

Logan Square - Chicago

TWO-STORY (DIVISIBLE) RETAIL SPACE WITH 14' CEILING AND OPEN FLOOR PLAN



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

2702 - 2734 N. Milwaukee Ave. Chicago, IL



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.

2702-2734 N. Milwaukee Ave. Chicago, IL 60647

Size (Approx.) 27,500 SF (13,750 per Floor - Divisible to 2,500 SF)
Fitness/gym studio is approx. 6,500 SF.

Taxes & CAM \$7/SF

Rental Rate \$28/SF Net

For additional information or to schedule a showing contact:

Jarrett Fradin

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	37,570	266,937	617,315
2015 Female Population	35,770	264,591	634,894
2015 Total Population	73,340	531,528	1,252,209
2015 Total Households	27,775	203,075	518,889

Income

2015 Median Household Income	\$47,671	\$56,217	\$54,685
2015 Per Capita Income	\$26,325	\$33,504	\$35,320
2015 Average Household Income	\$69,002	\$86,718	\$83,703

Nearby Businesses

Logan Theater
Hopwell Brewing Co.
Cafe Con Leche
The Harding Tavern

Description

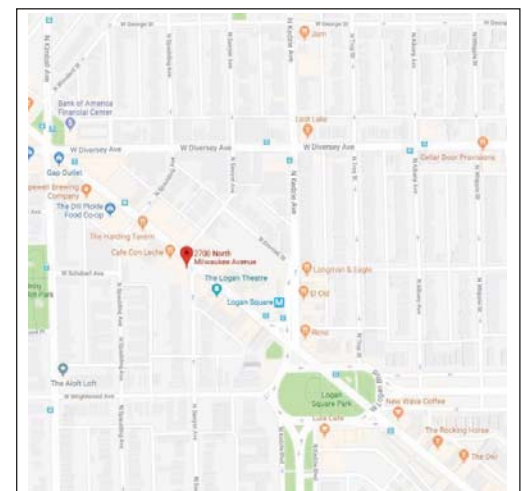
Two-story retail opportunity with 14' ceiling height and open floor plan. Approx. 13,750 SF on each floor, divisible to 2,500 SF. Fitness/gym studio is 6,500 SF (approx.). Parking area allows for outdoor dining of approx. 2,500 SF. Flat rooftop allows for 4,500 SF outdoor deck. Space in front of retail allows for sidewalk cafe.

Surrounded by national retailers, restaurants & theaters in the center of Logan Square Entertainment District. Directly across from Blue Line stop. Ideal for any retail or office use. Strong demographics and high traffic counts. This area allows retailers to operate from morning through late evening. Very rare opportunity!

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

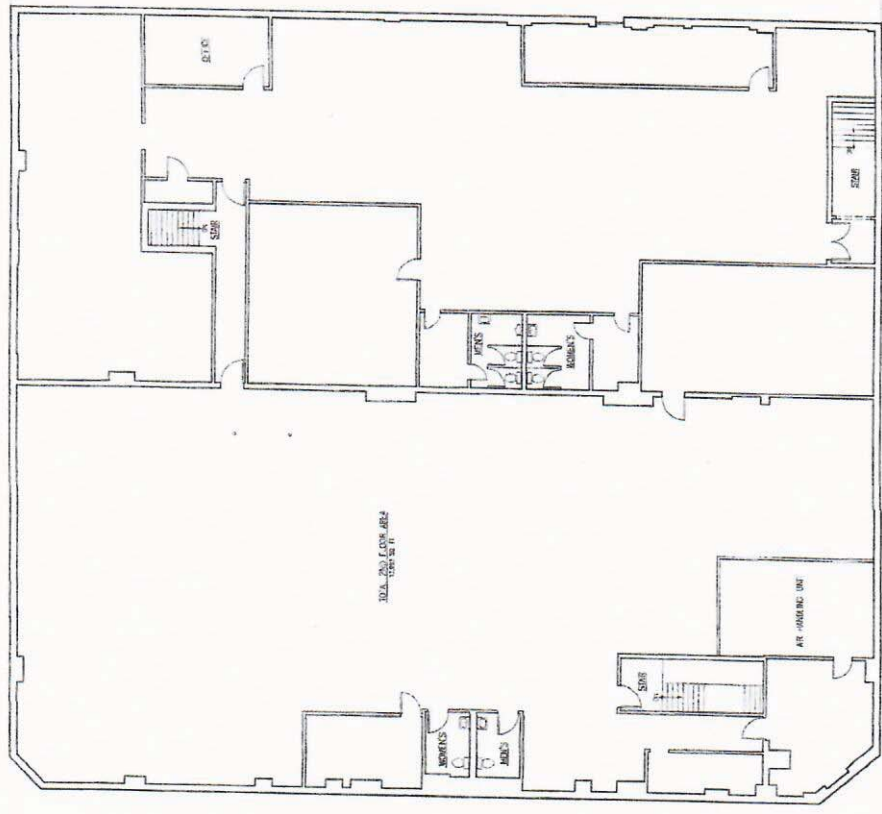
Milwaukee Ave. between N. Spaulding and N. Sawyer



2702-2734 N. Milwaukee

Agent	Jarrett Fradin jarrett@kudangroup.com
Transaction Type	Retail/Restaurant Lease
Real Estate included in price?	No
Property Data	
Address	2702-2734 N. Milwaukee Ave
City, Zip Code	Chicago, IL 60647
Area	Logan Square
County	Cook
Rental Rate	\$28 PSF Net
Tax and Cam	\$7 PSF
Yearly Adjustment	TBD
Security Deposit	Two month's rent due at lease execution
Stories	Mixed Use Two story building, Slab on Grade
Size	+/- 27,500 Square Feet (Divisible)
Frontage	150+ Linear Feet
Parking	99 Spaces Dedicated to Retail Users ONLY
Ac/Heat	Central
Electric	600+
Zoning	B3-3
Alderman – Ward	35 th – Carlos Ramirez Rosa
Nearby Businesses	Logan Theater, Hopwell Brewing Co, Café Con Leche, The Harding Tavern, Puebla Restaurant and Taqueria
Property Description	Two story retail opportunity with 14'+ ceiling heights. Open floor plan with approx. 13,750 SF on each floor, divisible to 2,500. Fitness/gym studio space is approx. 6,500 SF. Parking area will allow for outdoor dining of approx. 2,500 SF. Flat rooftop of over 4,500 SF will allow for outdoor deck. Space in front of retail will allow for sidewalk café.
Location Description	Surrounded by national retailers, restaurants, and theaters in the center of Logan Sq. Entertainment District. Directly across from Logan Square Blue Line stop with 99 parking spaces. Ideal for any retail or office use. Strong demographics with high pedestrian and vehicle counts. This area will allow for retailers to operate from morning through late evening. Very rare opportunity.
Cross Streets	Milwaukee Ave between N. Spaulding and N. Sawyer

Date	Issued For	Fielding Comments
10/7/2008		



1 PARTIAL SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"

