

Avondale - Chicago

RETAIL/OFFICE/WAREHOUSE SPACE AVAILABLE FOR LEASE



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

2935 N. Milwaukee Ave. Chicago, IL



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

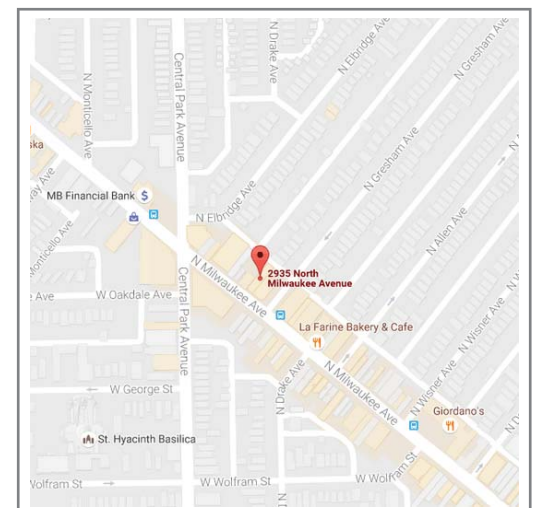
Highlights

Great commercial space right in the heart of Avondale, one of Chicago's hottest neighborhoods. Space is ready for retail, office or warehouse use. Space also has the potential to be converted into a live/work space.

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.



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 | \$11 PSF |
| Rental Type | Net |
| Basement | Partial Basement Included |

For additional information or to schedule a showing contact:

Adam Salamon

312.575.0480 Ext. 16

adam@kudangroup.com

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 | \$11 PSF - <i>Price Reduced!</i> |
| Lease Type | NET |
| Lease Term | Negotiable |
| Yearly Adjustment | 3% Annually |
| Security Deposit | TBD |
| Taxes | \$1.12 PSF \$6,714.69 (2015) Tenant responsible for 50% of Taxes |
| 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 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 commercial space right in the heart of Avondale, one of Chicago's hottest neighborhoods. Space is ready for retail/office or warehouse use. Space also has the potential to be converted into a live/work space. |
| 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 |

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| | |
|----------------------|---|
| | <p>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.</p> |
| <p>Cross Streets</p> | <p>Milwaukee Ave. & Central Park Ave.</p> |