

Logan Square - Chicago VACANT RESTAURANT/RETAIL FOR LEASE



566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
kudangroup.com

2529 N. Milwaukee Ave.



Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	36,199	266,564	614,931
2015 Female Population	34,377	264,217	632,626
2015 Total Population	70,576	530,781	1,247,557
2015 Total Households	26,893	203,001	517,229

Income

2015 Median Household Income	\$48,057	\$56,268	\$54,741
2015 Per Capita Income	\$26,751	\$33,569	\$35,368
2015 Average Household Income	\$69,708	\$86,794	\$83,769

Nearby Businesses

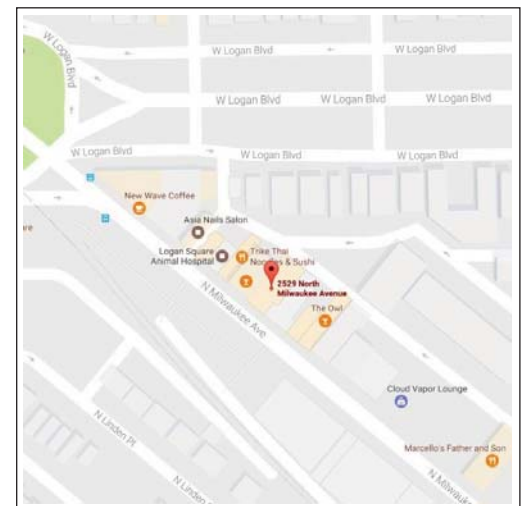
Rocking Horse	Asia Nails
Sparrow	Milk & Wood
The Owl	The Crab Pad

Description

Vacant restaurant/retail for lease on busy Milwaukee Ave. in booming Logan Square. Newly rehabbed building with new facade, windows, bathrooms and exhaust hood. Ideal location surrounded by retail and nightlife. Great for restaurant/nightclub or retail/office use.

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 Between California and Western on Milwaukee



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.

2529 N. Milwaukee Ave. Chicago, IL 60647

Size Approx. 2,400 SF

Rental Rate \$28/SF

Taxes \$5,000 (2015)

Lease Term 5 Year / 5 Year Option

For additional information or to schedule a showing contact:

Daniel Rubinow

773-809-5409

daniel@kudangroup.com

LISTING INFO

Agent(s) Responsible	Daniel Rubinow daniel@kudangroup.com
Type of Property	Restaurant/Retail
Sale or Lease	Lease
Real Estate included in price?	No
Property Data	
Property Type	Vacant Restaurant/Retail
Address	2529 N. Milwaukee Avenue-Unit B
City, Zip Code	Chicago, Il. 60647
Area	Logan Square
County	Cook
Rental Rate	\$28/SF Net
Lease Type	\$28/SF plus Approx. \$5,000/Year Taxes
Lease Term	5 Year/5 Year option
Yearly Adjustment	2.5 %/Year
Security Deposit	Two months/First month Rent
Taxes	\$5,000 (2016)
Building Type and Year Built	1988, Brick
# Of Seats	TBD
Stories	Two Story Building
Size	2,400 SF (+ 2,600 SF Basement)
Lot Size	N/A
Parking	Street
Zoning	CC-2
Licenses	Not currently
A/C & Heat	Ask agent
Electric (amps)	Ask agent
Type of Roof & Age	Flat
Type of Basement	Full
Ceiling Heights	12 ft.
Ward	32
Alderman	Scott Waguespack 312-248-1330
Nearby Businesses	Rocking Horse, Sparrow, The Owl, Asia Nails
Property Description	Vacant restaurant/retail for lease on busy Milwaukee Ave. in booming Logan Square. Recently rehabbed building with new facade, windows, bathrooms and exhaust hood. Ideal location surrounded by retail and nightlife. Great for restaurant, nightclub or retail/office use.
Cross Streets	Milwaukee & Logan Blvd.
FF&E included in price?	New kitchen exhaust hood/Make-up air