



Retail For Lease

3413 N MILWAUKEE AVE,
CHICAGO, IL, 60641

1,400 TO 2,800 SF

Lease Rate: \$21.00 -
\$24.00 PSF MG

1,400 TO 2,800 SF

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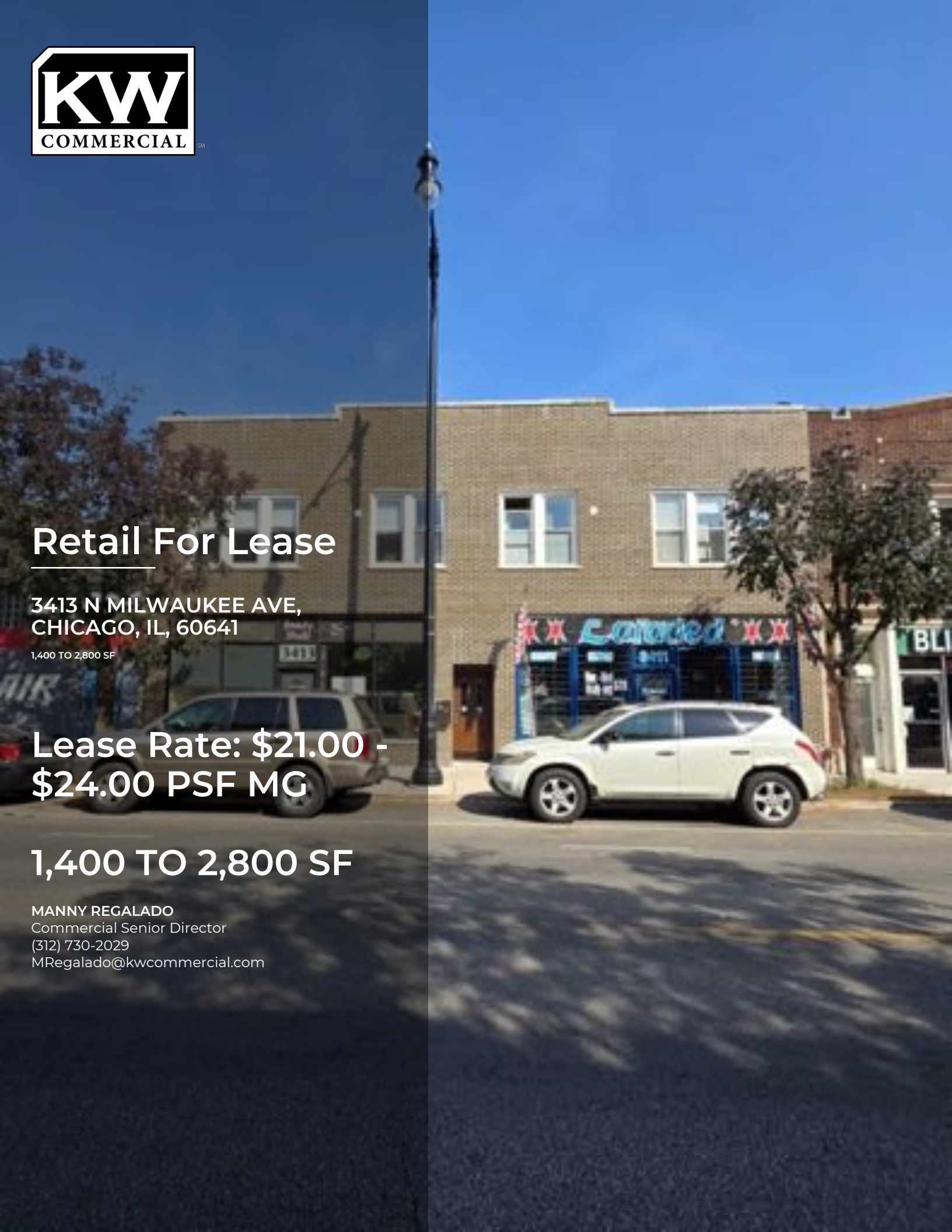


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3413 NORTH MILWAUKEE AVENUE



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3413 NORTH MILWAUKEE AVENUE



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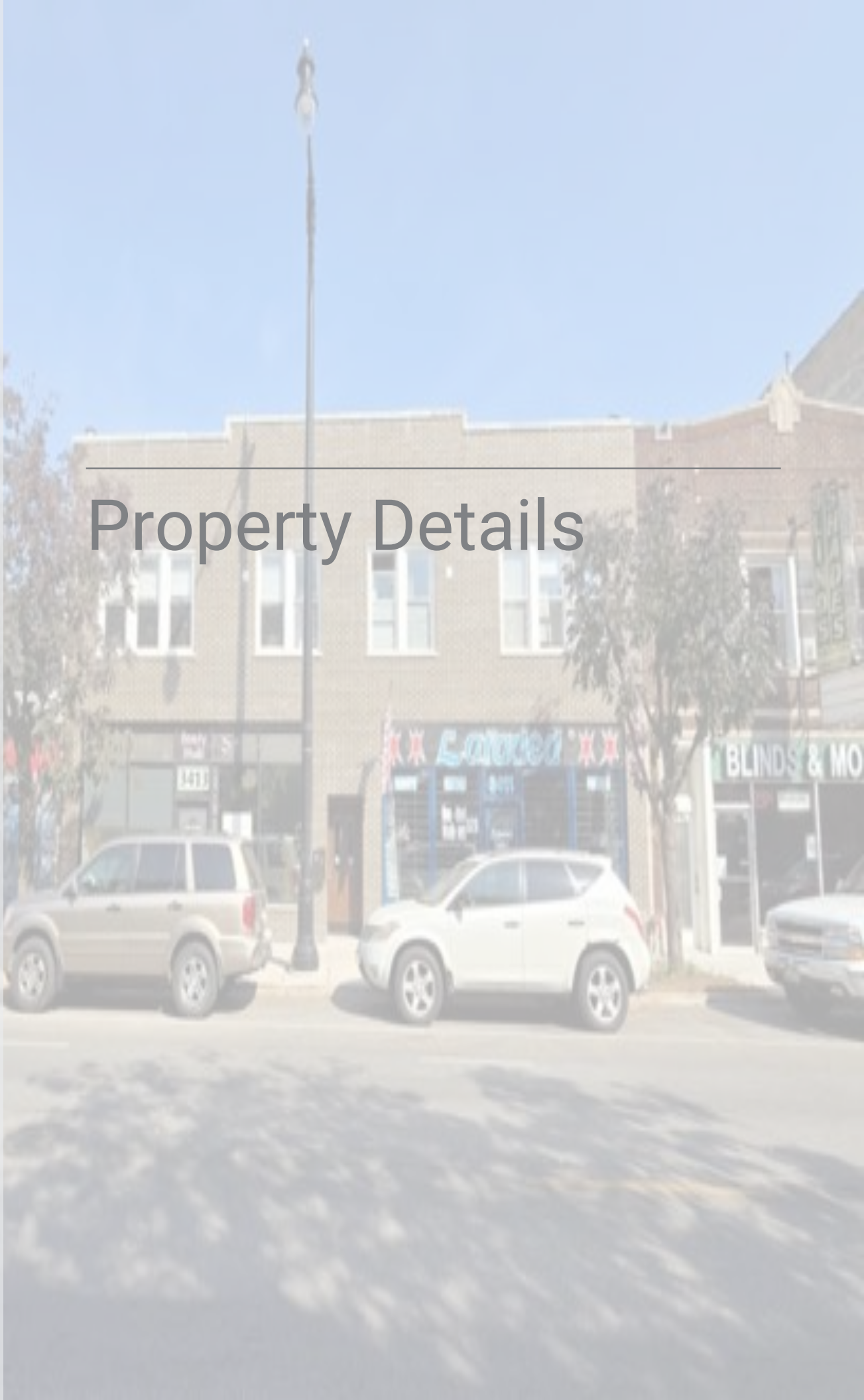
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SECTION 1

Property Details



PROPERTY SUMMARY

3413 NORTH MILWAUKEE AVENUE



Property Summary

Address1:	3413 N Milwaukee Ave, Chicago, IL
Type:	Retail
Lease Rate:	\$21.00 - \$24.00 PSF MG
Available SF:	1,400 - 2,800 SF
Lease Term:	5+ Years
Ceilings:	11 Ft
HVAC:	Yes
Air Conditioning:	Forced Air
Heat:	Forced Air
Renovated:	Yes
Signage:	Yes
Market:	Northwest Chicago
Sub-market:	Avondale
Zoning:	C1-1
Construction Type:	Brick
Parking:	Street Parking
Permitted Uses:	Retail
Traffic Count:	10,300 Vehicles/Day
Year Built:	1931

Property Overview

KW Commercial, as the exclusive broker, is pleased to offer the opportunity to lease 1,400 to 2,800 SF of versatile retail space at 3413 N Milwaukee Ave, located in the thriving Avondale neighborhood of Northwest Chicago. Situated on a high-traffic corridor with 10,300 vehicles passing daily, this space offers prime exposure for various businesses. The modern interior includes a welcoming reception area, a large open showroom, and five private offices, two with water lines—ideal for healthcare, wellness, or beauty services. Additional features include 11-foot ceilings, energy-efficient lighting, an ADA-compliant restroom, and 200 Amp electrical service. The property also offers street parking, rear delivery access, and is pre-wired for high-speed internet, making it move-in ready.

Location Overview

- 1,400 to 2,800 SF
- Avondale, Chicago
- 5+ Year Term
- HVAC Hot & Cold
- Street Parking
- C1-1 Zone
- 10,300 Average Daily Traffic Count
- Built in 1931
- Available Now
- 200 Amp Power
- Brick Building

PROPERTY OVERVIEW

For Lease: Versatile 1,400 to 2,800 SF Retail Space with High-Traffic Exposure at 3413 N Milwaukee Ave, Chicago, IL 60641.

KW Commercial presents an excellent opportunity to lease 1,400 to 2,800 SF of versatile retail space on Milwaukee Ave., a high-visibility corridor in the growing Avondale submarket of Northwest Chicago. With Average Daily Traffic of 10,300 vehicles, this location offers prime exposure and accessibility, making it an ideal setting for a wide variety of businesses.

Property Features:

- 1,400 to 2,800 SF of flexible, modern retail space with high-end finishes throughout
- Welcoming reception area with front office entrance, creating a professional first impression
- Large, open showroom with energy-efficient lighting and polished flooring
- Five private offices, two equipped with water lines/sinks, ideal for healthcare, wellness, or beauty services
- 11-foot ceiling height, enhancing the sense of space and airiness
- Abundant natural light and modern finishes throughout
- ADA-compliant restroom ensuring accessibility for all customers
- 200 Amp electrical service, capable of meeting a wide range of business needs
- Efficient HVAC system with forced air throughout for year-round comfort
- Pre-wired for high-speed internet and phone systems, making it a tech-ready space
- Well-maintained exterior with an inviting, modern façade

Location and Accessibility:

- Prime street-front visibility with ample signage opportunities for brand exposure
- Convenient street parking and easy access to public transportation
- Rear delivery access, ideal for seamless shipping, receiving, or inventory management
- Zoned C1-1, suitable for various retail, healthcare, and service businesses
- Thriving commercial district with popular local businesses, restaurants, and retail nearby, driving foot traffic
- Competitive lease rates

PROPERTY OVERVIEW

3413 NORTH MILWAUKEE AVENUE



Perfect for Healthcare, Wellness, and Professional Services:

With existing water lines and a flexible layout, this space is ideal for healthcare professionals, fitness centers, spa and wellness businesses, beauty salons, and pet grooming services. The infrastructure is in place for quick setup of treatment rooms, exam spaces, or salon stations—making this a move-in ready opportunity.

This property offers an unbeatable combination of modern finishes, high visibility, ample parking, and tech-ready infrastructure, making it a prime location for businesses seeking to establish a strong presence in a high-demand area. The growing Avondale neighborhood is known for its vibrant commercial community, making it a great place to build a business.

KW Commercial, as the exclusive broker, is pleased to offer the opportunity to lease 1,400 to 2,800 SF of versatile retail space at 3413 N Milwaukee Ave, Chicago. Located on a high-traffic corridor with 10,300 daily vehicles, this modern, tech-ready space includes a welcoming reception area, large showroom, five private offices (two with water lines), an ADA-compliant restroom, 11-foot ceilings, and efficient HVAC. Ideal for healthcare, wellness, or beauty services, it offers prime visibility, convenient street parking, and rear delivery access in the thriving Avondale neighborhood.

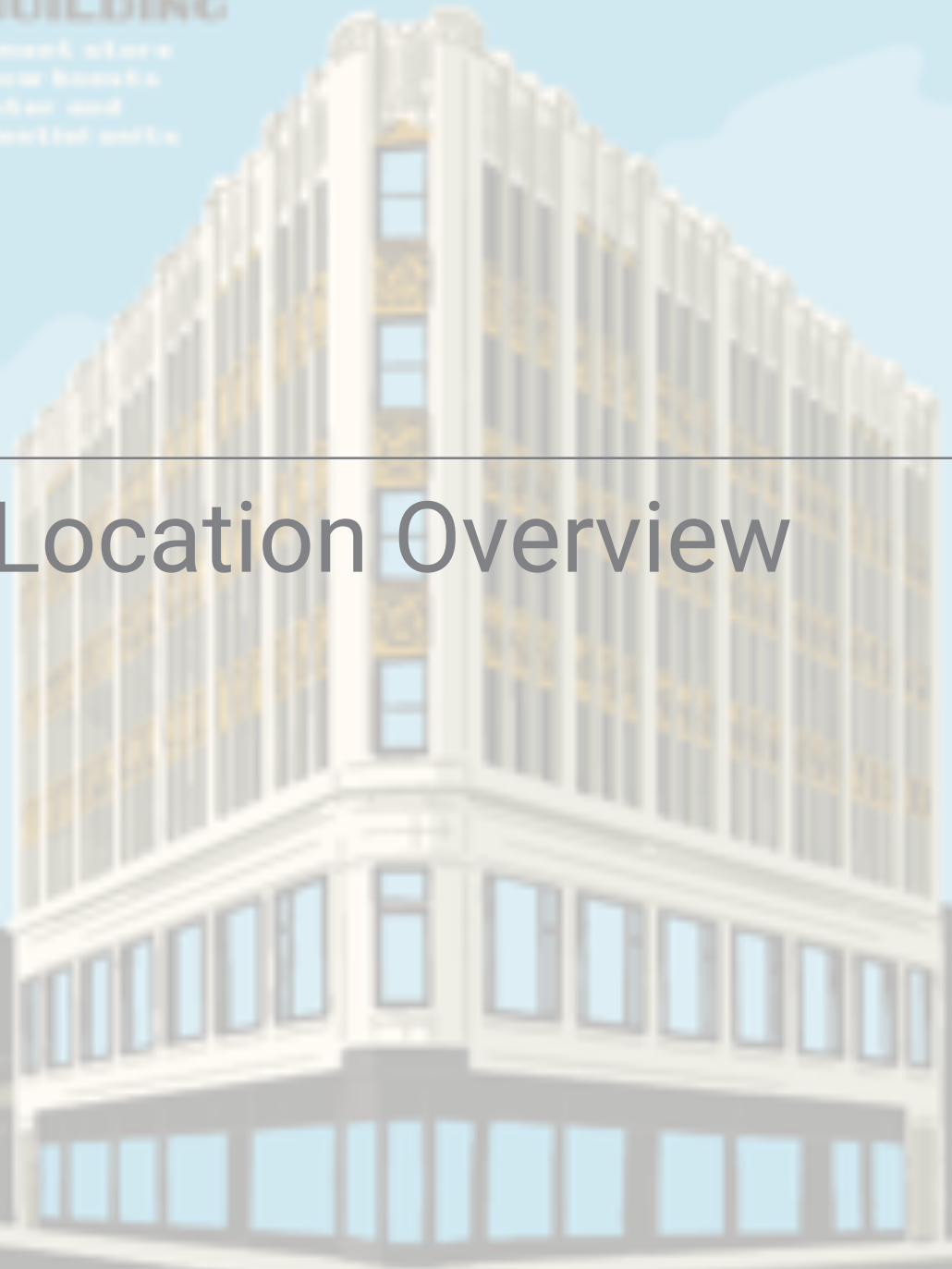
THE MORRIS EL SACHS FLATIRON BUILDING

This former department store and office building now boasts a community art center and four floors of residential units.



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Location Overview



AVONDALE

TRAVEL &
CHICAGO DEPT.
OF NEIGHBORHOODS



TOURISM
CIVIC EDUCATION
SERVICE

SECTION II

LOCATION OVERVIEW

3413 NORTH MILWAUKEE AVENUE



AVONDALE

CHICAGO, IL

Avondale, Chicago

Historically a working-class community, Avondale has been characterized as a “neighborhood of smokestacks and steeples.” Making up the “smokestacks” half of this were the numerous companies that set up shop and produced goods here for the entire country. Avondale was home to the factories for Florsheim Shoes, Olson Rug, and Dad's Root Beer, among others, all of who took advantage of the neighborhood's proximity to the Chicago River and the city's extensive rail network.

Avondale's Basilica of St. Hyacinth (pictured above) and the nearby St. Wenceslaus help illustrate the second half of the “smokestacks and steeples” characterization. The two massive churches are gathering places not only for the Poles in Avondale, but also for Poles throughout the rest of Chicago and the surrounding areas.

These Poles, “who have today become synonymous with Avondale,” first arrived in the area in the 1890s. Their arrival helped solidify Chicago's infamous “Polish Corridor (Milwaukee Avenue),” and made the neighborhood a port of entry for many arriving immigrants. While Avondale has been experiencing gentrification in recent years, “much of its Polish character, with Polish bakeries, restaurants, businesses and even a department store visible in its landscape,” remains strong.

SECTION III

Photos



PROPERTY PHOTOS

3413 NORTH MILWAUKEE AVENUE



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PROPERTY PHOTOS

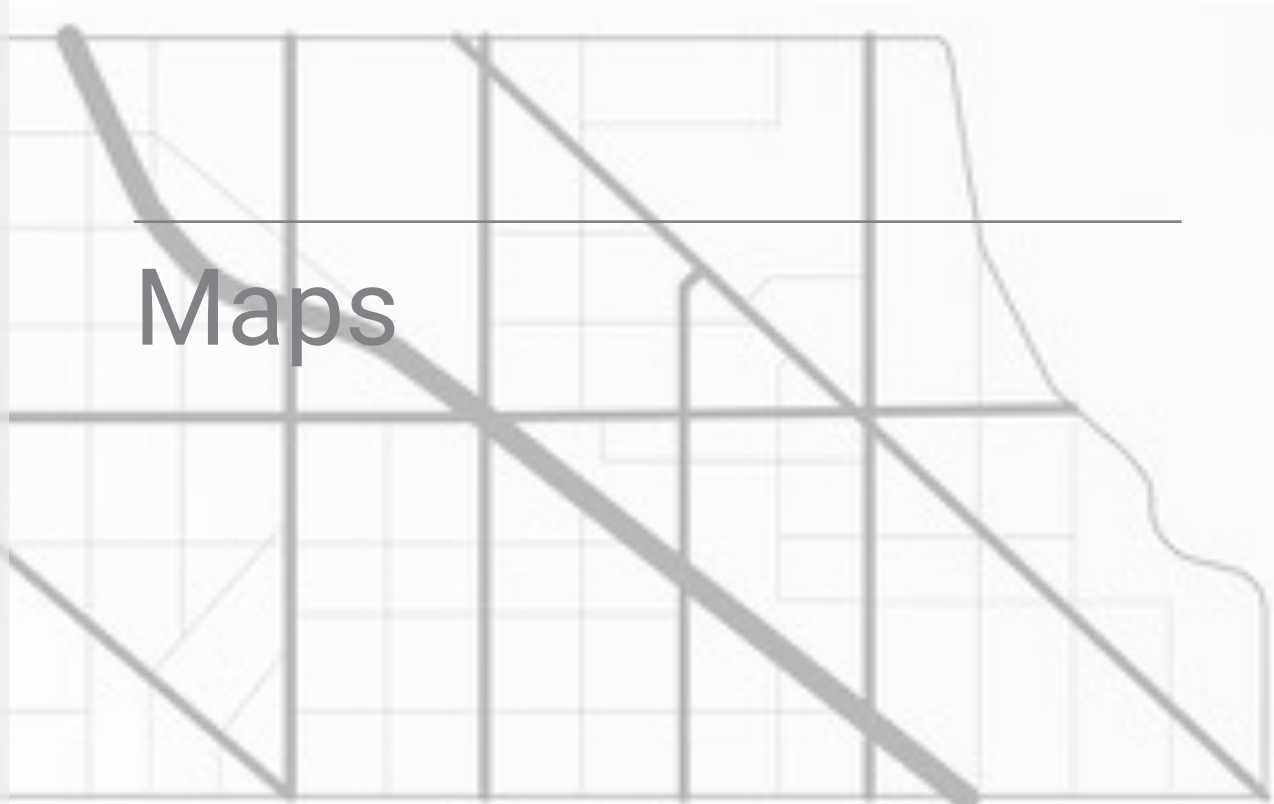
3413 NORTH MILWAUKEE AVENUE



SECTION IV

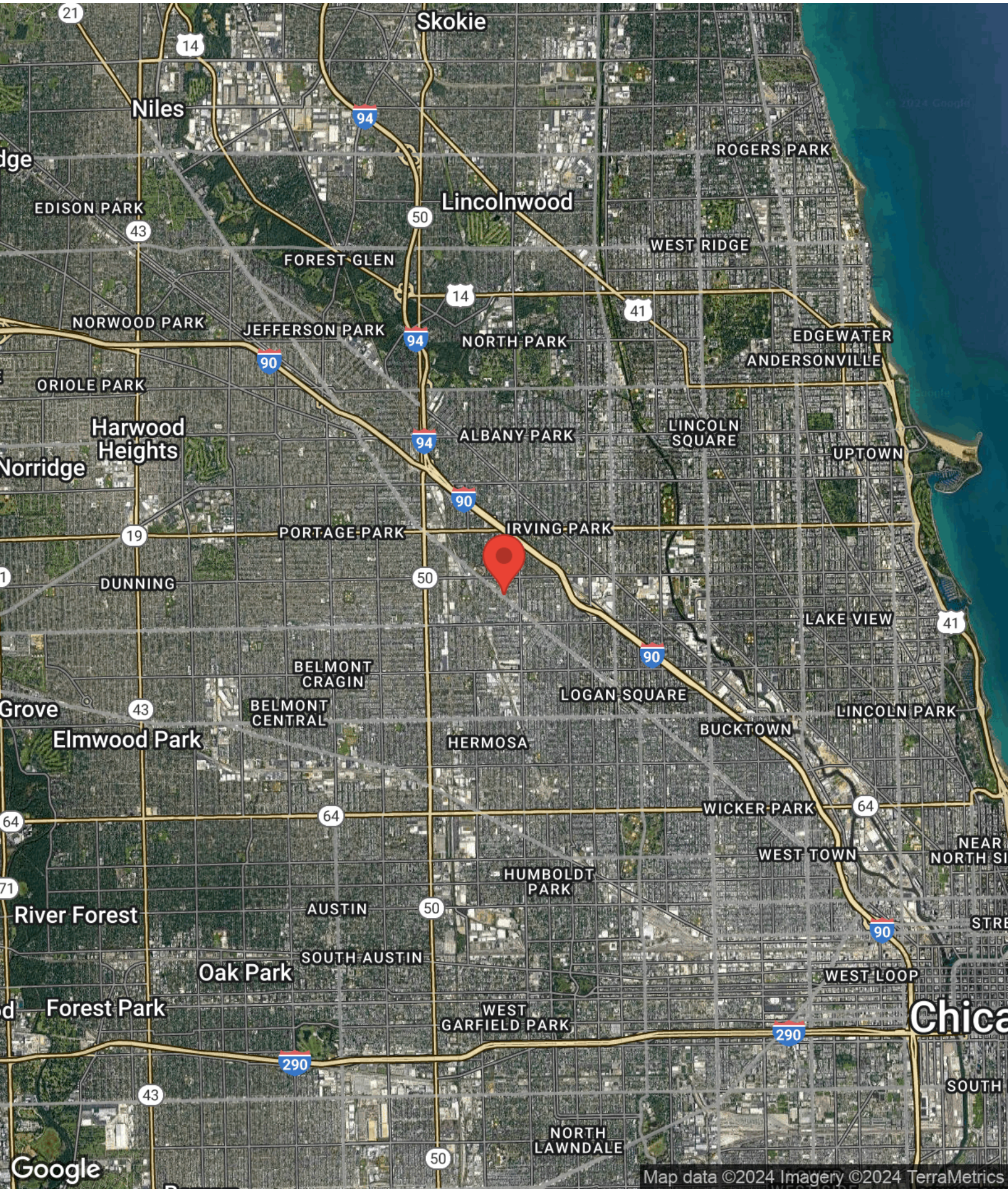
Maps

Avondale
CHICAGO



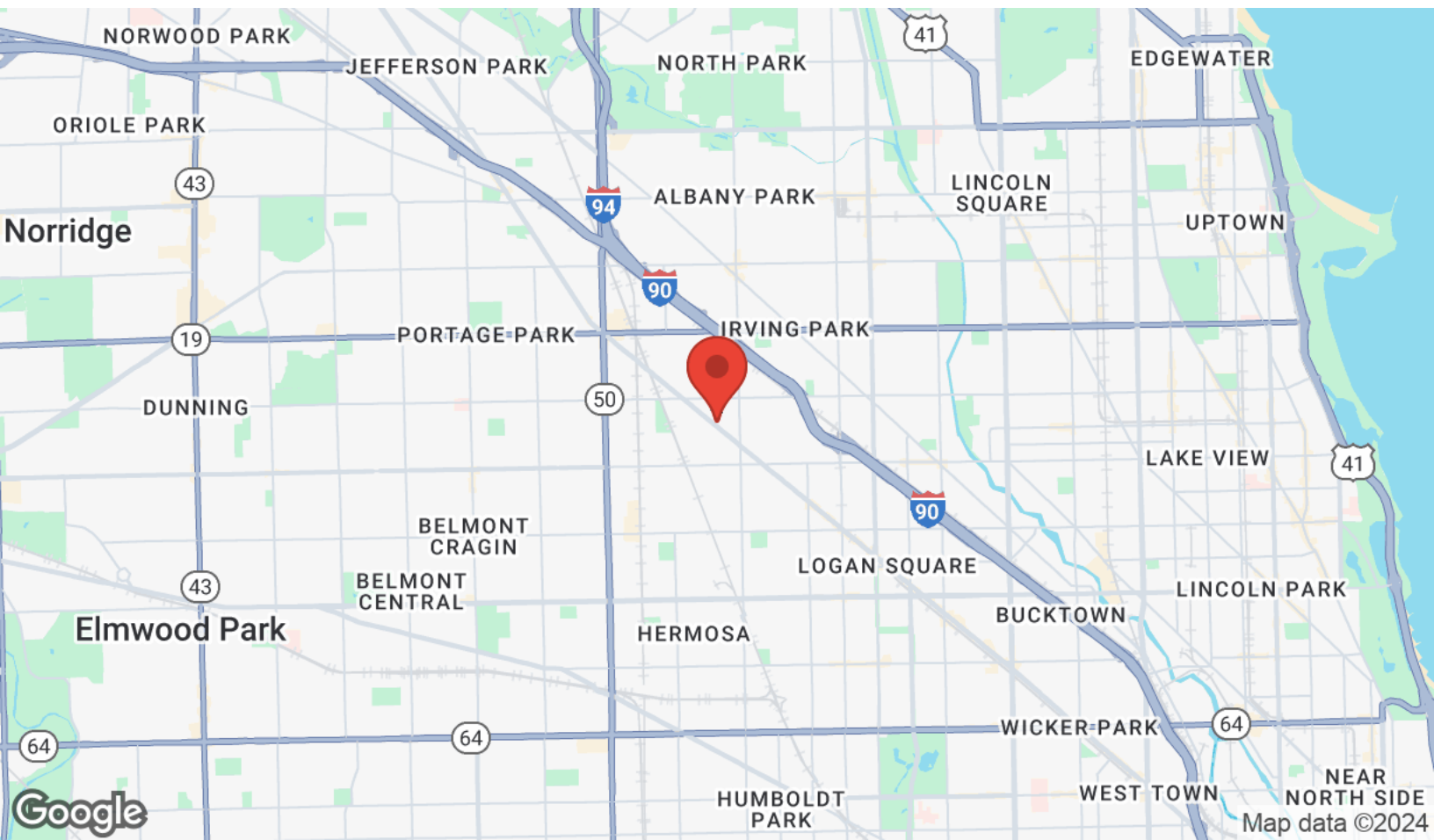
REGIONAL MAP

3413 NORTH MILWAUKEE AVENUE



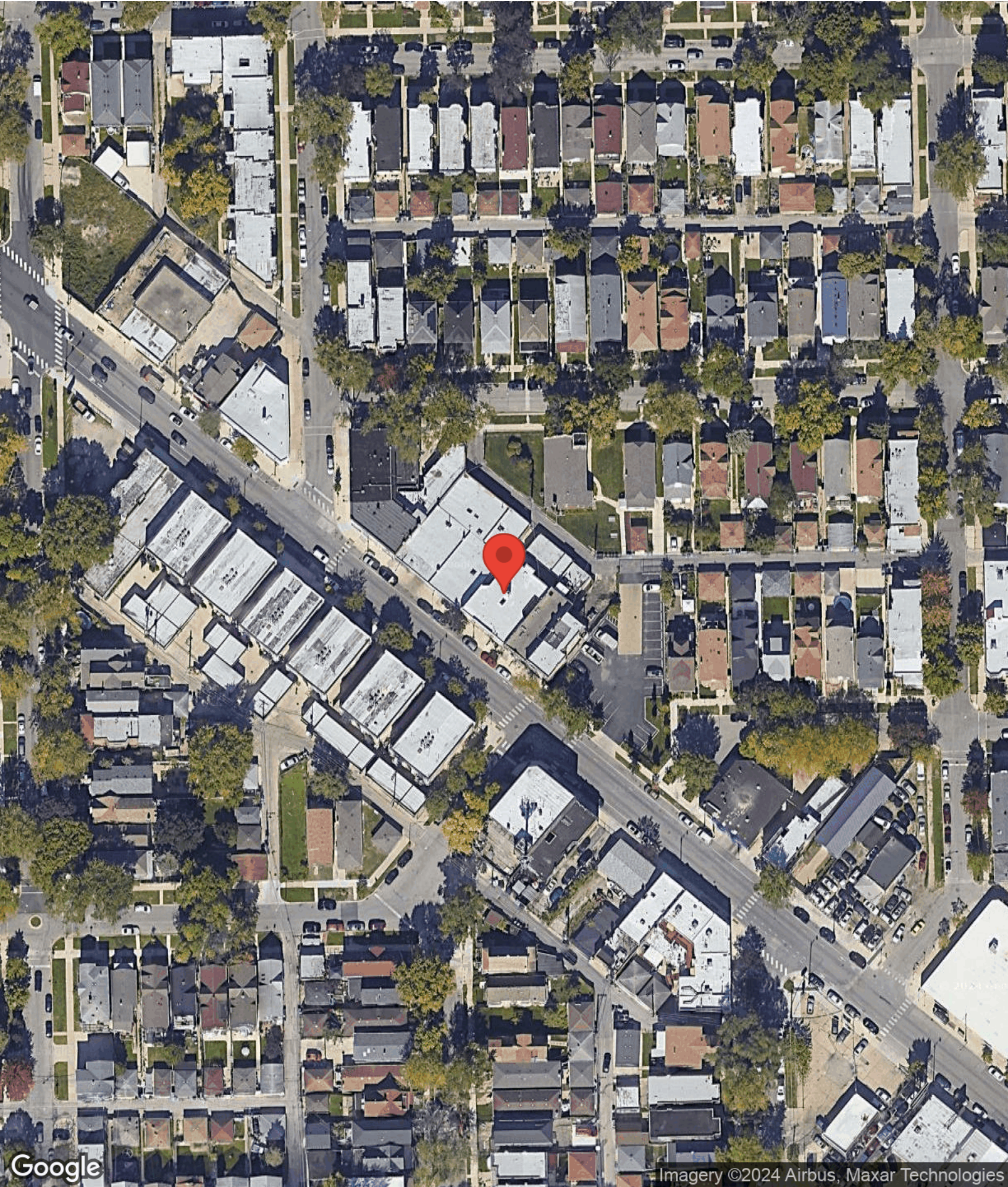
LOCATION MAPS

3413 NORTH MILWAUKEE AVENUE



AERIAL MAP

3413 NORTH MILWAUKEE AVENUE



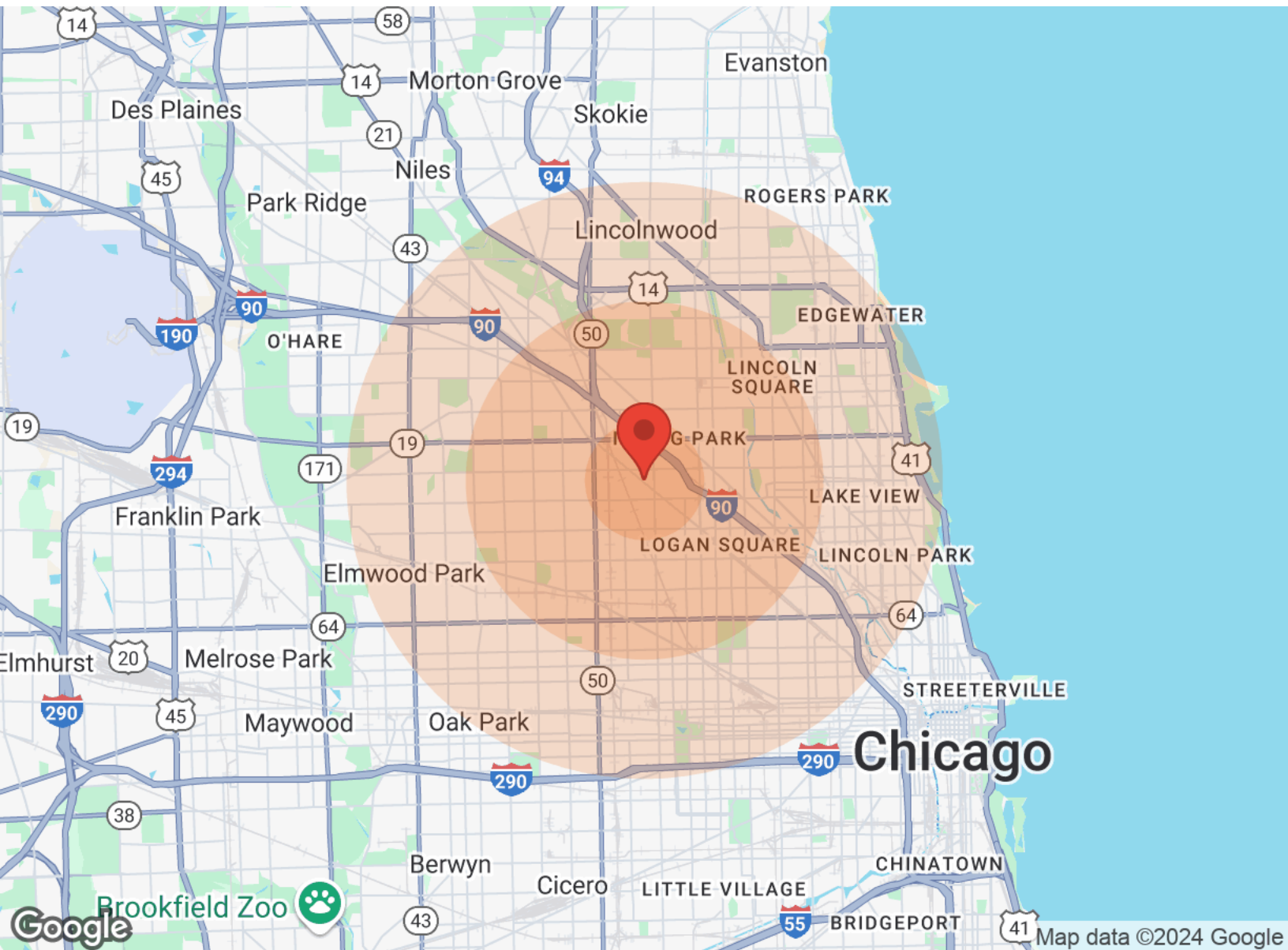
SECTION V



Demographics

DETAILED DEMOGRAPHICS

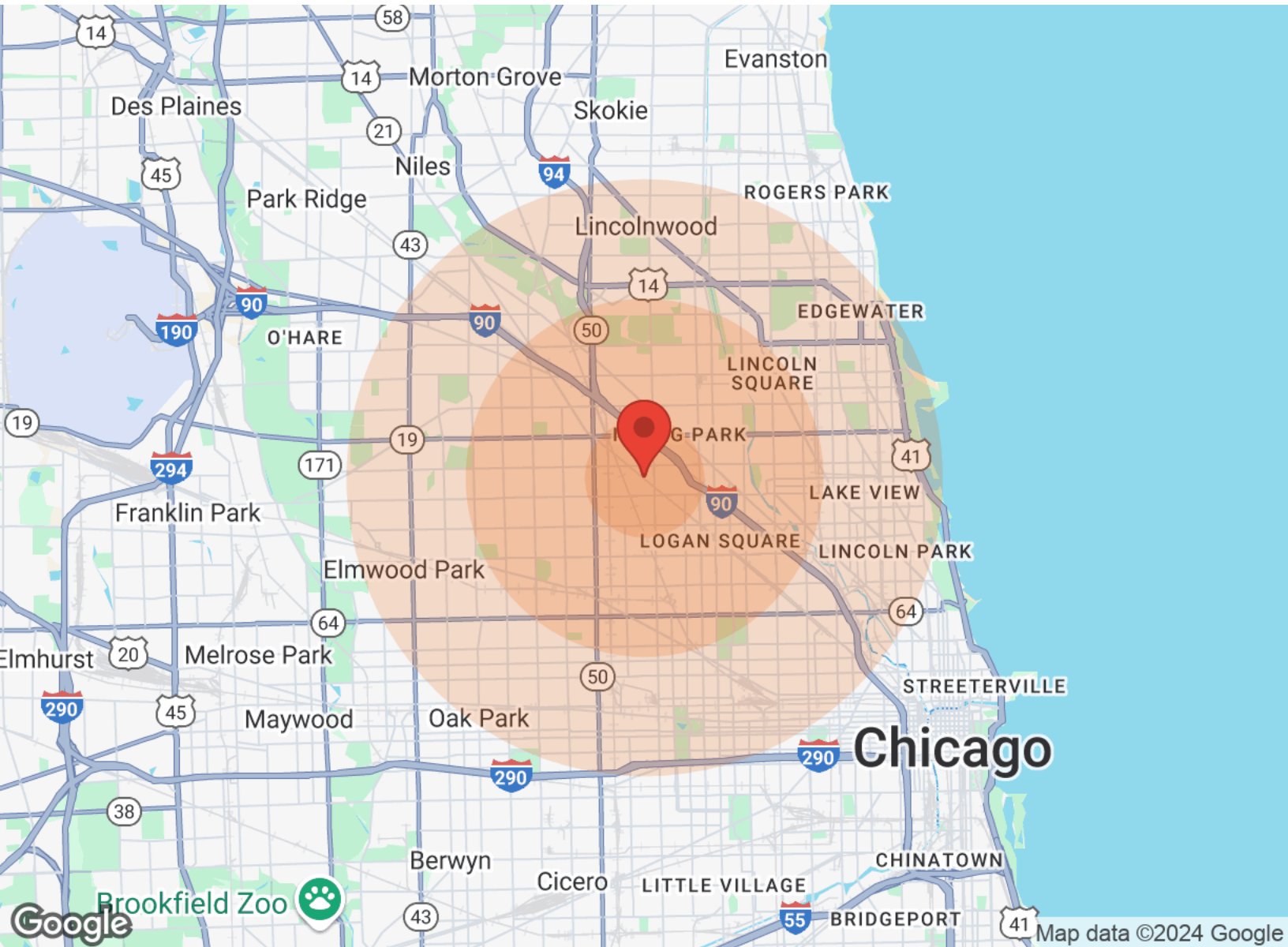
3413 NORTH MILWAUKEE AVENUE



	1 Mile	3 Miles	5 Miles
Population			
Male	28,425	262,251	624,705
Female	26,900	255,242	631,756
Total Population	55,325	517,493	1,256,461
Housing			
Total Units	22,113	205,409	578,121
Occupied	19,770	185,574	521,443
Owner Occupied	7,907	81,403	231,191
Renter Occupied	11,863	104,171	290,252
Vacant	2,343	19,835	56,678
Race			
White	33,798	303,287	771,156
Black	645	27,711	184,148
Am In/AK Nat	144	912	1,481
Hawaiian	N/A	34	47
Hispanic	36,837	299,243	419,416
Multi-Racial	39,220	332,662	467,876

DETAILED DEMOGRAPHICS

3413 NORTH MILWAUKEE AVENUE



Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	3,948	36,063	75,120	Median	\$47,787	\$47,872	\$52,255
Ages 5-9	4,453	41,468	87,340	< \$10,000	1,082	12,837	44,805
Ages 10-14	3,771	35,273	75,482	\$10,000-\$14,999	1,141	9,531	26,029
Ages 15-19	3,390	31,818	68,999	\$15,000-\$19,999	919	10,569	27,404
Ages 20-24	3,543	33,259	72,039	\$20,000-\$24,999	1,385	11,267	27,231
Ages 25-29	3,815	35,789	79,628	\$25,000-\$29,999	780	9,996	23,679
Ages 30-34	3,997	38,344	91,098	\$30,000-\$34,999	1,148	9,666	23,631
Ages 35-39	4,214	40,920	103,663	\$35,000-\$39,999	1,029	9,852	23,448
Ages 40-44	4,329	41,980	109,952	\$40,000-\$44,999	1,345	9,485	23,573
Ages 45-49	4,281	40,871	106,845	\$45,000-\$49,999	993	8,348	19,990
Ages 50-54	3,812	36,107	93,858	\$50,000-\$60,000	1,543	14,727	38,522
Ages 55-59	3,298	30,740	79,130	\$60,000-\$74,000	2,323	19,703	49,345
Ages 60-64	2,745	24,560	63,587	\$75,000-\$99,999	2,107	21,218	58,655
Ages 65-69	2,120	18,455	48,925	\$100,000-\$124,999	1,334	12,386	38,309
Ages 70-74	1,515	12,975	35,904	\$125,000-\$149,999	973	7,767	24,165
Ages 74-79	967	8,083	24,391	\$150,000-\$199,999	676	6,360	23,368
Ages 80-84	468	4,052	14,700	> \$200,000	459	5,723	28,243
Ages 85+	659	6,736	25,800				