



TRITON
REALTY GROUP LLC



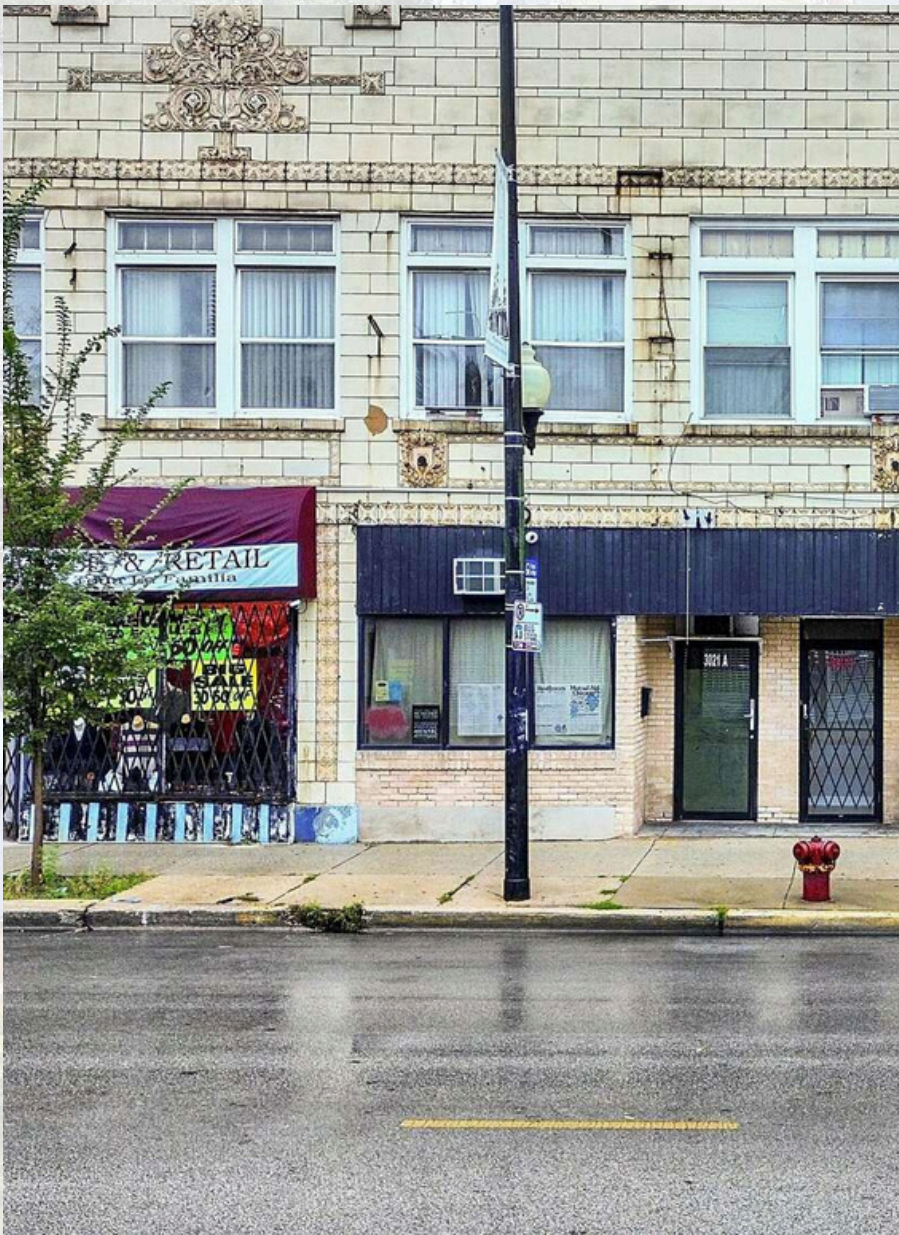
RETAIL PROPERTY FOR LEASE

\$2,500/MONTH (APPROX. \$28.30/SF) NN LEASE

3025 NORTH MILWAUKEE AVENUE, CHICAGO, IL 60618

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RETAIL PROPERTY FOR LEASE

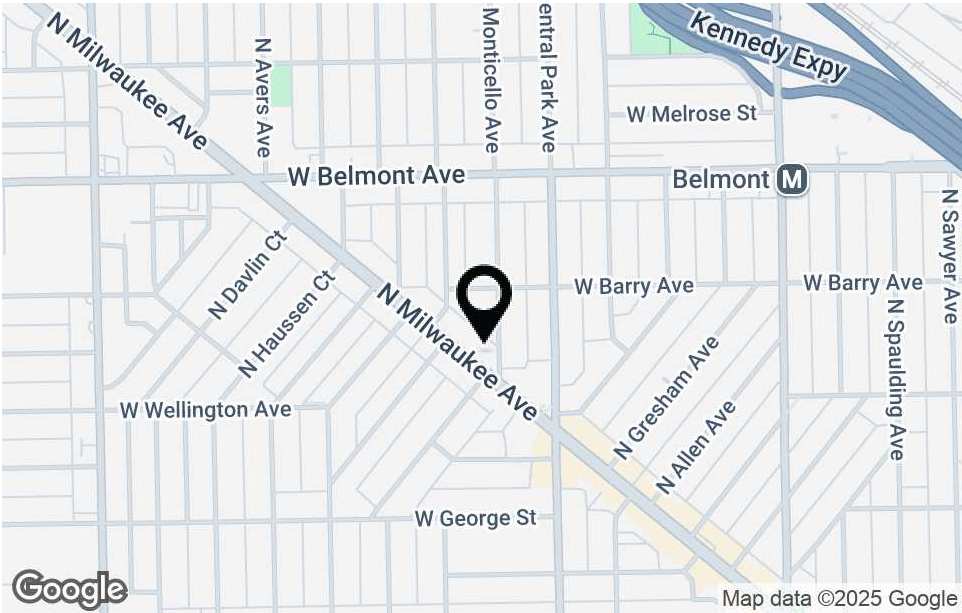


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Exclusively listed by:
Edward Liss
Senior Vice President • Co-Founder & Principal
(630) 251-4110
edward@tritonrealtygroup.com

OFFERING SUMMARY

RETAIL PROPERTY FOR LEASE



PROPERTY OVERVIEW

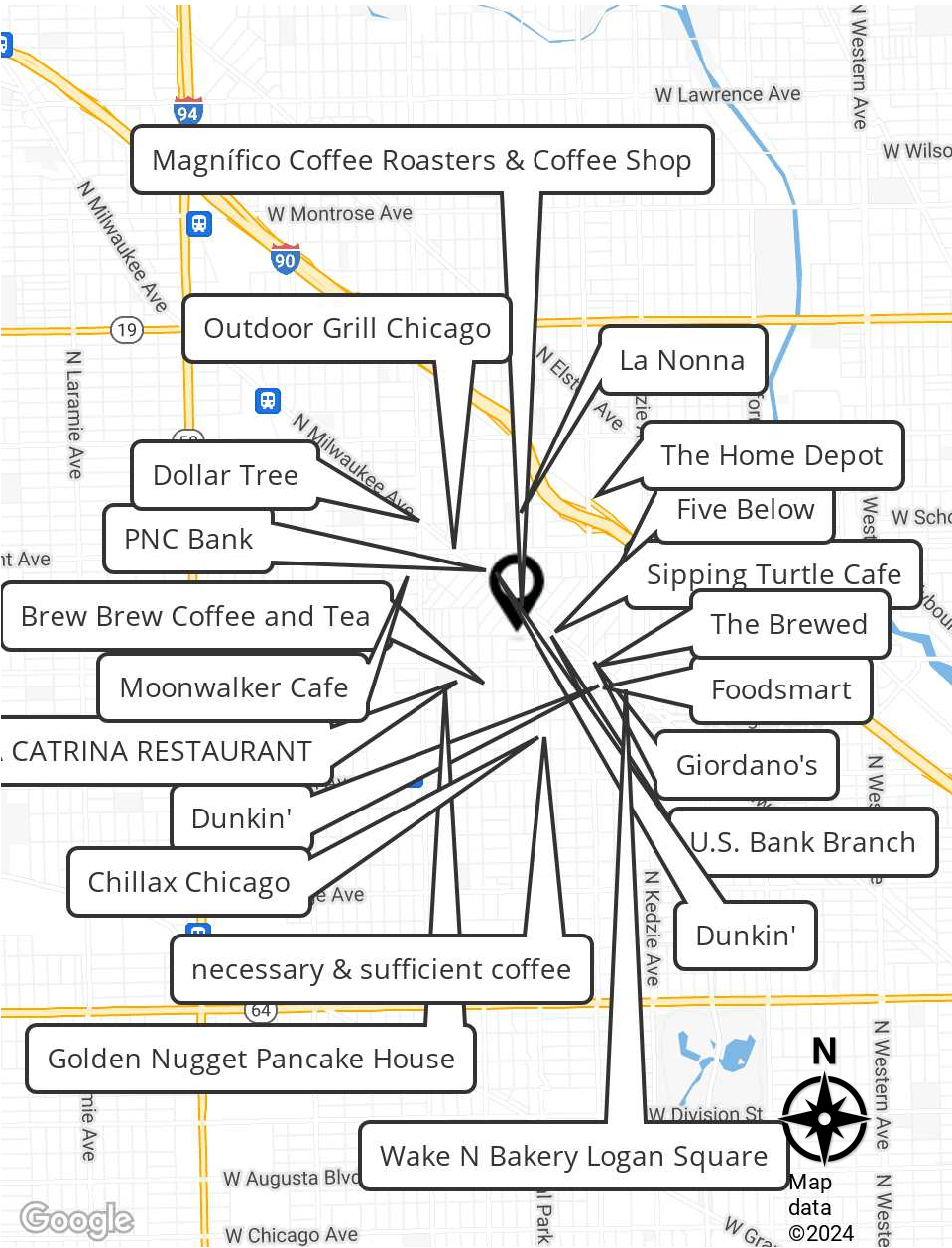
- 15 Feet of Frontage on Milwaukee Avenue in Avondale / Logan Square neighborhood
- Close proximity to public transportation:
- Belmont CTA Blue Line Station = 4.2 blocks NE
- Milwaukee Ave. CTA Bus Stop = 0.2 blocks S
- Traffic Counts: 14,500/day
- Nearby Businesses: Staropolska Restaurant, Poke Okie, Walgreens, Dunkin', Magnifico Coffee Roasters, Aldi's, and more.

FINANCIAL OVERVIEW

| | |
|-----------------|--------------------------|
| Lease Rate: | \$2,500 per month (NN) |
| Available SF: | 1,060 SF |
| Ceiling Height: | 11 Ft |
| Taxes (2023): | \$51,364.50 |
| Zoning: | B3-2 |
| Alderman: | 35th Ward Ramirez-Rosa |

LOCATION SUMMARY

RETAIL PROPERTY FOR LEASE



DEMOGRAPHICS

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total population | 5,595 | 18,715 | 60,823 |
| Median age | 36 | 36 | 37 |
| Median age (Male) | 36 | 36 | 37 |
| Median age (Female) | 37 | 37 | 37 |
| Total households | 2,249 | 7,487 | 25,235 |
| Total persons per HH | 2.5 | 2.5 | 2.4 |
| Average HH income | \$102,378 | \$104,642 | \$109,063 |
| Average house value | \$540,013 | \$517,172 | \$516,478 |

NEIGHBORHOOD OVERVIEW

Avondale is a NW neighborhood of Chicago. The neighborhood borders Logan Square to the south and Irving Park to the north and is approximately 8 miles NW of downtown Chicago.

Avondale is a diverse and vibrant neighborhood located on Chicago's northwest side. Known for its strong sense of community and artistic flair, Avondale attracts a mix of residents, including young professionals, artists, and families. The neighborhood boasts a blend of historic architecture and modern developments, with tree-lined streets, quaint homes, and a burgeoning culinary scene. Avondale is home to a variety of ethnic restaurants, trendy bars, and local shops, adding to its appeal. Additionally, the neighborhood hosts cultural events and festivals that celebrate its rich heritage and artistic roots. Overall, Avondale offers a lively and evolving urban environment with a distinctive character and a welcoming atmosphere.

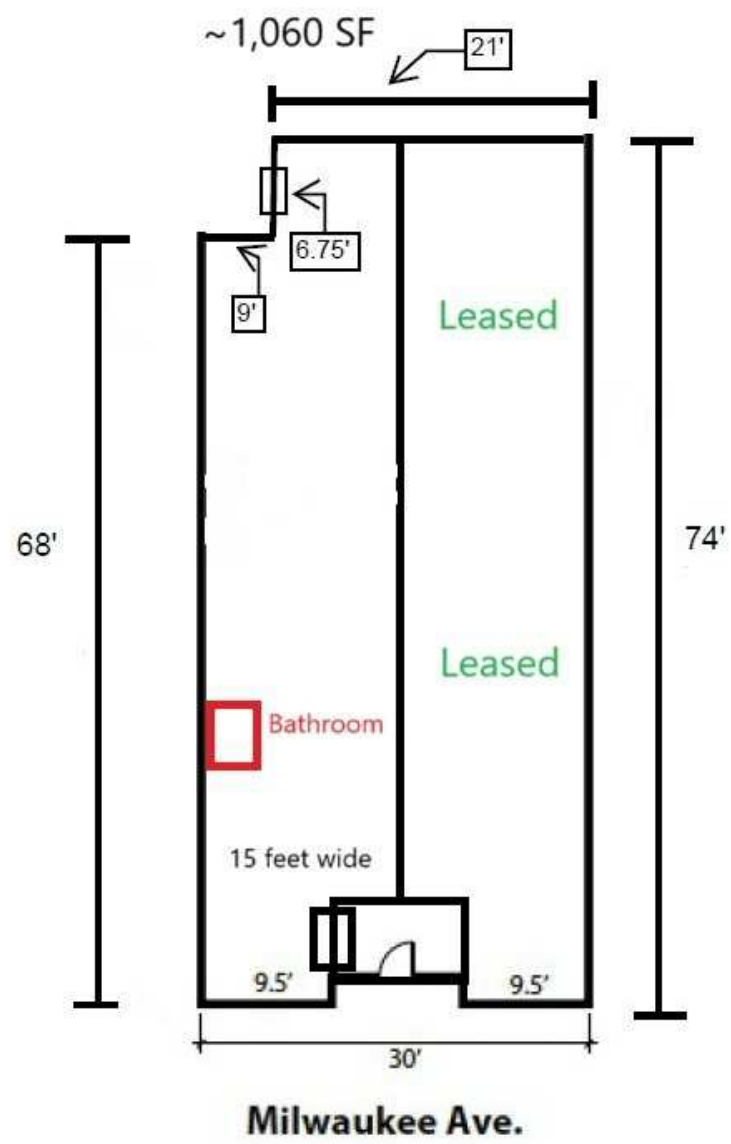
INTERIOR PHOTOS

RETAIL PROPERTY FOR LEASE



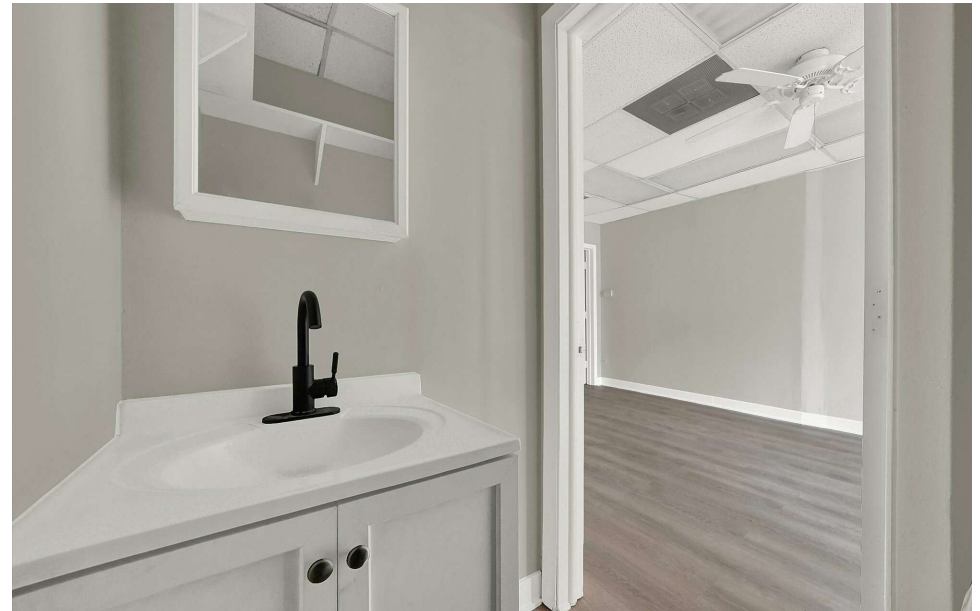
FLOOR PLAN

RETAIL PROPERTY FOR LEASE



ADDITIONAL PHOTOS

RETAIL PROPERTY FOR LEASE



PROPERTY LAYOUT

RETAIL PROPERTY FOR LEASE



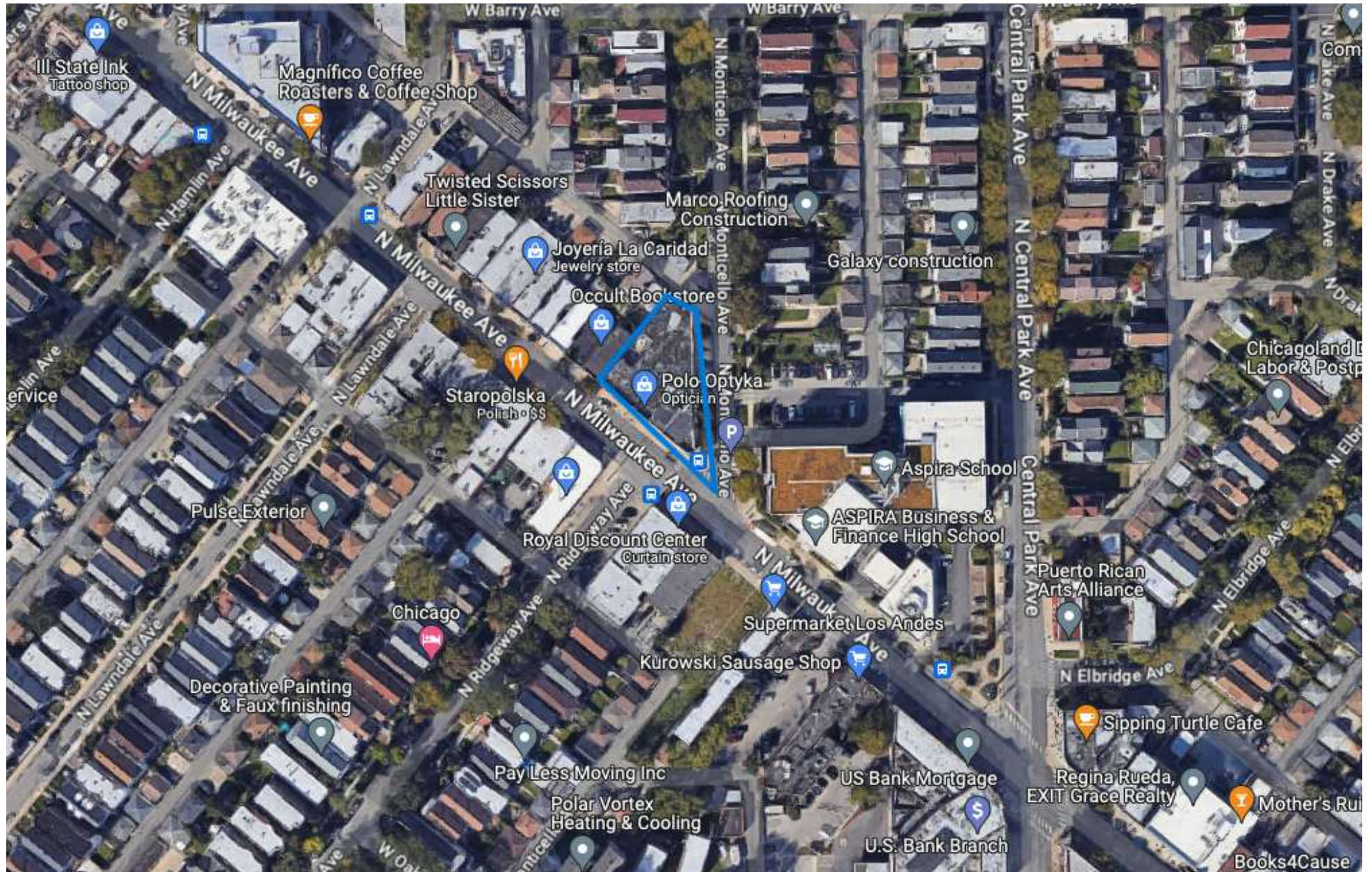
EXTERIOR PHOTO

RETAIL PROPERTY FOR LEASE



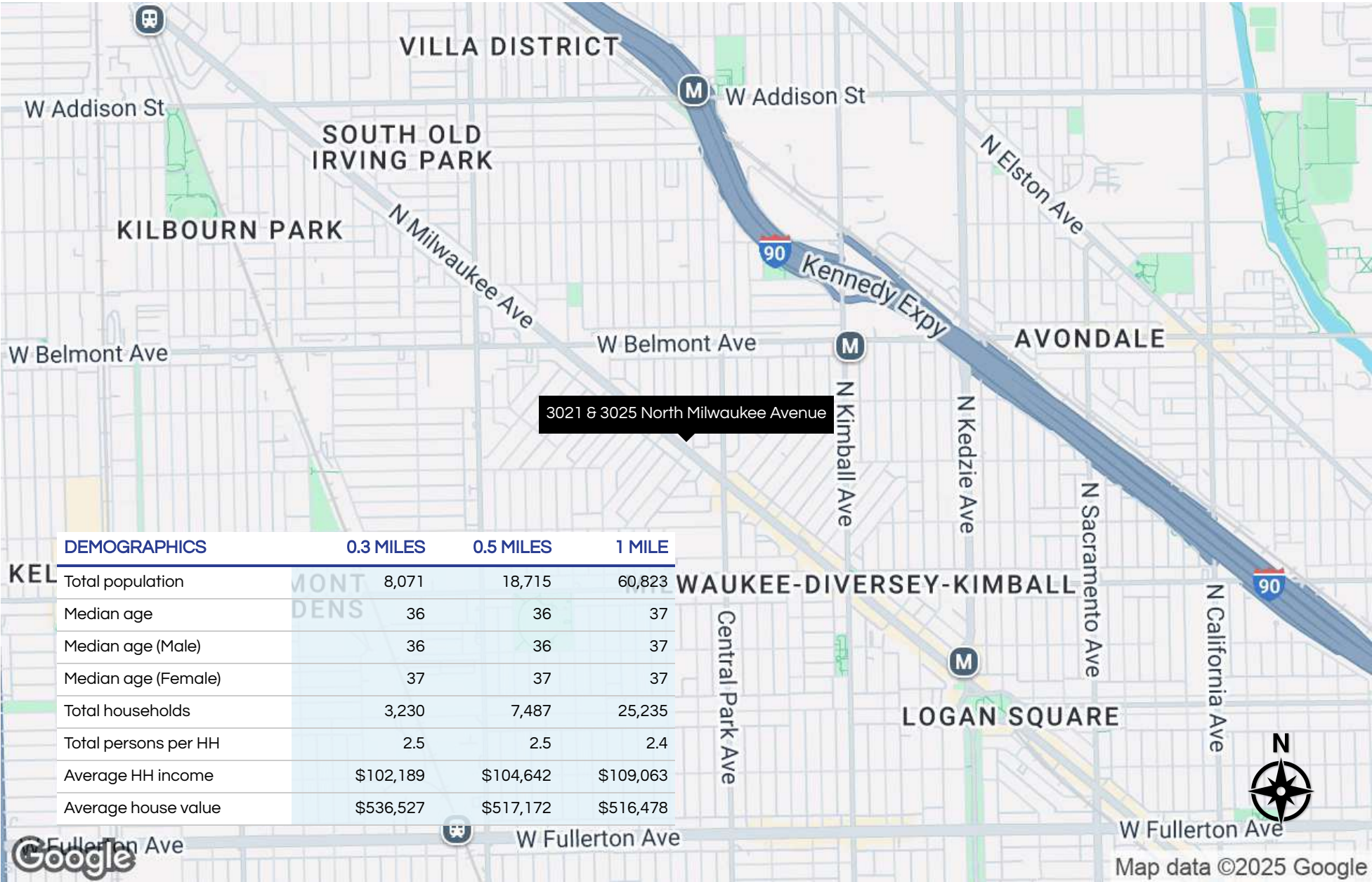
AERIAL PHOTO

RETAIL PROPERTY FOR LEASE



STREET MAP & DEMOGRAPHICS

RETAIL PROPERTY FOR LEASE



DEMOGRAPHICS MAP & REPORT

RETAIL PROPERTY FOR LEASE

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|------------------------------------|-----------|-----------|-----------|
| Total Population | 8,071 | 18,715 | 60,823 |
| Average Age | 36 | 36 | 37 |
| Average Age (Male) | 36 | 36 | 37 |
| Average Age (Female) | 37 | 37 | 37 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 3,230 | 7,487 | 25,235 |
| # of Persons per HH | 2.5 | 2.5 | 2.4 |
| Average HH Income | \$102,189 | \$104,642 | \$109,063 |
| Average House Value | \$536,527 | \$517,172 | \$516,478 |
| ETHNICITY (%) | 0.3 MILES | 0.5 MILES | 1 MILE |
| Hispanic | 56.3% | 55.7% | 52.3% |
| RACE | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Population - White | 3,404 | 7,870 | 27,241 |
| % White | 42.2% | 42.1% | 44.8% |
| Total Population - Black | 261 | 645 | 2,287 |
| % Black | 3.2% | 3.4% | 3.8% |
| Total Population - Asian | 301 | 762 | 2,543 |
| % Asian | 3.7% | 4.1% | 4.2% |
| Total Population - Hawaiian | 8 | 16 | 27 |
| % Hawaiian | 0.1% | 0.1% | 0.0% |
| Total Population - American Indian | 176 | 420 | 1,253 |
| % American Indian | 2.2% | 2.2% | 2.1% |
| Total Population - Other | 2,600 | 6,042 | 17,633 |
| % Other | 32.2% | 32.3% | 29.0% |





EDWARD LISS

SVP & Founder

edward@tritonrealtygroupllc.com

Cell: **630.251.4110**

PROFESSIONAL BACKGROUND

Edward co-founded Triton with Matt Fritzshall in 2016, bringing with him over 15 years of extensive real estate experience. Over his career, Edward has been involved in more than \$250 million in real estate transactions, successfully closing over 4,000 units. His expertise spans urban, suburban, and tertiary Illinois apartment/mixed-use transactions, with deal sizes ranging from \$500K to over \$15 million.

Edward's primary focus has been suburban mid-market apartments, but his strong industry relationships have led him to other markets as well. He has played a key role in approximately \$40 million worth of redevelopment or land development sites in Florida, contributing to projects valued at over \$100 million. His clients appreciate his driven nature and ability to solve issues within transactions, leading to successful closings.

Edward began his real estate career upon graduating from the University of Illinois at Urbana-Champaign in 2008. He started on a top-producing sales team at a national real estate firm, where he analyzed 6,000 units and over \$400 million in investment real estate. After six years, Edward transitioned to a smaller Chicago-based firm to focus on brokerage with mid-market apartments for two years. This experience at both large and small firms inspired him to incorporate the best attributes of both environments into Triton's more nuanced approach for clients and team members.

EDUCATION

- University of Illinois at Urbana-Champaign Bachelor of Science in Finance & Real Estate

MEMBERSHIPS

- Chicago Association of Realtor's Commercial Forum Awards
- Chosen from 4,000 members, Chicago's largest commercial real estate community
- 2020 Silver Award for Multifamily 5+ Sales Volume
- Member of Neighborhood Builder's Owner's Alliance (NBOA)

Triton Realty Group

3424 W. Foster Ave. 1st Floor Office

Chicago, IL 60625

312.788.9379





Edward Liss

Senior Vice President • Co-Founder & Principal

(630) 251-4110

edward@tritonrealtygroup.com





MATTHEW FRITZSHALL

President & Founder

847.778.8746

mattf@tritonrealtygroupllc.com