

Retail Space for Lease in the Heart of Logan Square

2645 N. Milwaukee Avenue



Trevor Jack
312.275.3128 | trevor@baumrealty.com

Mark Fredericks
312.275.3109 | mark@baumrealty.com

Retail Space for Lease in the Heart of Logan Square
2645 N. MILWAUKEE AVENUE



Site Highlights

- ▶ ±3,585 SF available with Milwaukee Avenue frontage
- ▶ Can demise to 1,900 SF
- ▶ High ceilings, exposed brick, large sliding warehouse doors and a skylight create a stylish, trendy atmosphere
- ▶ ½ block away from the Logan Square CTA Blue Line
- ▶ Across the street from the Logan Theatre boasting 200,000 visitors annually
- ▶ Located in the heart of Logan Square, recently rated one of the 10 hottest neighborhoods in the country by Redfin
- ▶ Neighboring tenants include Intelligentsia, Longman & Eagle, Lula Café, Webster's Wine Bar and Chase



Demographic Summary

	RADIUS		
	0.25 MI	0.50 MI	1.00 MI
Average HHI	\$68,552	\$73,629	\$69,466
Daytime Population	2,357	8,748	35,473
Residential Population	5,157	19,818	76,414

Trevor Jack
 312.275.3128
 trevor@baumrealty.com

Mark Fredericks
 312.275.3109
 mark@baumrealty.com



Retail Space for Lease in the Heart of Logan Square
2645 N. MILWAUKEE AVENUE

TRAFFIC COUNTS

13,700 VPD

on N. Milwaukee Avenue

2016 CTA LOGAN SQUARE
BLUE LINE STATION TOTALS:

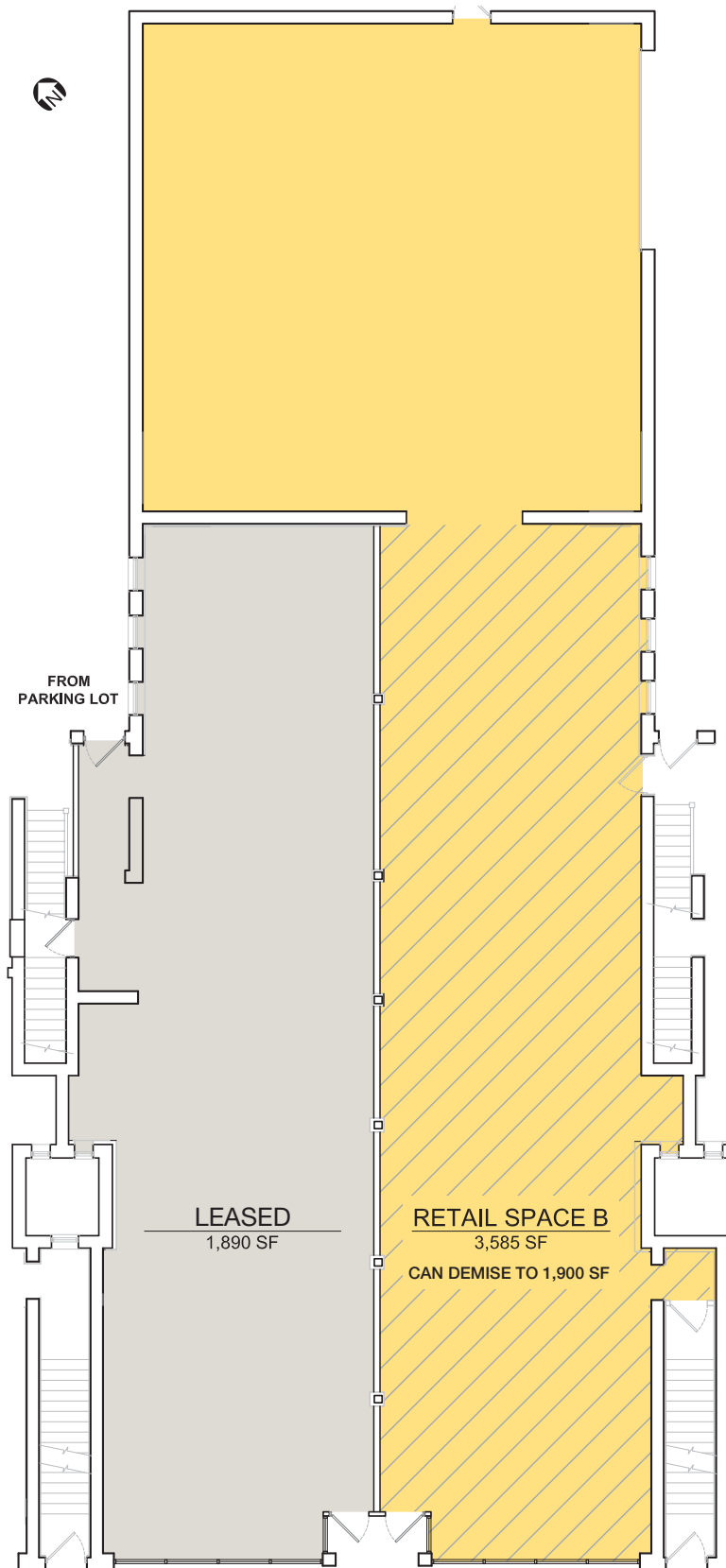
2.3 M Riders

Average Annual Riders

7,379 Riders

Average Weekday Riders

Neighboring Retail:



N. MILWAUKEE AVE.

Trevor Jack
312.275.3128
trevor@baumrealty.com

Mark Fredericks
312.275.3109
mark@baumrealty.com



Logan Square

Focused around the pedestrian, Logan Square boasts bike and walk friendly streets. Along Milwaukee Avenue, one of the main pedestrian highways: cheap eats, gourmet coffee, scruffy dive bars and artisanal cocktail lounges can be found. Some may say it's a recipe for a hipster haven but many socio-economic groups come together to form a diverse, grounded community. In Logan Square, a strong neighborly connection is apparent from active preservation groups to community gardens and a locally-run farmers market. With an emphasis on locality: ingredients are sourced locally at their buzz-worthy restaurants; corner taps tout local, craft brews; galleries showcase local artists; and concerts and streets festivals promote local, upstart bands.

At the heart of this community is the "square" of Logan Square. It comes together at the intersection of Kedzie and Logan Boulevard, where a circle interchange meets with Milwaukee Avenue. The boulevards are widened thoroughfares that are set apart by grassy, landscaped medians and tall, stately trees that border both its sides. The neighborhood has four boulevards in total and these link together to form Chicago's Emerald Necklace, an expansive system of interconnected parks and streetscapes.



Logan Theater



Dill Pickle Food Co-Op



Longman & Eagle

2645 N. Milwaukee Avenue

Walk Score:



Walker's Paradise
Daily errands do not require a car.

Transit Score:



Excellent Transit – 1/2 from the CTA
Logan Square Blue Line Station and
steps from CTA 56 Milwaukee bus stop

Bike Score:



Very Bikeable - Flat with excellent
bike lanes.

Retail Space for Lease in the Heart of Logan Square
2645 N. MILWAUKEE AVENUE



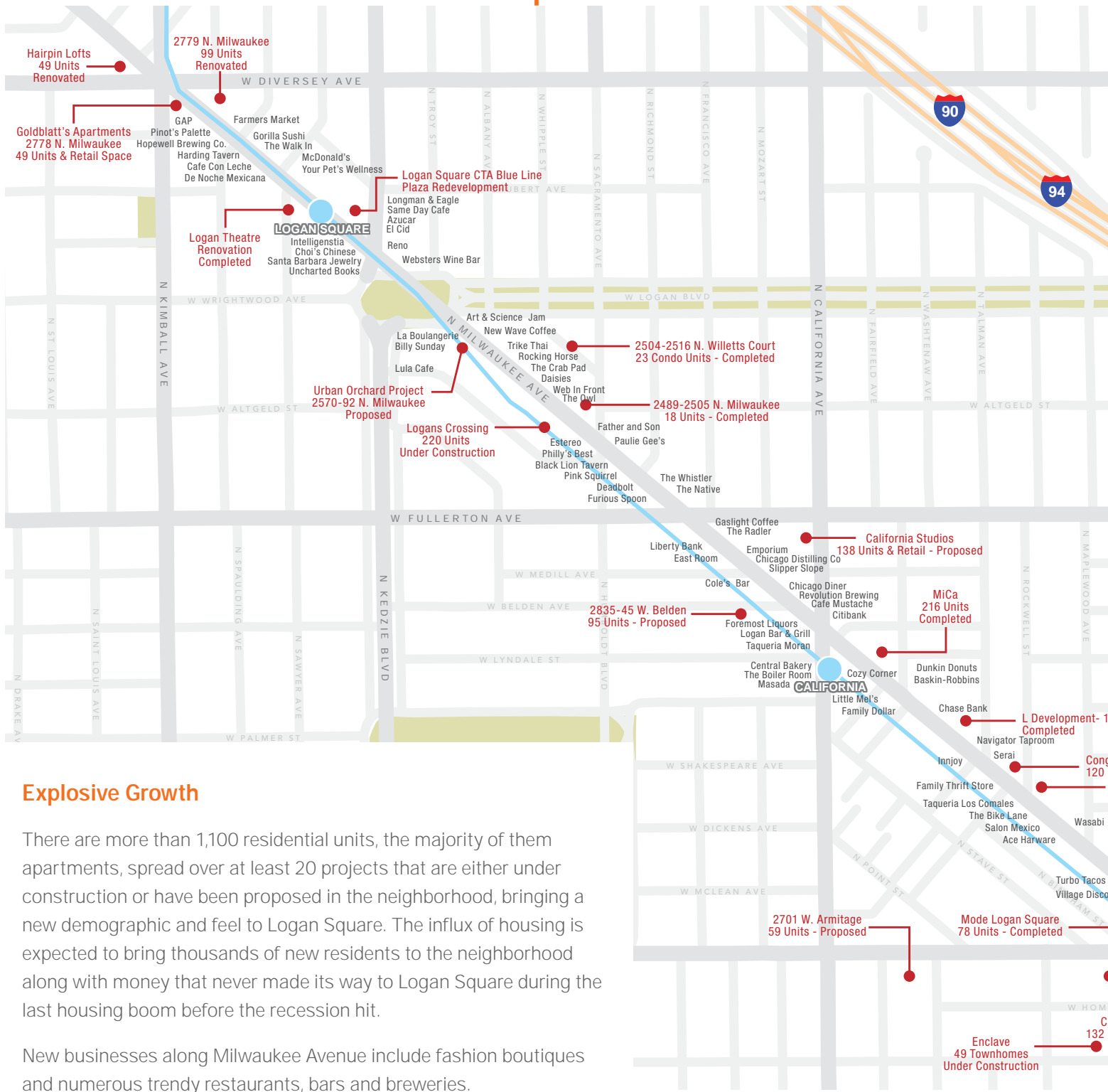
Trevor Jack
 312.275.3128
 trevor@baumrealty.com

Mark Fredericks
 312.275.3109
 mark@baumrealty.com



2645 N. MILWAUKEE AVENUE

Milwaukee Avenue Corridor Development

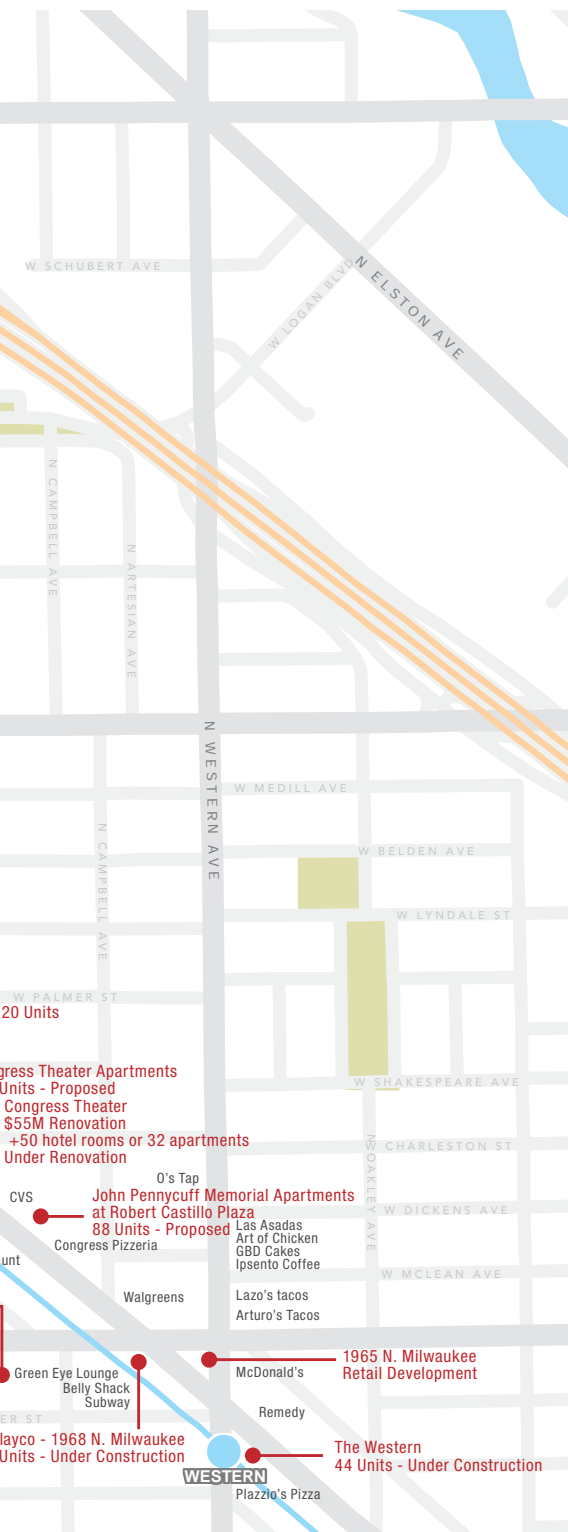


Explosive Growth

There are more than 1,100 residential units, the majority of them apartments, spread over at least 20 projects that are either under construction or have been proposed in the neighborhood, bringing a new demographic and feel to Logan Square. The influx of housing is expected to bring thousands of new residents to the neighborhood along with money that never made its way to Logan Square during the last housing boom before the recession hit.

New businesses along Milwaukee Avenue include fashion boutiques and numerous trendy restaurants, bars and breweries.

Retail Space for Lease in the Heart of Logan Square
2645 N. MILWAUKEE AVENUE



Hairpin Lofts – 40 Units Renovated



2799 N. Milwaukee – 99 Units Renovated



Urban Orchard Project – Proposed



Logan's Crossing – 220 Units Proposed



MiCa – 253 Units



L – 120 Units



Congress Theater – \$55M Renovation



The Western – 44 Units

Trevor Jack
 312.275.3128
 trevor@baumrealty.com

Mark Fredericks
 312.275.3109
 mark@baumrealty.com



Retail Space for Lease in the Heart of Logan Square

2645 N. Milwaukee Avenue



For more information contact:

Trevor Jack

312.275.3128

trevor@baumrealty.com

Mark Fredericks

312.275.3109

mark@baumrealty.com



© 2016 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. This information may include estimates and projections with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While we believe these assumptions are reasonable, there can be no assurance that any of these estimates and projections will prove to have been correct. Therefore, actual results may vary materially from these forward-thinking estimates and projections. Any square footage dimensions set forth are approximate.