

Logan Square

Single story white terracotta property for sale or lease near Blue Line train station.

2345 N. Milwaukee Ave., Chicago



Property Description

Single story unique white terracotta property available for sale or lease in the heart of Logan Square dining and entertainment corridor, which was voted one of the 25 hottest neighborhoods in America. This prime location is surrounded by restaurants and bars, new residential towers and developments, and is conveniently just a couple blocks from the Blue Line train station, with 1.65M annual riders. The property features 50' of frontage on Milwaukee Ave., an open floor plan with 12' ceiling height and additional lower level space. Additional opportunities include potential to build a rooftop deck or redevelop the property.

Purchase Price: \$2,200,000 (Real Estate)

Property Taxes: 1.06/SF, \$8,215.63 (2021)

Lease Rate: \$25/SF NNN

OpEx: N/A

Size (Approx.): 7,750 SF (Bldg.), 3,875 SF (Div.), 4,000 SF (Bmnt.)

Zone: C1-1

For additional information or to schedule a showing, contact:

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No representation made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice.



1629 North Halsted Street, Floor 1
Chicago, Illinois 60614
kudangroup.com

Demographics

Population	2-Mile	5-Mile
2010 Population	247,593	1,259,298
2022 Population	216,580	1,248,603
2027 Population Projection	207,986	1,231,789
Annual Growth 2010-2022	-1.0%	-0.1%
Annual Growth 2022-2027	-0.8%	-0.3%

Households

2010 Households	95,975	530,777
2022 Households	81,495	530,966
2027 Household Projection	77,680	524,553

Income

Avg. Household Income	\$119,571	\$111,756
Median Household Income	\$90,845	\$81,583

Source: Costar

Nearby Businesses

Moca Dispensary	Trike Noodle
Emporium	Revolution Brewing
Chicago Distilling Company	Cafe Mustache
Fruit Paradise	Subway
Cole's Bar	CitiBank

Location: Logan Square

Take a stroll down stately Logan Blvd., lined with regal limestone homes and anchored by the soaring Illinois Centennial Monument. For a taste of Logan Square nightlife, take your pick from trend-setting cocktail bars, under-the-radar venues with local bands, and burgeoning breweries and distilleries. Among the neighborhood's unique eateries you'll find Michelin-rated spots, hip coffee houses and a Sunday Farmer's Market.

- choosechicago.com

Map

On North Milwaukee Avenue, between West Fullerton Avenue and North California Avenue.

