

THE MIL-WEST BUILDING

A ONCE IN A **CENTURY** RETAIL OPPORTUNITY

1965 NORTH MILWAUKEE AVENUE · CHICAGO, IL 60647

DELIVERY Q2 2017



For the first time in over 100 years, **retail space is available for lease at the iconic Mil-West Building**, located at one of the city's hottest intersections.



For more information contact:

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BROKER OWNED PROPERTY.



THE MIL-WEST BUILDING

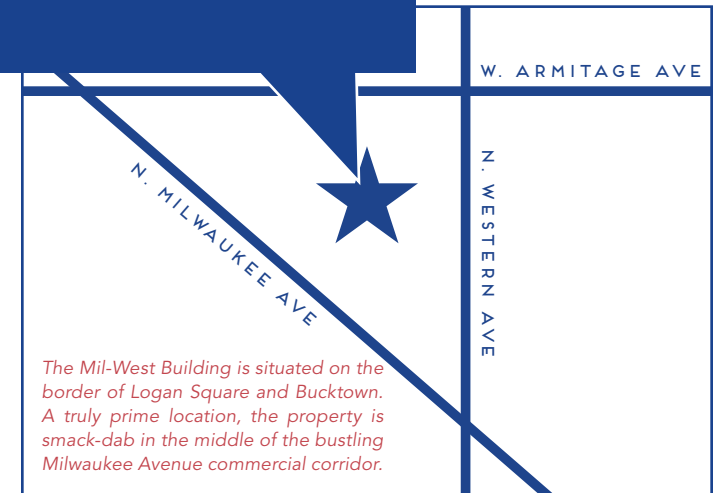
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SITE HIGHLIGHTS

- Home to Chicago's longest operating candy and ice cream institution, Margie's Candies
- Up to 11,435 SF of contiguous space available with frontage on Milwaukee, Western & Armitage Avenues
- Superior retail frontage with 472 linear feet of first-floor retail frontage on three streets, with visibility from each intersection and the Western Blue Line Station
- Originally built as a bank, some availabilities at the Mil-West feature unique vault spaces in pristine condition
- Steps away from the Western Blue Line L Station (1.6 million riders annually), four CTA bus routes and The 606
- A Transit Oriented Development (TOD)
- Nearby retail includes Concord Music Hall, Belly Shack, Animale, CrossFit Logan, Wasabi, Green Eye Lounge, Walgreens, Irazu, Remedy, Ipsento, proposed Royal Palms Shuffleboard Club and many more
- The Mil-West Triangle is the area formed by Milwaukee, Western, and Armitage Avenues

Say hello to the
Mil-West Building.

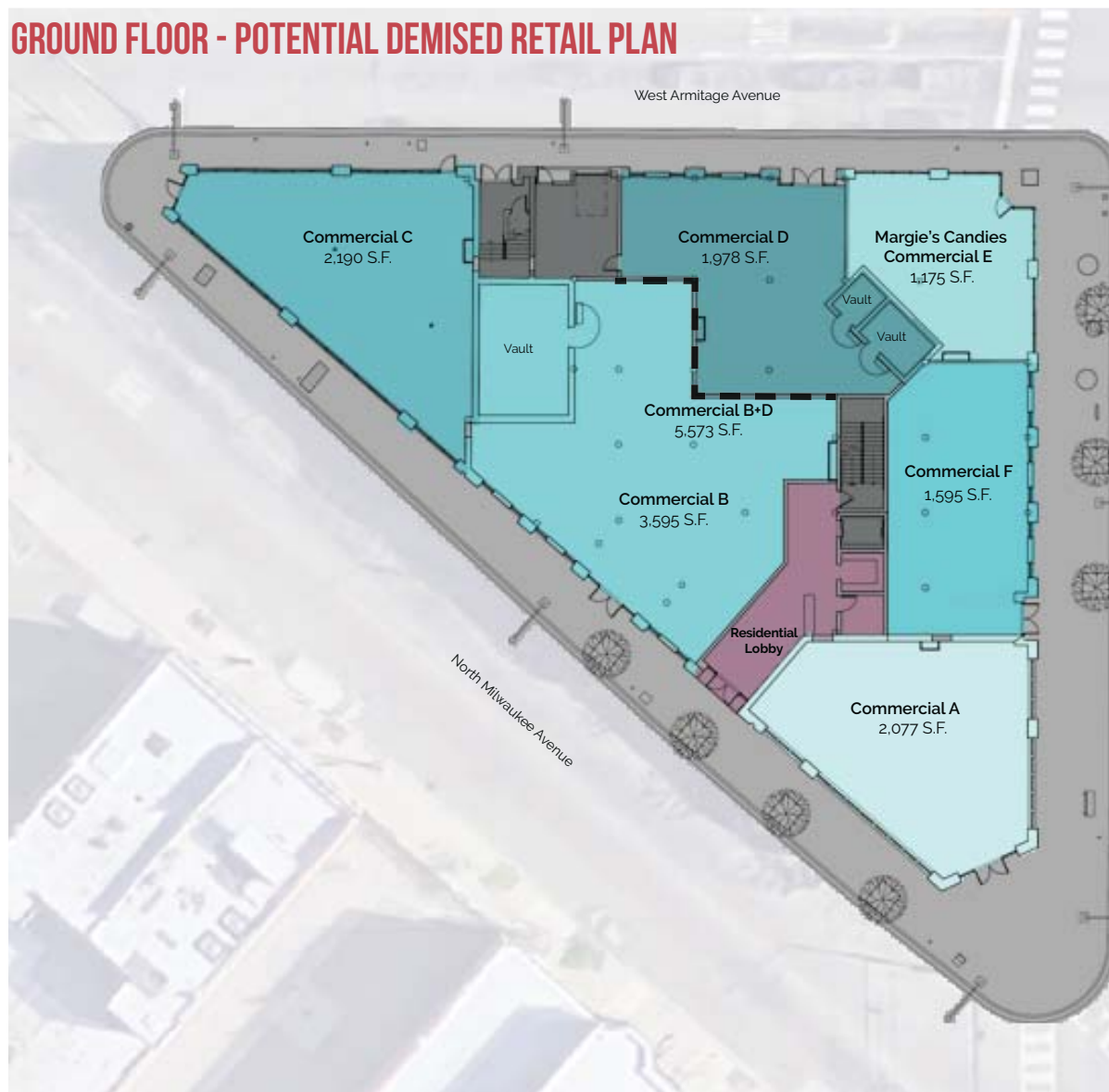


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GROUND FLOOR - POTENTIAL DEMISED RETAIL PLAN



AVAILABLE RETAIL SPACE

Commercial A	2,077 SF
Commercial B	3,595 SF
Commercial C	2,190 SF
Commercial D	1,978 SF
Commercial E	Margie's Candies
Commercial F	1,595 SF

All spaces can be combined for total of 11,435 SF



Chicago's famed Margie's Candies est. 1921



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AREA INFORMATION

With the Western L Station (Blue Line - O'Hare Branch) just across the street and four bus routes, public transit is at every corner of the Mil-West Triangle.

1.6 million

the number of riders taking the Blue Line L via the Western station, every year

14 min to the Loop
on the blue line

30 min to O'Hare
on the Blue Line

23 min to Lincoln Square
via express bus

14 min to brown & purple
L lines by bus

53,000+

the number of vehicles that drive past the Mil-West Triangle every day

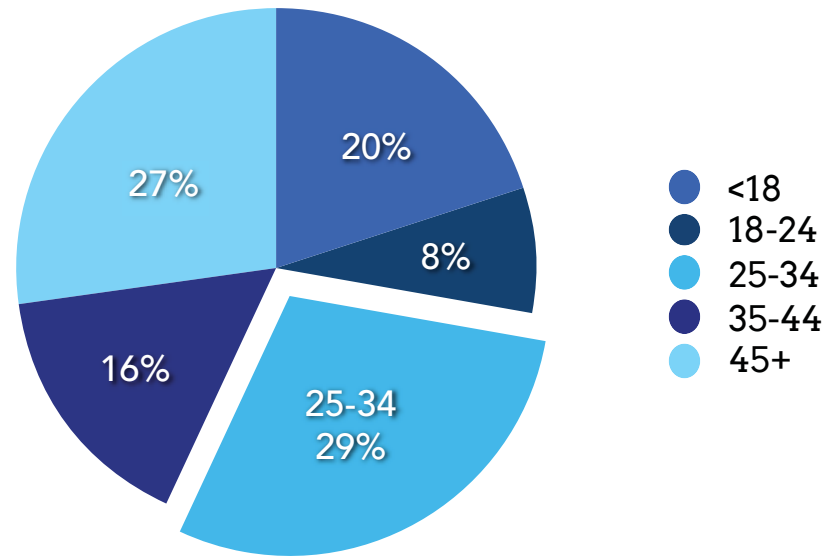


\$93,784

average annual household income for residents living within one mile of the Mil-West Triangle



AGE DISTRIBUTION - % OF POPULATION



Walk Score

95

59,690+

the number of people living within a mile of the Mil-West triangle



2,400+

the number of bicyclists that traverse Milwaukee Avenue in a day



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NEARBY DEVELOPMENTS

Between all of the proposals that have been approved and those that are in planning stages, developers have proposed nearly **1,500 apartments and over 250,000 square feet of retail space for Milwaukee Avenue** in the stretch surrounding the Mil-West building*. This trend is sure to continue, with many more developments likely to follow the success of those in progress today.

*Source: Curbed Chicago

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