

Logan Square - Chicago VACANT RESTAURANT/RETAIL FOR LEASE



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

2529 N. Milwaukee Ave. - Unit B



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

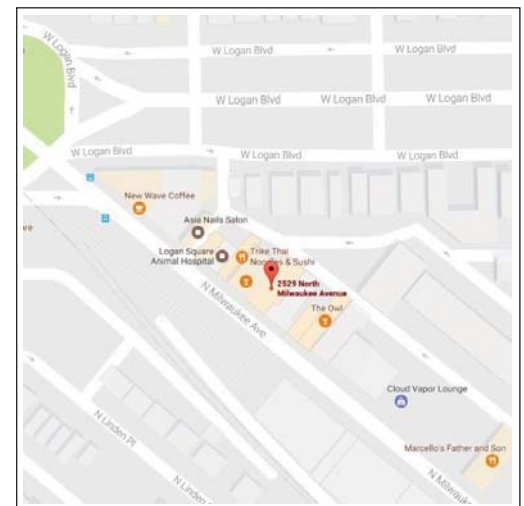
| | |
|---------------|--------------|
| Rocking Horse | Asia Nails |
| Sparrow | Milk & Wood |
| The Owl | The Crab Pad |

Description

Vacant restaurant/retail for lease on busy Milwaukee Ave. in booming Logan Square. Newly rehabbed building with new facade and windows. 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. Unit B, Chicago, IL 60647

| | |
|-------------|-------------------------|
| Size | Approx. 1,900 SF |
| Rental Rate | \$5,000 per Month (Net) |
| Taxes | \$5,000 (2016) |
| 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 | \$5,000 per Month |
| Lease Type | Net |
| 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 | 1,900 SF (Approx.) |
| 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 and windows. 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 |