



LEASE

2639 N Milwaukee Ave

2639 N MILWAUKEE AVE

Chicago, IL 60647

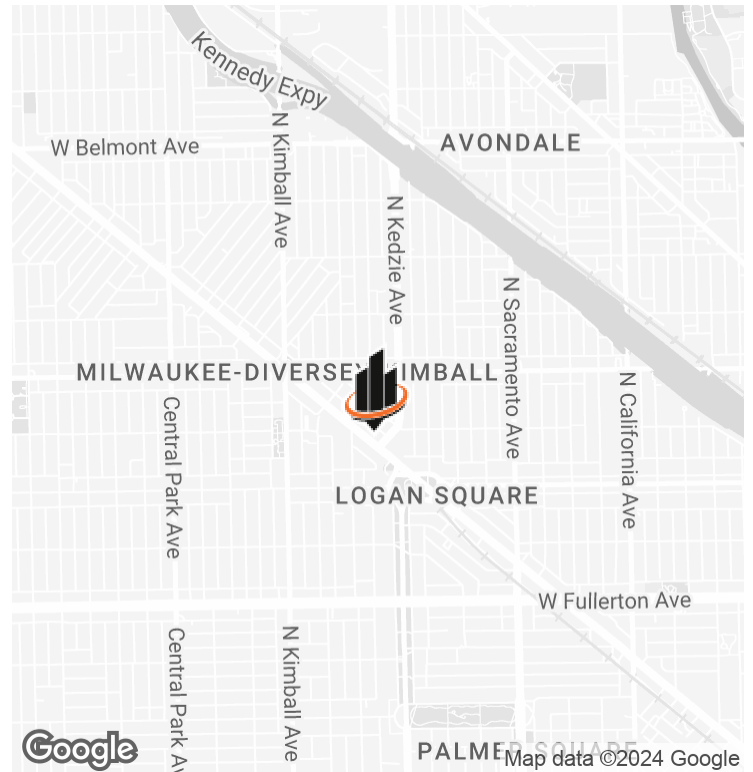
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
NUMBER OF UNITS:	1
AVAILABLE SF:	5,200
LOT SIZE:	6,289 SF
BUILDING SIZE:	7,616 SF

PROPERTY DESCRIPTION

SVN is proud to present this exceptional property in the heart of Logan Square. With the new re-route Kedzie Ave, this location provides maximum exposure for any business. Located on the traffic light corner of Milwaukee & Kedzie, adjacent to the recently renovated Blue Line Logan Square terminal. A newly widened sidewalk will allow for a beautiful outdoor café & patio.

PROPERTY HIGHLIGHTS

- Great exposure
- Traffic light corner
- High ceiling

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ADDITIONAL PHOTOS



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SITE LOCATION

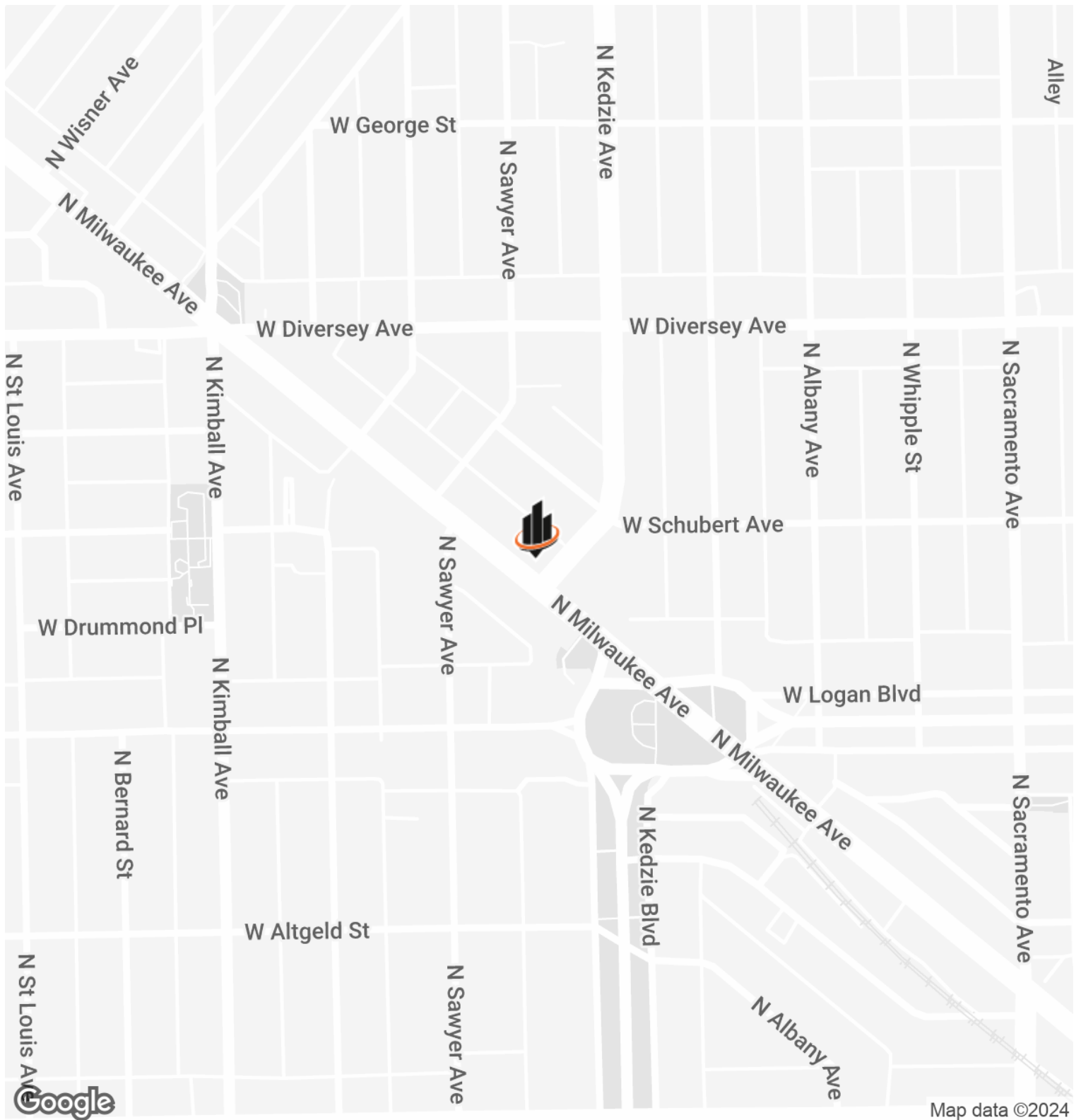


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LOCATION MAP

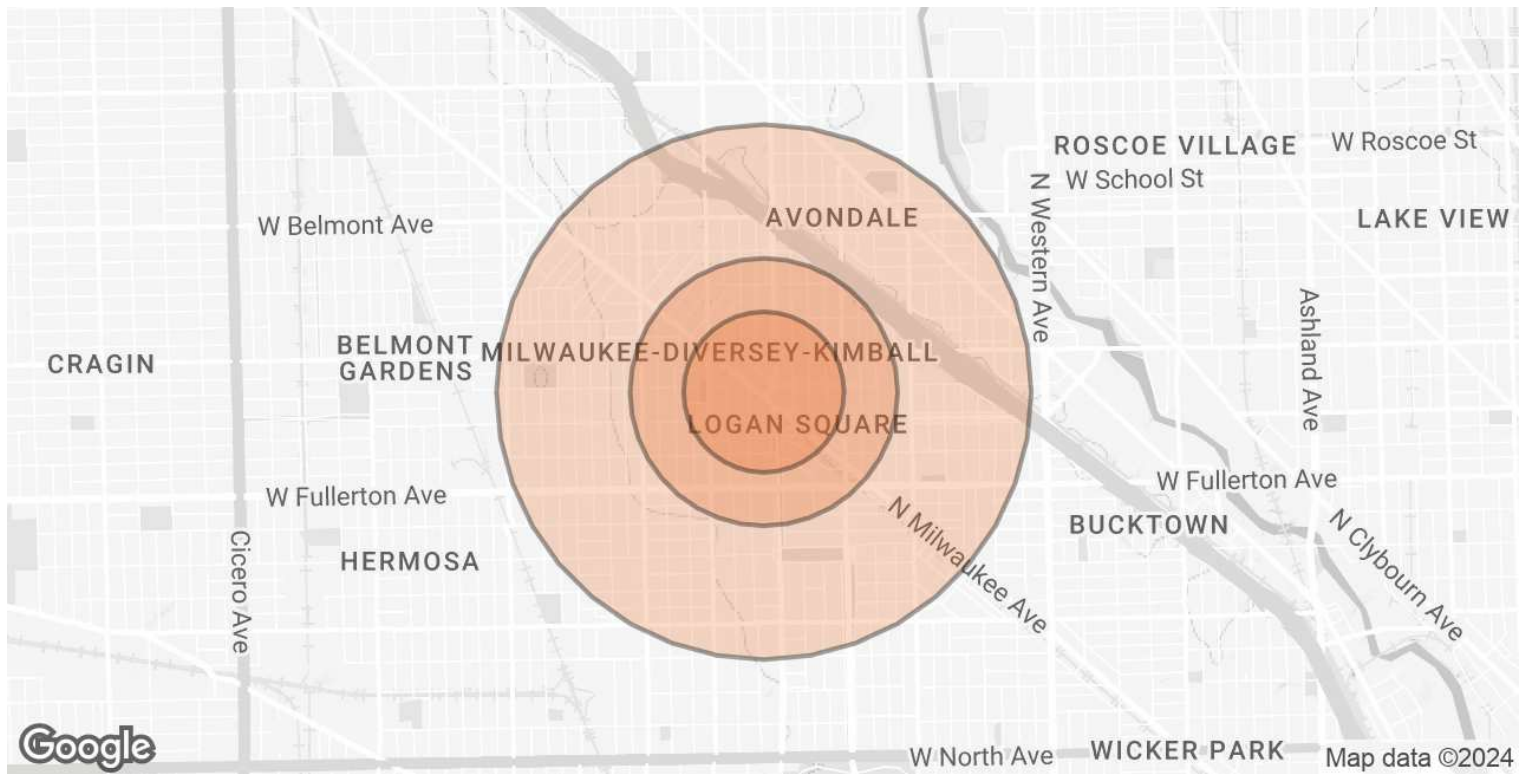


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	7,131	17,230	68,104
AVERAGE AGE	36	37	36
AVERAGE AGE (MALE)	36	36	36
AVERAGE AGE (FEMALE)	36	37	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	3,625	8,141	29,603
# OF PERSONS PER HH	2	2.1	2.3
AVERAGE HH INCOME	\$112,700	\$121,652	\$121,138
AVERAGE HOUSE VALUE	\$594,322	\$608,437	\$586,115

Demographics data derived from AlphaMap

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