

Retail Space for Lease in the Heart of Logan Square

2645 N. Milwaukee Avenue



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2645 N. MILWAUKEE AVENUE



Site Highlights

- ▶ Brand new vanilla box space
- ▶ ±1,900 SF available with Milwaukee Avenue frontage
- ▶ 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



TRAFFIC COUNTS
17,500 VPD
 on N. Milwaukee Avenue

2018 CTA LOGAN SQUARE BLUE LINE STATION TOTALS:
2.3 M Riders
 Average Annual Riders
7,482 Riders
 Average Weekday Riders

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

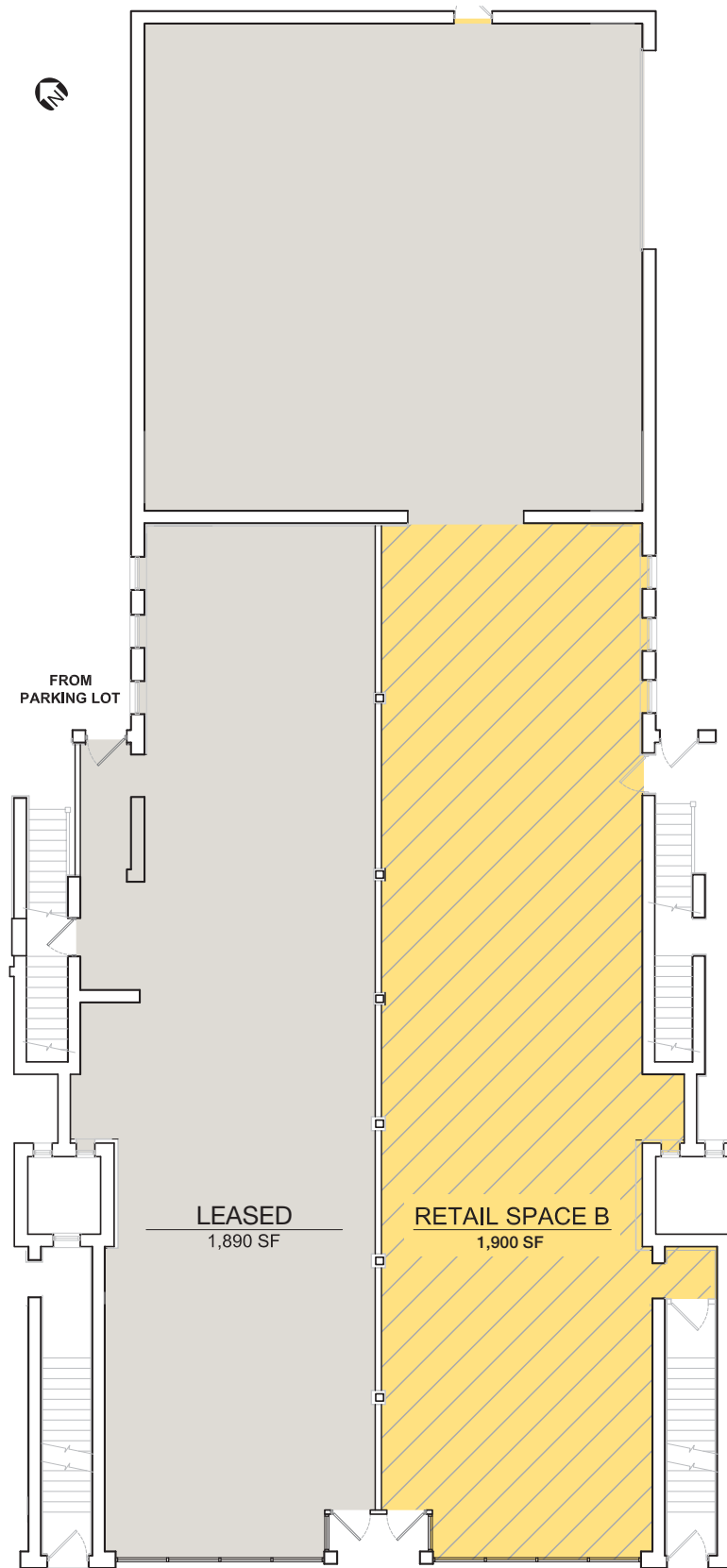
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Brand New Vanilla Box Space



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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 Theatre



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 mile 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.

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Lost Lake



Hopewell Brewing

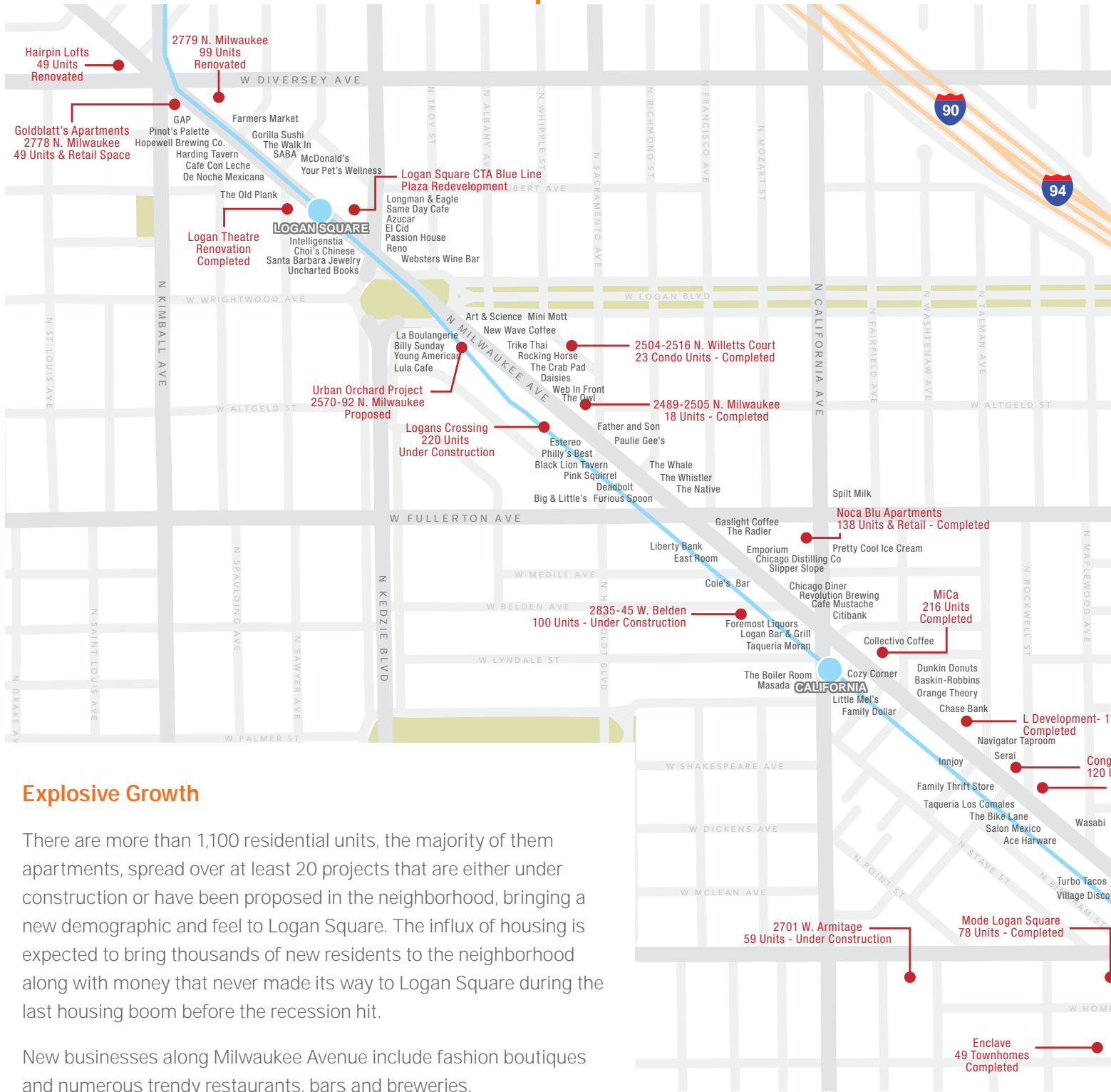
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Milwaukee Avenue Corridor Development

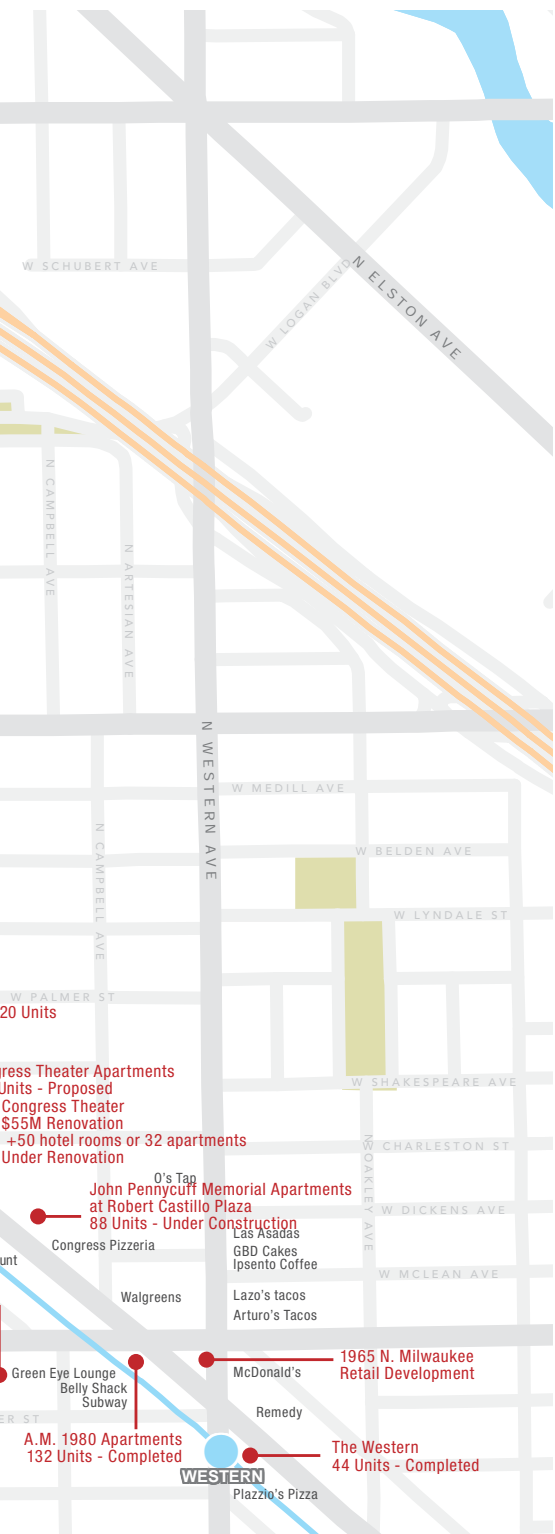


Explosive Growth

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.

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Hairpin Lofts – 40 Units Renovated



2799 N. Milwaukee – 99 Units Renovated



Urban Orchard Project – Proposed



Logan's Crossing – 220 Units Under Construction



MiCa – 253 Units



L – 120 Units



Congress Theater – \$55M Renovation



The Western – 44 Units

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