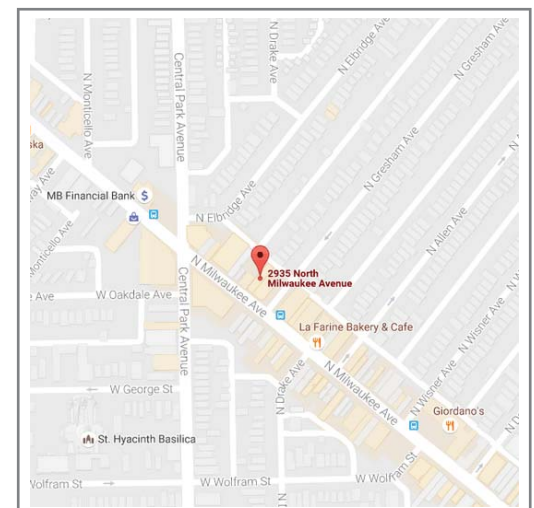
Highlights

Great retail space right in the heart of Avondale, one of Chicago's hottest neighborhoods. Space is ready for retail, office or warehouse. Space also has the potential to be converted into restaurant or bar with the possibility of a rooftop deck.

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	Adam Salamon adam@kudangroup.com
Transaction Type	Real Estate Only
Type of Property	Retail
Sale or Lease	Lease
Property Data	
Address	2935 N. Milwaukee Ave.
City, Zip Code	Chicago, 60618
Area	Avondale
County	Cook
Rental Rate	Office - \$13 PSF Retail - \$17 PSF
Lease Type	Net
Lease Term	Negotiable
Yearly Adjustment	3% Annually
Security Deposit	TBD
Taxes	\$6,714.69 (2015)
Building Type and Year Built	Brick
Stories	Three
Size	Approx. 3,000 SF
Zoning	B2-2
A/C & Heat	Central Air w/ Heat included (HVAC upgrade also possible)
Electric (amps)	200 Amp
Type of Roof & Age	Flat
Type of Basement	Partial Basement Included
Ceiling Heights	10'
Ward	35 th 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	Great retail space right in the heart of Avondale, one of Chicago's hottest neighborhoods. Space is ready for retail/office or warehouse. Space also has the potential to be converted into restaurant/bar with the possibility of a roof top deck.
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

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Cross Streets	Milwaukee Ave. & Central Park Ave.