

Logan Square - Chicago

VANILLA BOX RETAIL SPACE FOR LEASE

2955 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.

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Size (Approx.) 2,950 SF + Basement
 Rental Rate \$18/SF Modified Gross

For additional information or to schedule a showing contact:

Brian Laskov
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 Brian@kudangroup.com



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

	.5 Mile	1 Mile	1.5 Miles
Population	25,064	70,681	148,343
Households	8,568	25,580	52,949
Avg HH Income	\$62,208	\$68,509	\$69,827
Daytime Population	15,860	50,297	105,411

Nearby Businesses

Mother Ruin	Kerelys Cuban Cafe
Moe's Tavern	Tacos Tequilas
Record Breakers	Podlasie Club
Sipping Turtle Cafe	ASPIRA Business

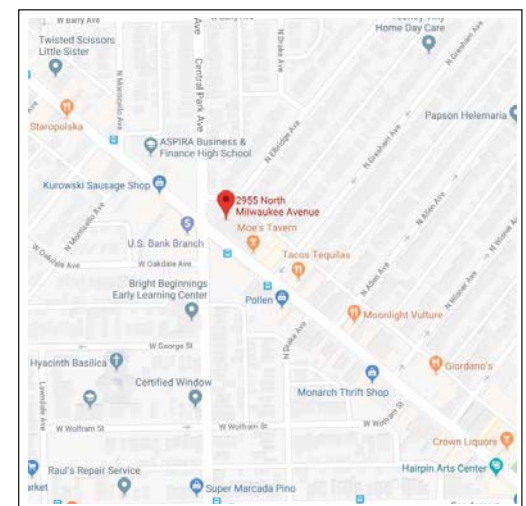
Description

Vanilla box retail space with additional basement space in beautiful graystone mixed-use 3-unit building along hot Logan Square/Avondale Milwaukee Ave corridor (hipster highway). All building systems completely updated, room for sidewalk cafe. Landlord is willing to work with a qualified tenant to contribute towards build out or TI. Perfect for restaurant, coffee shop, yoga studio, gallery, gym and more.

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

SEC of Milwaukee Ave. & Central Park Ave.



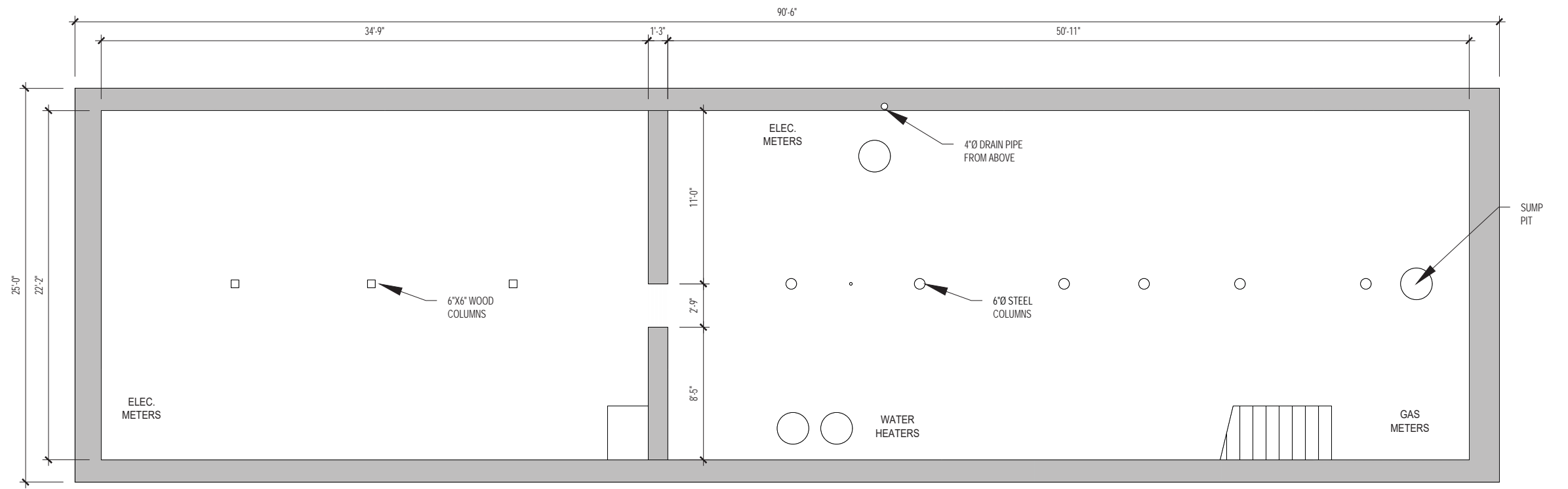
LISTING INFO

Agent	Brian Laskov brian@kudangroup.com
Transaction Type	Retail Space for Lease
Type of Property	Vanilla box retail space and basement in a mixed-use 3 unit 3-story gray stone building.
Sale or Lease	Lease (Real Estate also available)
Real Estate included in price?	No
Property Data	
Address	2955 N Milwaukee
City, Zip Code	Chicago, IL 60618
Area	Logan Square / Avondale
County	Cook
Sale Price	Ask Agent
Rental Rate	\$18/SF
Lease Type	Modified Gross
Lease Term	Negotiable
Yearly Adjustment	Negotiable
CAP Rate	NA
Tax, CAM & Insurance	Tenant pays its share of the increases
Security Deposit	TBD
Taxes	\$8,465.54 Tenant pays its share of the increases
Building Type and Year Built	1909 Completely renovated in 2014
Stories	3
Size	2,950 SF 1 st floor plus basement
Lot Size	3,098 SF
Parking	Easy Street
Zoning	B2-2
A/C & Heat	Central HVAC
Electric (amps)	200-600 Amps
Type of Roof & Age	Flat
Basement	Yes
Ceiling Heights	12'
Ward	35
Alderman – Name and Phone Number	Carlos Ramirez-Rosa 773-887-3772
Nearby Businesses	Mother Ruin, Moe's Tavern, Record Breakers, Sipping Turtle Café, Kerelys Cuban Café, Tacos Tequilas, Podlasie Club, ASPIRA Business & Finance High School, Kurowski Sausage Shop, Giordano's, Dante's, Friendship Chinese, Gap, Foot Locker, MB Financial, US Bank
Property Description	Vanilla box retail space with additional basement space in beautiful gray stone mixed-use 3 unit building along hot Logan Sq./ Avondale Milwaukee Ave corridor (hipster highway). All building systems

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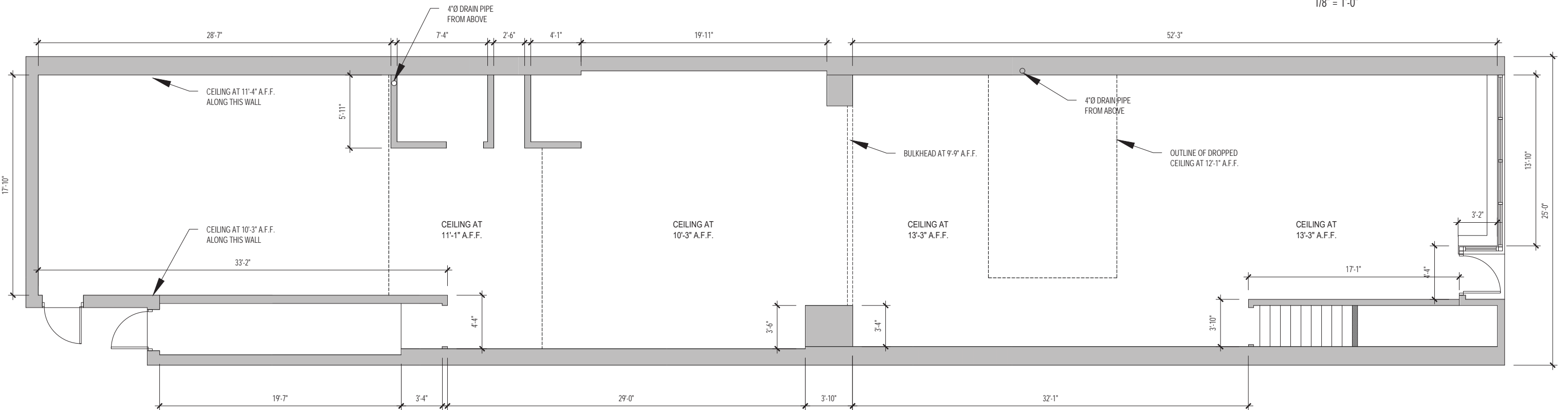
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	completely updated. Room for sidewalk cafe. Landlord is willing to work with a qualified tenant to contribute towards build-out, or TI. Perfect for restaurant, coffee shop, yoga studio, gallery, gym and more.
Location Description	Rapidly growing Logan Square/ Avondale location surrounded by some of the hottest restaurants and bars in the city. Near Belmont CTA Blue Line station and Logan Sq. Blue Line train stop, along hipster highway and steps from the Milwaukee #56 CTA bus stop, providing convenient transportation to Chicago's Loop and O'Hare International Airport.
Cross Streets	Milwaukee Ave. and Central Park Ave.



2 BASEMENT PLAN

1/8" = 1'-0"



1 MAIN FLOOR PLAN

1/8" = 1'-0"

2955 MILWAUKEE LLC
 2955 MILWAUKEE AVENUE
 CHICAGO IL

MAIN FLOOR AREA 2,950 S.F.
 BASEMENT AREA 2,263 S.F.



DATE: 19/04/27
 SURVEYOR: MJ
 DRAWN BY: MJ

FLOOR PLAN
 SHEET TITLE

1
 SHEET #



Novamar Building Document
 1321 Washington
 Evanston, IL 60202
 847.530.1294
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