

**LOCATION! LOCATION! LOCATION!**

**PRIME COMMERCIAL BUILDING FOR ENTERTAINMENT/  
HOSPITALITY IN LOGAN SQUARE**

**2359 N. Milwaukee Ave.  
Chicago, IL 60647**



### PROPERTY HIGHLIGHTS

- Prominent **5,000 SF** single-story commercial building for lease in Logan Square.
- **Exceptional visibility** (49' of frontage) along **hot Milwaukee Ave.**, surrounded by dining, nightlife and entertainment.
- Former location of **"Chicago Distilling Co."** neighbored by hotspots Emporium Arcade Bar, Daisies, and Slippery Slope.
- **Highly walkable** area, just steps to **California Blue Line** L-stop .
- Logan Square has **strong incomes and demographics**. The average household income within a 3 mile radius in 2024 was \$127,654.

<b>LEASE PRICE:</b>	\$30 PSF
<b>LEASE TYPE:</b>	NNN
<b>BUILDING SIZE:</b>	5,000 SF
<b>ZONING:</b>	C1-1
<b>CAM &amp; INSURANCE:</b>	\$2.60 PSF
<b>TAXES (2023):</b>	\$6.00 PSF
<b>PARCELS:</b>	10-25-400-016-0000, 10-36-115-044-0000

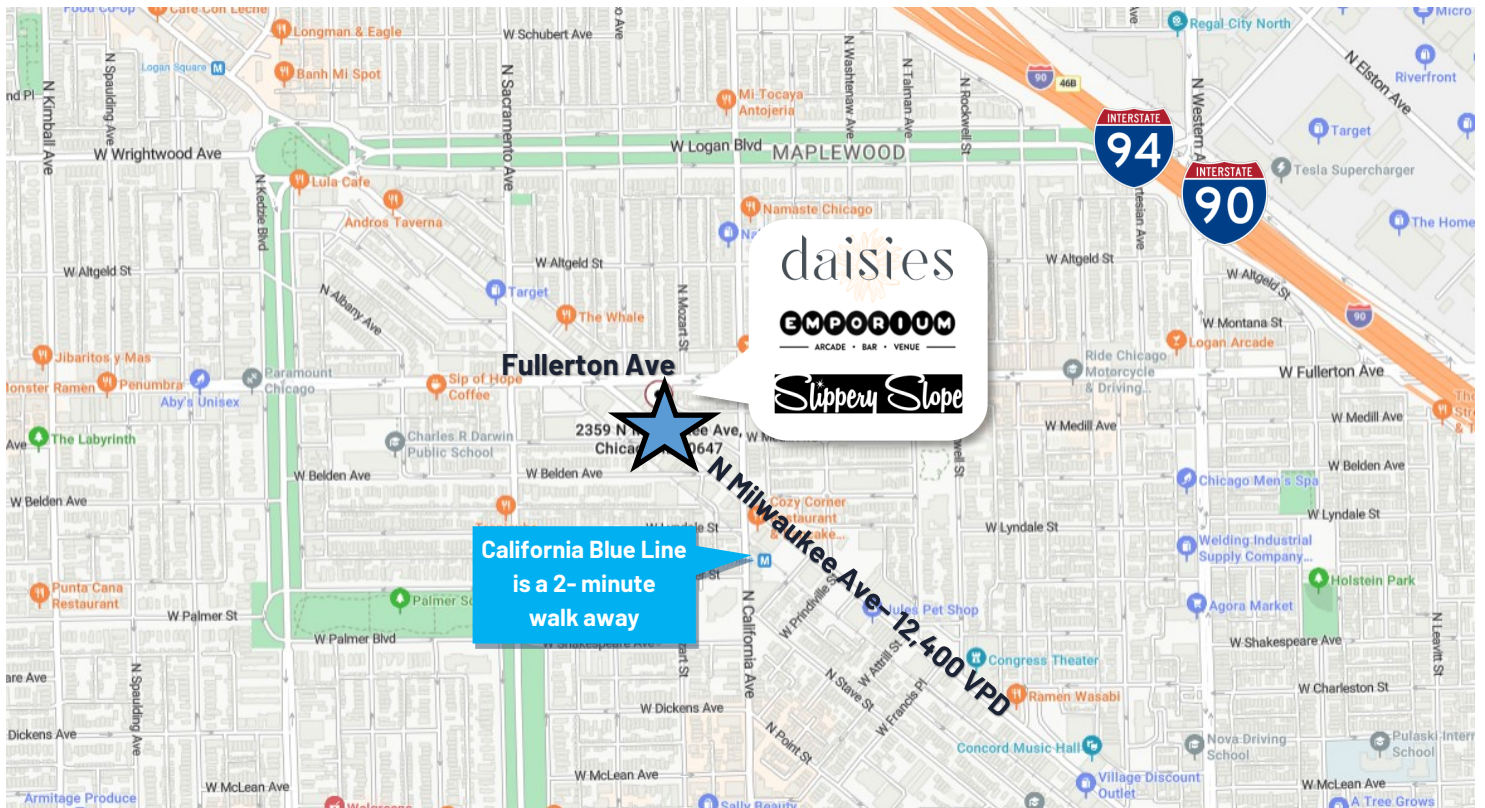
### CONTACT

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# LOCATION

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## DEMOGRAPHICS (2024)

Costar



### POPULATION

1 Mile:	60,937
2 Mile:	214,240
3 Miles:	472,442



### HOUSEHOLDS

1 Mile:	27,339
2 Mile:	89,761
3 Miles:	201,393



### AVG HH INCOME

1 Mile:	\$121,696
2 Mile:	\$126,906
3 Miles:	\$127,654

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# INTERIOR

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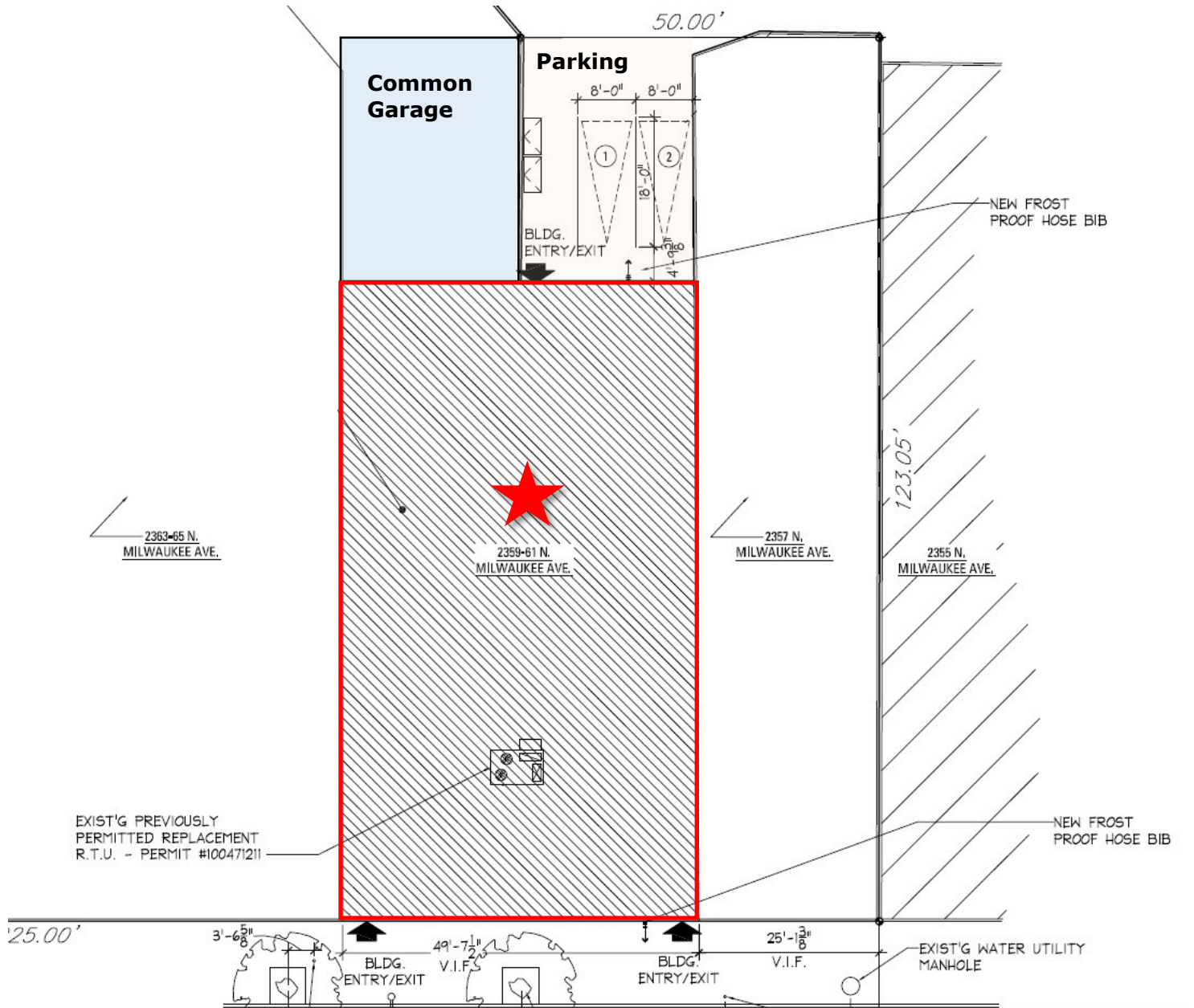
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# SURVEY

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