



**TRITON**  
REALTY GROUP LLC



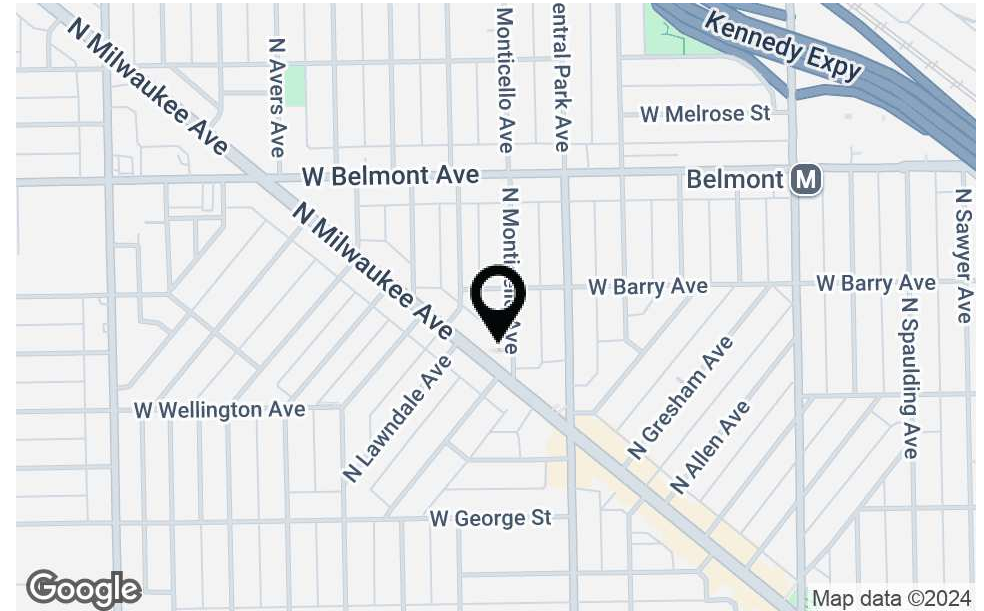
RETAIL PROPERTY FOR LEASE

**\$4,000/MONTH (APPROX. \$21.81/SF) NN LEASE**

3025 NORTH MILWAUKEE AVENUE, CHICAGO, IL 60618

# PROPERTY SUMMARY

## RETAIL PROPERTY FOR LEASE



## PROPERTY OVERVIEW

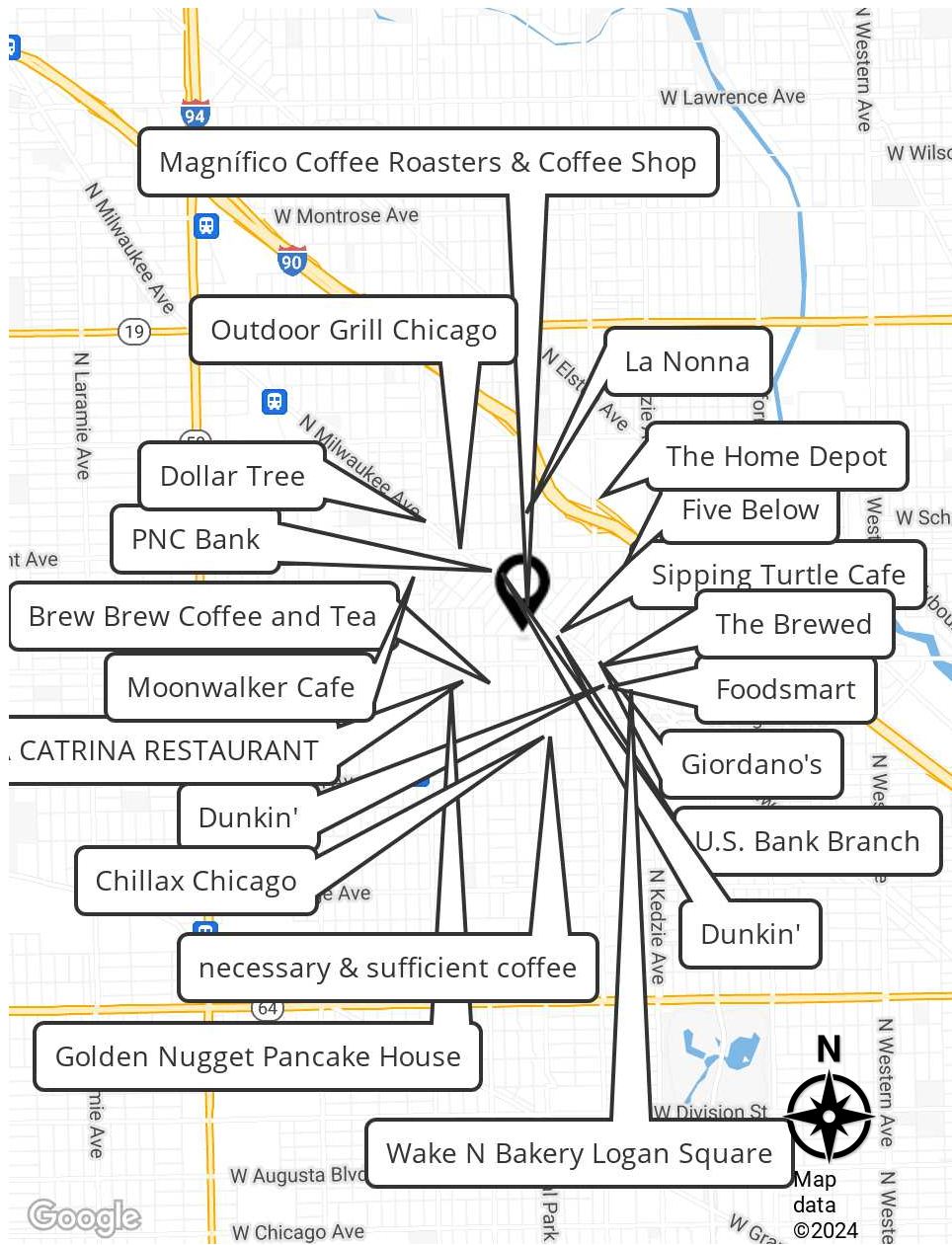
- 30 Feet of Frontage on Milwaukee Avenue in Avondale / Logan Square neighborhood
- Close proximity to public transportation:
- Belmont CTA Blue Line Station = 4.2 blocks NE
- Milwaukee Ave. CTA Bus Stop = 0.2 blocks S
- Traffic Counts: 14,500/day
- Nearby Businesses: Staropolska Restaurant, Poke Okie,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

## FINANCIAL OVERVIEW

Lease Rate:	\$4,000 per month (NN)
Available SF:	2,200 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

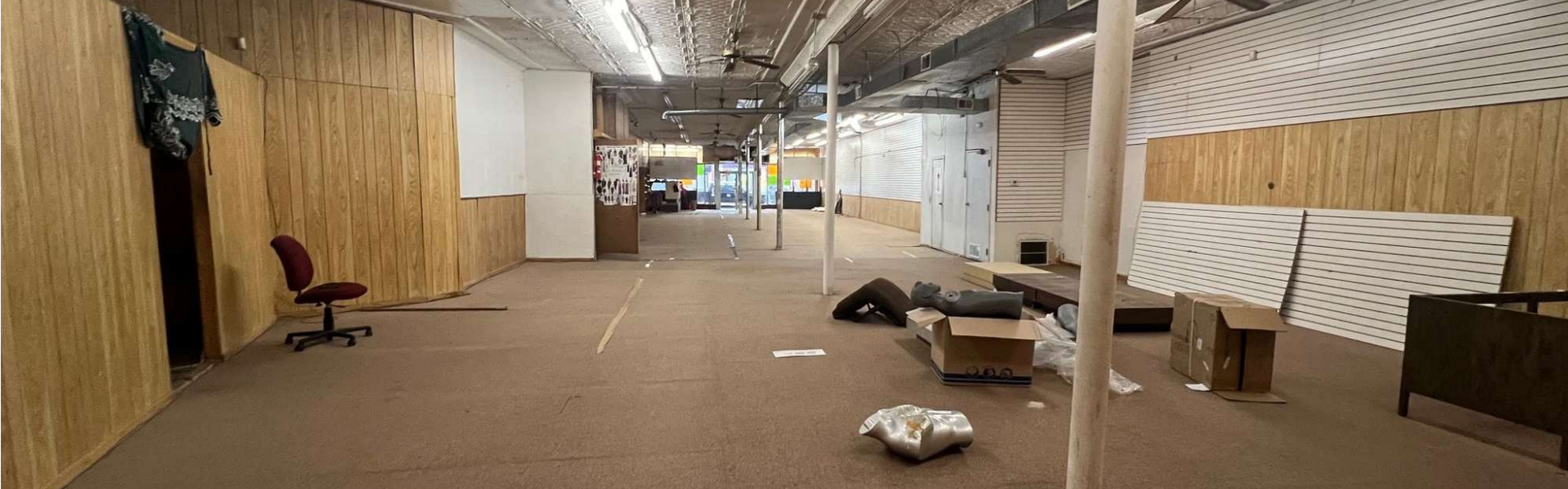
### NEIGHBORHOOD OVERVIEW

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.

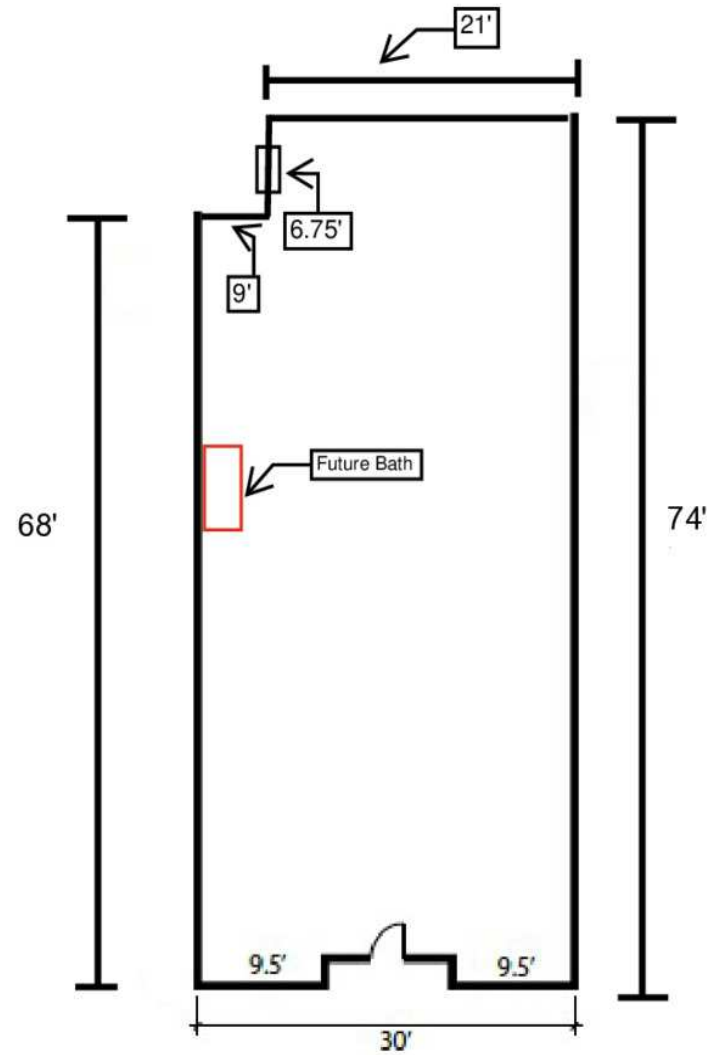
# INTERIOR PHOTOS

RETAIL PROPERTY FOR LEASE



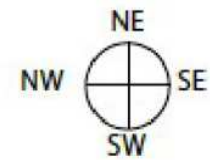
# FLOOR PLAN

RETAIL PROPERTY FOR LEASE



**Milwaukee Ave.**

Total: 2200 SF



# PROPERTY LAYOUT

RETAIL PROPERTY FOR LEASE



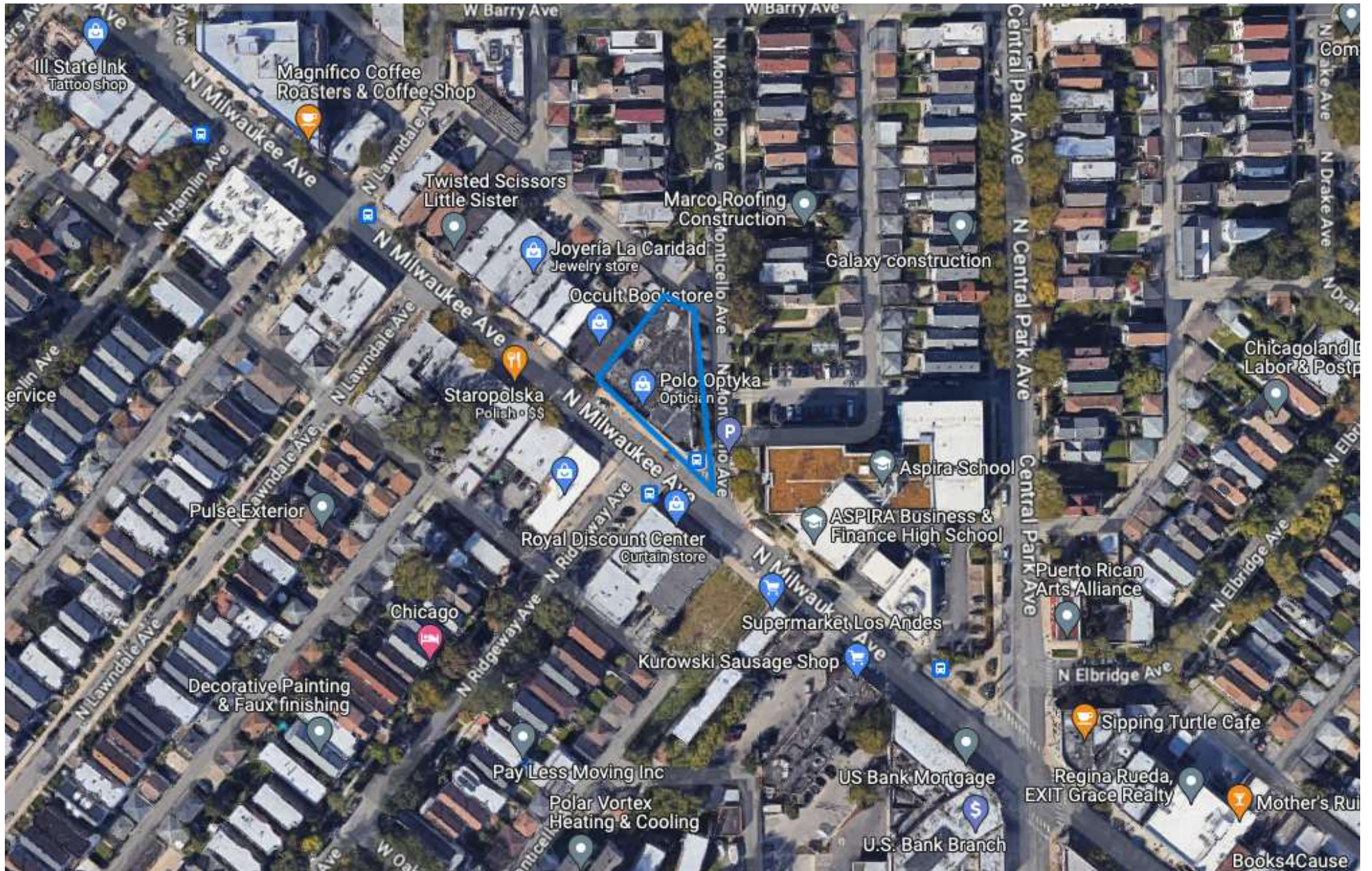
# EXTERIOR PHOTO

RETAIL PROPERTY FOR LEASE



# AERIAL PHOTO

RETAIL PROPERTY FOR LEASE







## 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





# TRITON

REALTY GROUP LLC

**EDWARD LISS**

Cofounder & Principal

630.251.4110

[edward@tritonrealtygroupllc.com](mailto:edward@tritonrealtygroupllc.com)