

JAMESON.

FOR LEASE

OFFICE AND RETAIL SPACE

4813 N Milwaukee Ave | Chicago, IL 60630

Up to 30,000 Ft Available



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LEASE OVERVIEW

LEASE PRICE: \$18.50/SF/Modified Net
SPACE SIZE: 8,749 SF
ZONING: Commercial
MARKET: Jefferson Park
CROSS STREETS: Milwaukee & Ainslie

AREA TENANTS

- Copernicus Center
 - Subway
 - Taste of Polonia
 - Dunkin Donuts
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PROPERTY DESCRIPTION

Excellent Stoplight Corner Location. 8,749 RSF single story building with full basement. can be annexed to 4811 N Milwaukee building for approx. 30,000 Ft. ample parking behind building and in adjacent lots

PROPERTY HIGHLIGHTS

- 8,749 - 30,444 RSF
 - Single Story Building with Full Basement
 - High Ceilings
 - Excellent Visibility and Natural Light
 - Attentive Management
 - Attractive Rental Terms and Ample Parking
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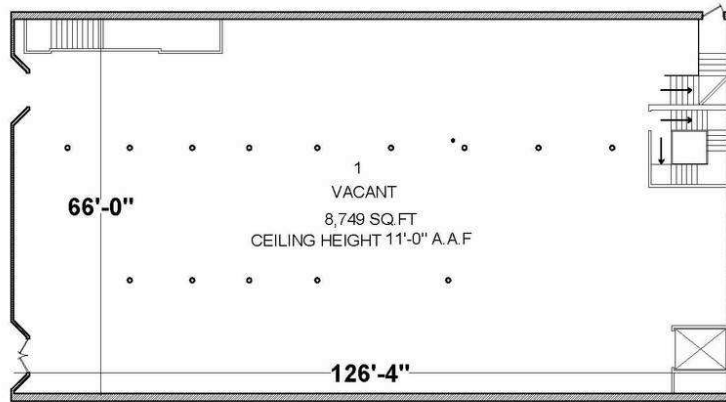
AREA AND TRANSPORTATION HIGHLIGHTS

- BLUE LINE / COMMUTER RAIL / BUS 1 BLOCK AWAY
 - EASY ACCESS TO 90/94
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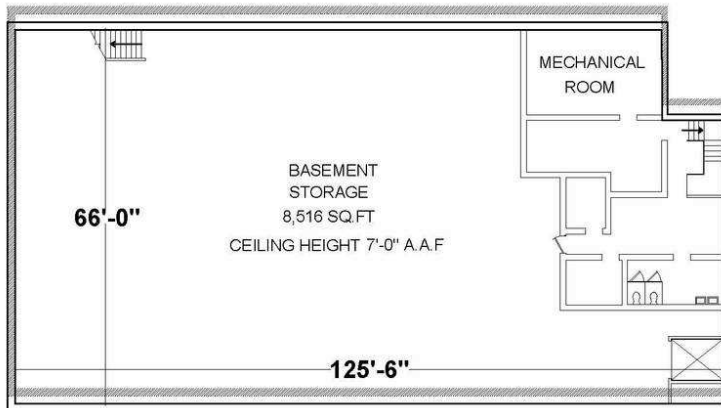
FLOOR PLAN

4813 N Milwaukee Ave, Chicago, IL 60630

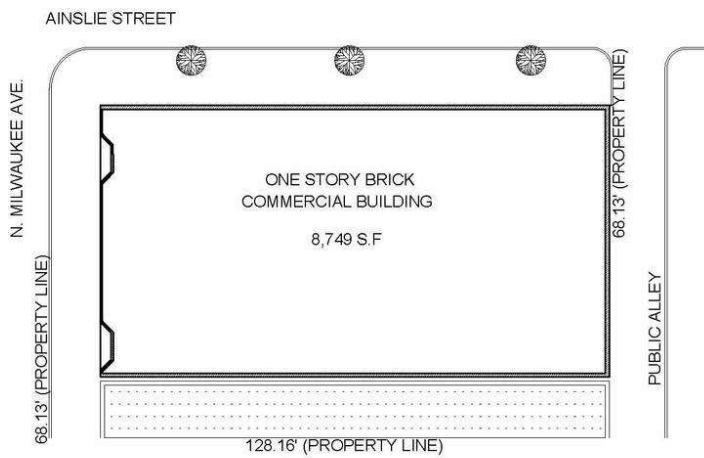
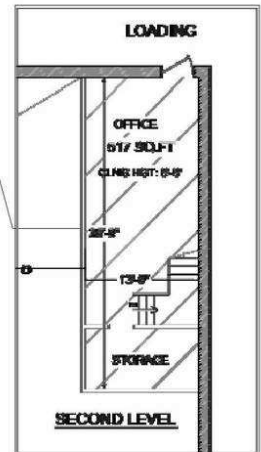
\$18.50 SF/yr



FIRST FLOOR PLAN



LOWER LEVEL FLOOR PLAN

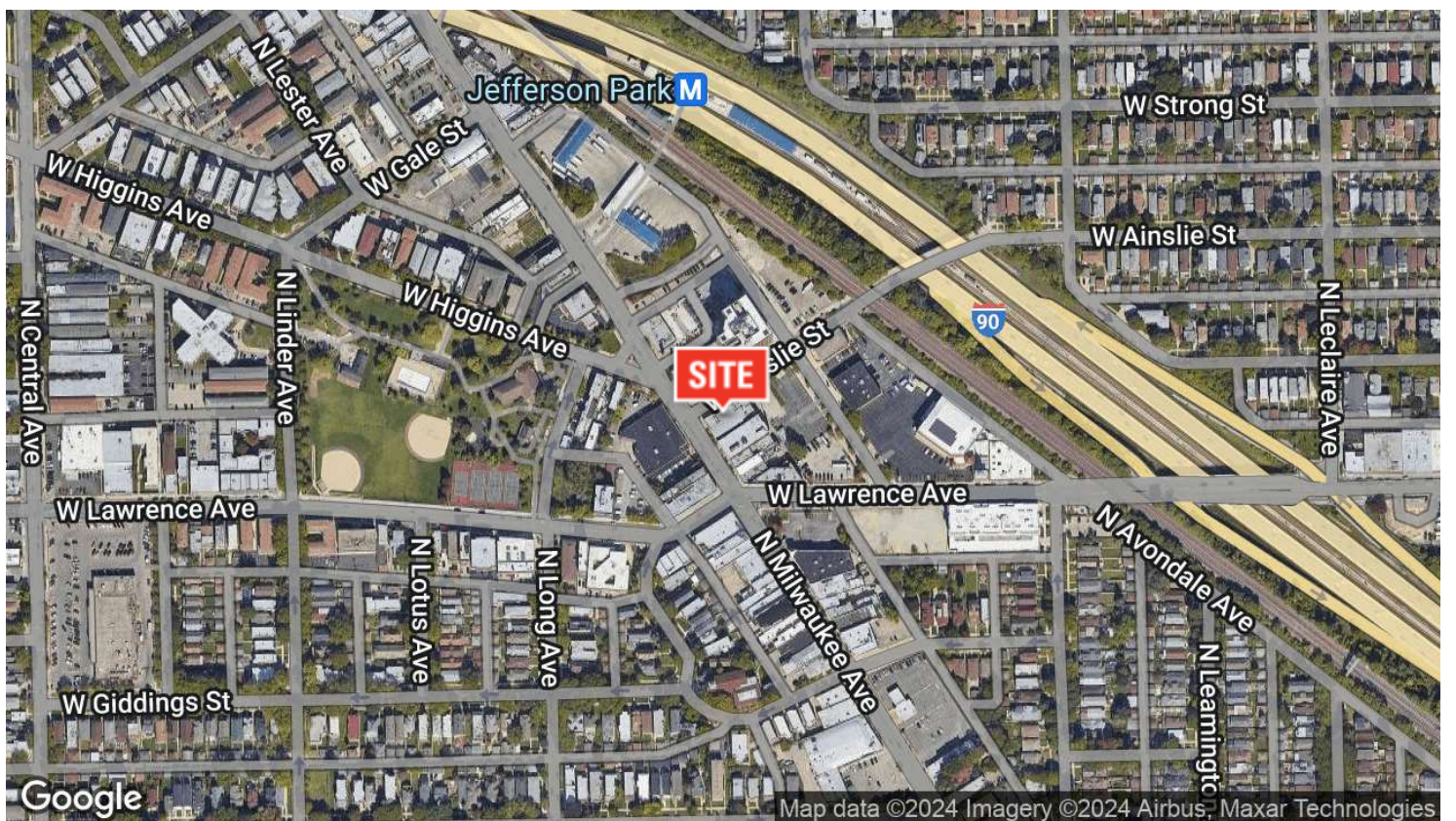
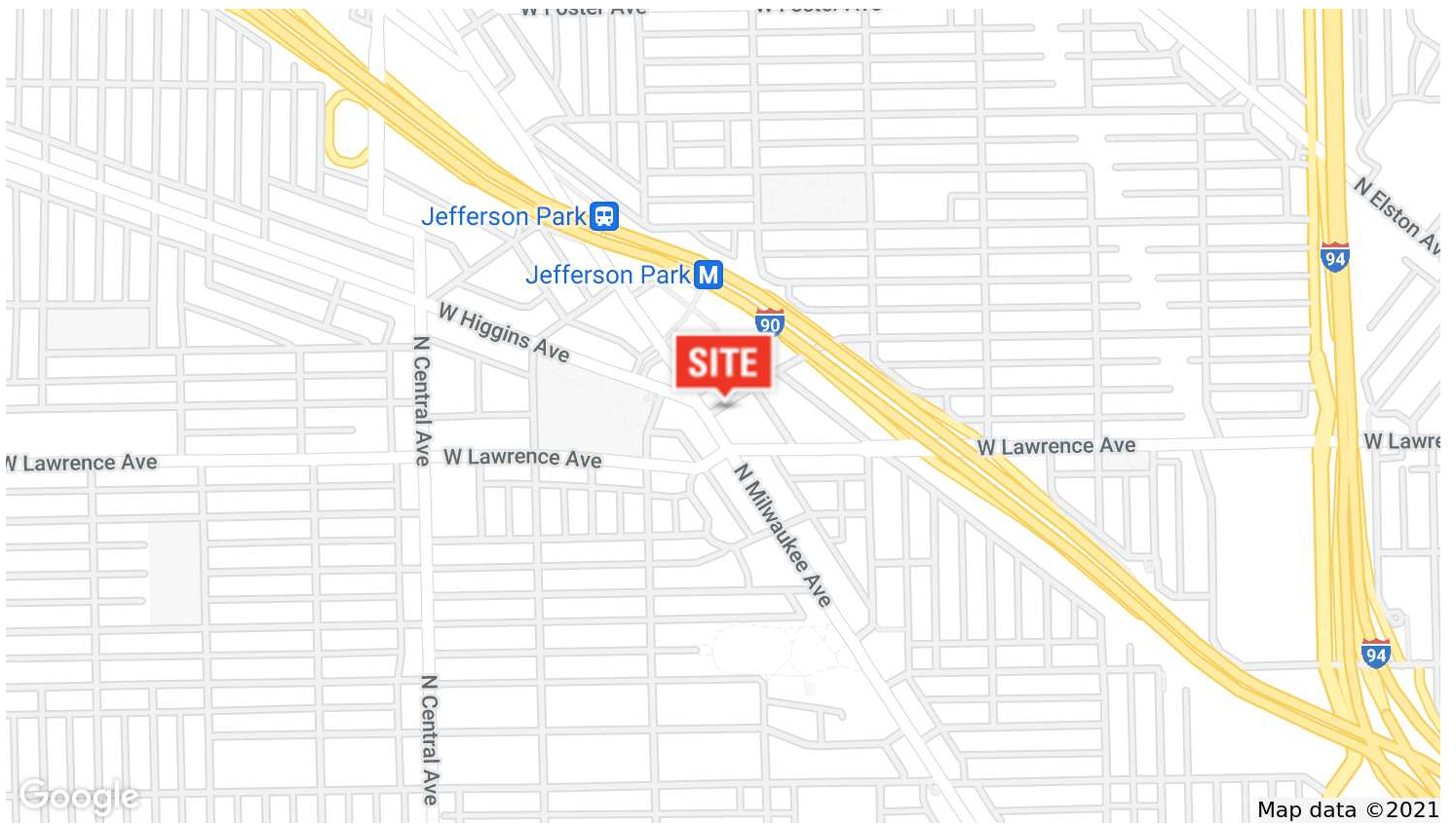


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AERIAL & STREET DETAIL

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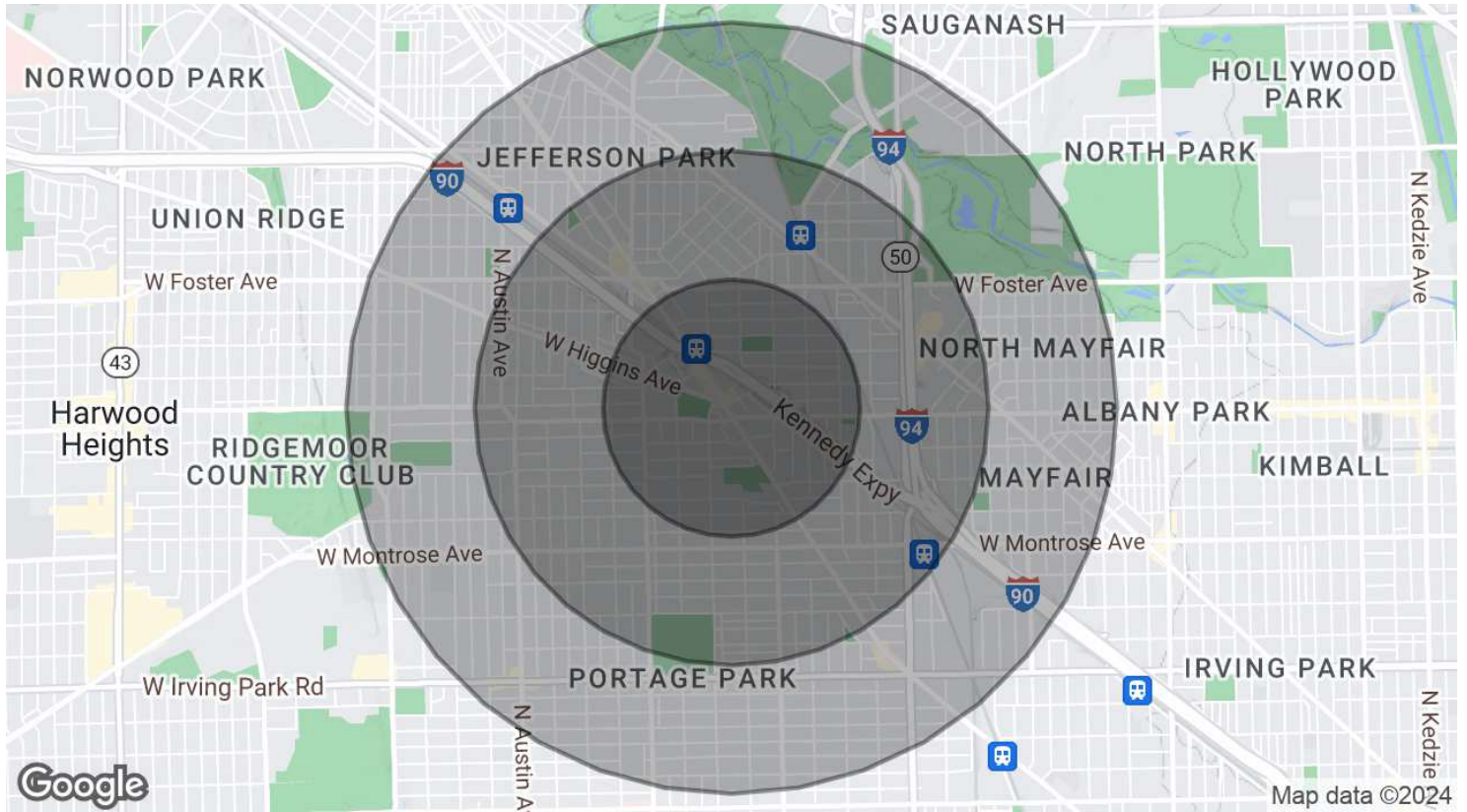
\$18.50 SF/yr



DEMOGRAPHICS MAP & REPORT

4813 N Milwaukee Ave, Chicago, IL 60630

\$18.50 SF/yr



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	10,568	42,191	88,933
Average age	39.1	38.4	37.8
Average age (Male)	36.9	36.1	35.6
Average age (Female)	42.7	41.0	39.9

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total households	4,405	16,469	33,369
# of persons per HH	2.4	2.6	2.7
Average HH income	\$61,795	\$66,231	\$67,883
Average house value	\$317,224	\$340,041	\$348,992

* Demographic data derived from 2020 ACS - US Census