

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:	2,800 - 6,218 Square Feet
LEASE RATE:	\$35.00 Per Square Foot Triple Net
LOT SIZE:	6,553 Square Feet
BUILDING SIZE:	6,218 Square Feet Not Including A Full Basement
CEILING HEIGHT:	Approximately 13 Feet
ZONING:	B3-3
MARKET:	Chicago
SUB MARKET:	Logan Square
CROSS STREETS:	Milwaukee Avenue And Logan Boulevard

PROPERTY DESCRIPTION

Approximately 6,218 square feet of ground floor commercial space for lease in booming Logan Square. The building has formal entrances on both Milwaukee Avenue and Logan Boulevard. The space can be demised to as little as 2,800 square feet. This historically significant building is adjacent to the Logan Square Blue Line El stop and is one of the most prominent locations in the Logan Square neighborhood. The property is located directly across the street from a major Transit Oriented Development project, in addition to numerous other developments in the general area. The space can accommodate a number of different users, including street retail, office, restaurant/hospitality or service related retail.

Complete Highlights

PROPERTY HIGHLIGHTS

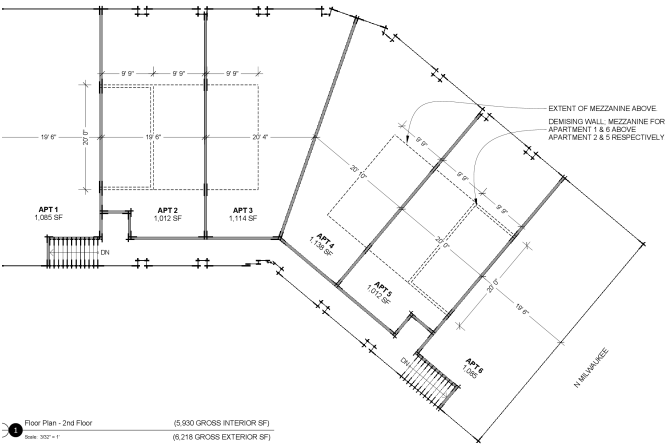
- Logan Square Retail, Office or Restaurant Opportunity
- Exceptional Street Presence On Both Milwaukee Avenue and Logan Boulevard.
- Original Bank Vault And Marble Staircase
- Large Open Floor Plan Which Can Easily Be Divided
- Great Mix Of Retail and Hospitality Users In The General Area
- Adjacent to The CTA Blue Line Station
- Building Is Being Reclassified To Mix Use.
- Wide Open Floor Plan With Tremendous Ceiling Heights
- Ability To Demise the Ground Floor and Lower Level Spaces
- Existing Zoning Allows For Numerous Retail Users



Property Description

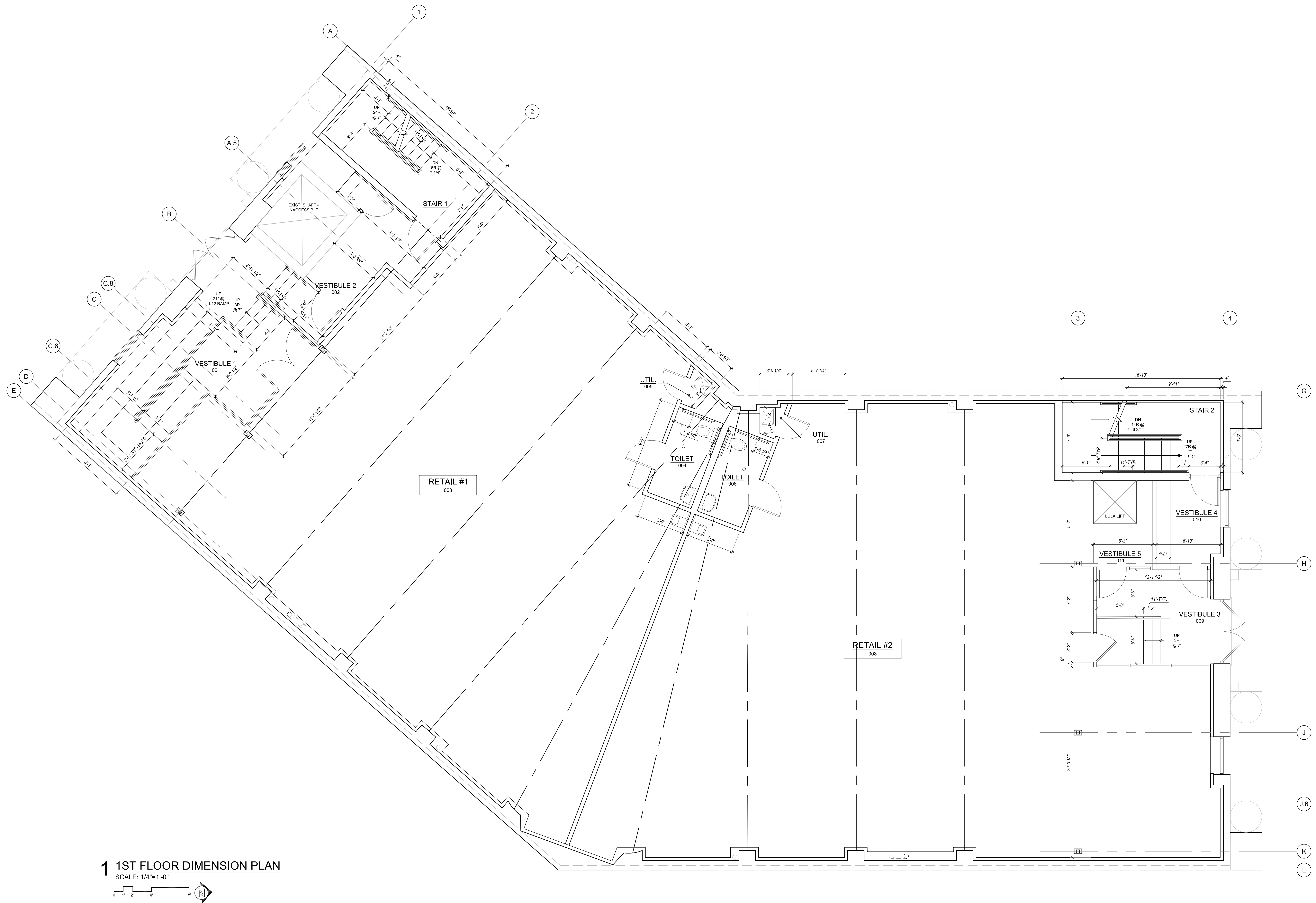
LOCATION OVERVIEW

2551 North Milwaukee is a gorgeous, historically significant building perched on the Square. Spanning Milwaukee Avenue and Logan Boulevard, 2551 North Milwaukee Avenue sits in the heart of the neighborhood and one block from the CTA Logan Square Blue Line Station.



Property Details

PROPERTY NAME:	2551 North Milwaukee Avenue
PROPERTY ADDRESS:	2551 North Milwaukee Avenue Chicago, IL 60647
PROPERTY TYPE:	Retail, Office or Bar and Resturant
APN:	13.25.315.003.0000
PRICE / SF:	\$35.00 Per Square Foot Net
GROSS LEASABLE AREA:	6,218 Square Feet
BUILDING CLASS:	To Be Reclassified To Mixed Use
ZONING:	B3-3
YEAR BUILT:	1920
NUMBER OF STORIES:	2 Not Including A Full Basement



1 1ST FLOOR DIMENSION PLAN
SCALE: 1/4"=1'-0"

SPACE
ARCHITECTS + PLANNERS

2149 N. TALMAN AVENUE
CHICAGO, IL 60647
312.829.6666
www.spacearchplan.com

SP | Engineers
Consulting Structural Engineers +
134 N. LaSalle, Suite 1930 Chicago, IL 60602
Phone: 312.332.2800
Fax: 312.332.2820

CONSULTANTS
YES
YAGLA ENGINEERING SERVICES
161 N. CLARK ST., 4TH FLOOR CHICAGO, IL 60610
IL DESIGN FIRM LICENSE NO: 184-005166 (030) 777-7880
WEBSITE: www.yagla.com EMAIL: tyagla@yagla.com

PROJECT NAME:
2551 N. MILWAUKEE AVE. + 3061 W. LOGAN BLVD.
PROJECT ADDRESS:
2551 N. MILWAUKEE AVE. + 3061 W. LOGAN BLVD. CHICAGO, IL 60647

PROJECT INFO
PROJECT NO.
16.031.02
PROJECT TEAM:
JEAN DUFRESNE
MEREDITH VLAHAKIS
EMMA CLINE

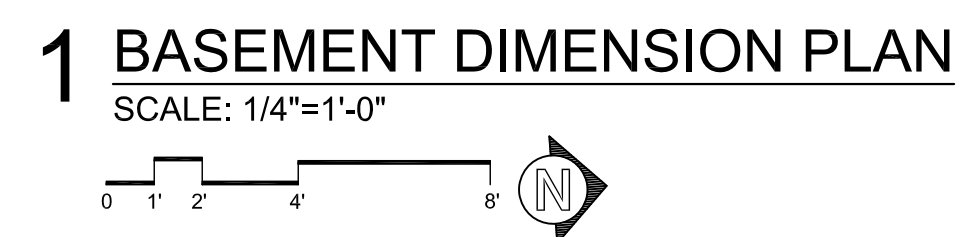
ISSUE
09/15/17 - ISSUED FOR REVIEW
10/10/17 - ISSUED FOR PERMIT

CERTIFICATION
REGISTERED ARCHITECT
JEAN DUFRESNE
001-018712
STATE OF ILLINOIS

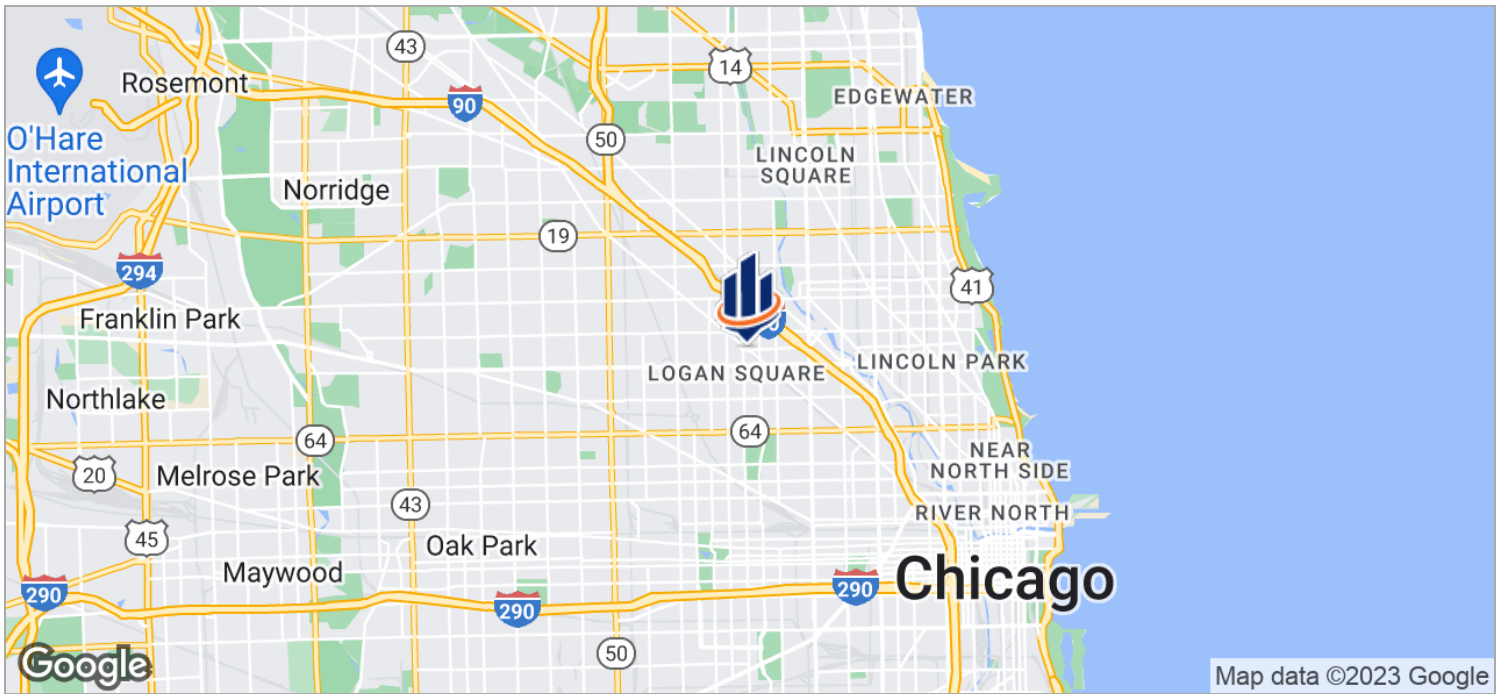
SHEET TITLE
1ST FLOOR
DIMENSION PLAN

SHEET #

A1.1



Location Maps



Additional Photos



Additional Photos



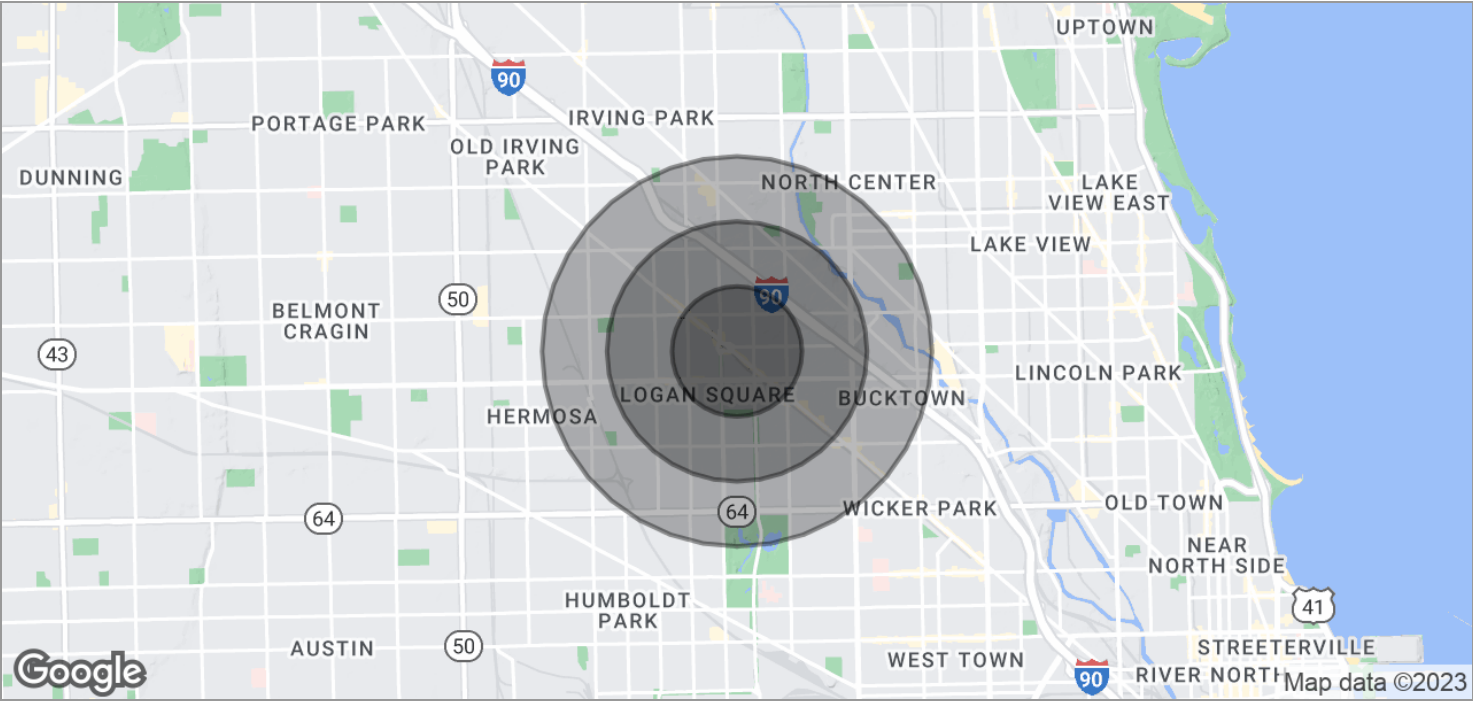
Demographics Report

	0.5 MILES	1 MILE	1.5 MILES
Total households	7,796	28,558	55,146
Total persons per hh	2.3	2.6	2.7
Average hh income	\$64,922	\$58,776	\$59,265
Average house value	\$422,019	\$397,473	\$389,127

	0.5 MILES	1 MILE	1.5 MILES
Total population	18,311	75,061	150,079
Median age	31.9	31.4	31.5
Median age (male)	32.1	31.6	31.7
Median age (female)	32.2	31.6	31.9

* Demographic data derived from 2020 ACS - US Census

Demographics Map



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MEDIAN AGE (FEMALE)	32.2	31.6	31.9

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