

BUILD TO SUIT OR FOR LEASE RETAIL / OFFICE SPACE 2,125 - 4,250 SQ. FT.

CRER

2118 N. Milwaukee Ave, Chicago, IL 60647



Michael Weaver

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Chicago Real Estate Resources, Inc.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney.

Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Chicago Real Estate Resources, Inc. (CRER) in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY INFORMATION

ADDRESS: 2118 N. Milwaukee Ave, Chicago IL 60647	SPACE: First Floor	SIZE: 2,150 - 4,250 Sq. Ft.	CEILING: 12'	TERM: Negotiable	TYPE: Negotiable
RATE: Upon Request	MIN DIVISIBLE: 2,150 Sq. Ft.	GROSS LEASABLE AREA: 4,250 Sq. Ft.	PROPERTY TYPE: Retail	PROPERTY SUBTYPE: Storefront	YEAR BUILT: 1980

ALLOWABLE USES:
 Medical/Dental Office, Daycare, Veterinary Clinic, Dog Grooming, Hair Salon, Restaurant, Coffee Shop, Tattoo Shop.

EXECUTIVE SUMMARY

CRER is delighted to offer an incredible opportunity to lease a highly desirable property in the heart of Chicago’s prestigious Bucktown/Palmer Square neighborhood.

Located across the street from the Congress Theater, on the vibrant Milwaukee Avenue Corridor, this 4,250 square foot space provides a great opportunity for businesses looking to set up shop in a thriving area. The building is a clear span, meaning there is no need for interior columns, making it an ideal space for a variety of uses. The generous size of the building allows for it to be easily divided into two spaces of 2,125 square feet each.

Currently, the space is being vacated after more than four decades of Gillman Ace Hardware. With its easy to spot prominent location, the building is suitable for a number of businesses such as medical and dental offices, restaurants, daycare centers, salons, and clinics. Don’t miss out on this exceptional chance to join the dynamic Milwaukee Avenue Corridor!



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ABOUT THE AREA

LOGAN SQUARE / PALMER SQUARE

Logan Square and Palmer Square are two of the most exciting, vibrant, and diverse neighborhoods in Chicago. Located just west of the Loop, these two neighborhoods have seen tremendous growth and development in recent years, and are now a hotspot for businesses and entrepreneurs looking to rent retail space.

The bustling Logan Square area, located between Armitage and Kedzie Avenues, is known for its eclectic mix of restaurants, bars, and boutiques. Its bustling commercial corridor is lined with unique local businesses and is an ideal spot for businesses looking to stand out from the crowd. With easy access to public transit, Logan Square is also a great place to do business, offering plenty of foot traffic and a convenient location. Palmer Square, located just south of Logan Square, is a vibrant neighborhood filled with a diverse mix of restaurants, shops, and galleries. Its diverse commercial corridor is home to a wide range of businesses, from art galleries to restaurants to antique stores. With its easy access to public transit, Palmer Square is an ideal spot for businesses looking to draw in customers from all over the city.

For businesses looking to rent retail space in Chicago, Logan Square and Palmer Square are two of the best neighborhoods to consider. With their vibrant commercial corridors and easy access to public transit, these two neighborhoods offer businesses plenty of opportunities to grow and succeed. Whether you're looking for a unique shop, a cozy cafe, or a trendy bar, Logan Square and Palmer Square have something for everyone.

Allowable Uses: Medical/Dental Office, Daycare, Veterinary Clinic, Dog Grooming, Hair Salon, Restaurant, Coffee Shop, Tattoo Shop.

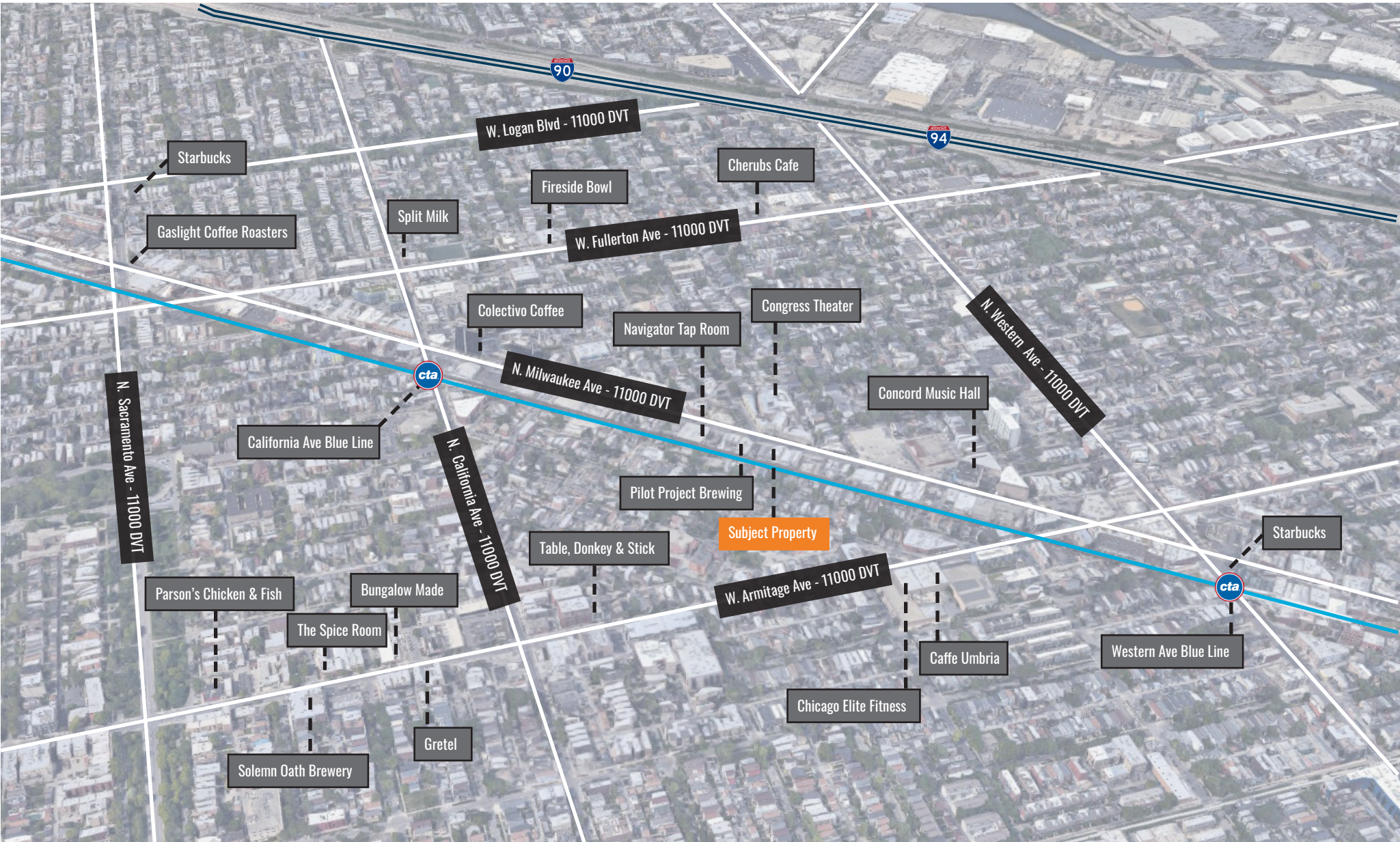


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NEIGHBORHOOD MAP



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DEMOGRAPHICS

CHICAGO METRO AREA / CHICAGO, ILLINOIS



CHICAGO POPULATION	WARDS	COMMUNITY AREAS	NEIGHBORHOODS
2,716,450	50	77	100

	1 MILE	3 MILE	5 MILE
2022 Total Population	60,553	482,792	1,238,171
2027 Population	59,686	469,885	1,221,789
Pop Growth 2022-2027	(1.43%)	(2.67%)	(1.32%)
Average Age	36	36	37
2022 Total Households	25,106	200,555	528,910
HH Growth 2022-2027	(2.25%)	(3.03%)	(1.11%)
Median Household Inc	\$102,287	\$92,267	\$82,130
Avg Household Size	2.30	2.30	2.20
2022 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$467,113	\$455,931	\$377,857
Median Year Built	1947	1948	1952

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TRANSPORTATION

TRANSIT / SUBWAY

		CTA California Station (Blue Line)	1 min drive	7 min walk	0.4 mi
		CTA Western Station (Blue Line)	2 min drive	8 min walk	0.4 mi

COMMUTER RAIL

		Clybourn Station Commuter Rail (Union Pacif North)	4 min drive		1.4 mi
		Healy Station Commuter Rail (Milwaukee District North Line)	4 min drive		2.0 mi

AIRPORT

		Chicago O'Hare International Airport	22 min drive		13.5 mi
		Chicago Midway International Airport	22 min drive		11.4 mi

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ABOUT MICHAEL WEAVER



Michael Weaver has registered over 30 years of experience in the real estate industry and joined Chicago Real Estate Resources with a wealth of knowledge pertaining to commercial sales.

As a 1985 graduate of Texas A&M, Mike has brokered and leased properties with a value in excess of over \$400,000,000. He has worked with a variety of professional and retail organizations, such as American International Group, Northern Trust Bank, Dunkin Donuts, and Payless Shoe Source.

One of Mike's proudest moments came with the sale of a large development then known as 601 West Chicago Avenue. 601 West Chicago was a 250,000 square foot loft building owned by Montgomery Ward that operated as part of the company's catalog operations. This Chicago landmark is now a luxury condominium development located near the Chicago River. This sale was the first of the Montgomery Ward properties to sell as part of the Master Plan for the redevelopment of over three million square feet of commercial space and 23 acres of land.

Mike is a very personable, client-focused broker who has shown his knowledge and expertise in negotiating for his many clients. He is delighted to continue to service these clients at Chicago Real Estate Resources as well as build his client base.

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ABOUT THE COMPANY

Chicago Real Estate Resources (CRER) is a full-service, boutique commercial real estate firm devoted to providing exceptional service for your every real estate need. From new regulations to emerging technologies, the commercial real estate market is constantly changing. It's our job to simplify that complexity and empower you with clear information so you can make the best decisions for your own portfolio. Founded in 2004 by Chicago real estate veteran Eric Janssen, Chicago Real Estate Resources specializes in a multitude of services including investment real estate sales and leasing, tenant representation, property management and receivership services.

CRER is partnered with TCN Worldwide, a consortium of independent commercial real estate firms serving more than 200 markets worldwide. The national platform provides the opportunity for our brokers to directly market our assignments to a much larger audience which is very beneficial to our clients.



TCN Worldwide, provides complete integrated real estate solutions locally and internationally. An extensive range of real estate services coupled with a personal commitment to exceed expectations is what allows TCN Worldwide to be a leader in this competitive industry. Comprised of leading independent brokerage firms, TCN combines an entrepreneurial approach with years of local experience. TCN's more than 1,500 brokers have a well-earned reputation for providing straightforward expert advice.

Company Achievements

- 96% Satisfaction rate among our clients
- 16 Years - Average CRER broker experience
- 30% of CRER brokers are CCIM designees
- \$2.5 Billion sold by CRER brokers
- 75% of CRER listings sell within 90 days
- 17 Years of continuous company growth

Company Mission

CRER is dedicated to providing the finest commercial real estate services; maintaining a reputation for honesty and ethical behavior, and keeping the client's needs as the top priority.

Our goal is to consistently exceed your expectations and facilitate a lucrative transaction. We value the long-term alliances we have forged with our clients, and the strong business results they have achieved.

Professional Associations



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