

The background image shows a rustic interior with a brick wall. In the foreground, there is a long wooden table with several yellow chairs. To the left, a bar stool with a yellow seat is visible. On the right, two wooden surfboards are leaning against the wall. The lighting is warm and ambient, with a few pendant lights hanging from the ceiling.

# Logan

APTS.

SMALL SHOP  
OPPORTUNITIES

2500 N MILWAUKEE AVE | CHICAGO, IL

**BRADEN**  
REAL ESTATE COMPANY



# THE PROJECT

2500 N MILWAUKEE AVE | CHICAGO, IL

Developers Fifield and Terraco introduce Logan Apts.; a prime mixed-use development to be constructed in Chicago's Logan Square neighborhood. Anchored by Target, the project features 62,000 SF of boutique retail and restaurant space available for lease on the bustling Milwaukee Avenue corridor.





# HIGHLIGHTS

220



HOUSING UNITS

62,000 SF



RETAIL SPACE

ANCHOR



TARGET

# TRANSIT



2

BLOCKS FROM CTA



95

WALK SCORE



22

DIVVY BIKES

# SPACE AVAILABLE



804 SF - 12,998 (DIVISIBLE)

# TRAFFIC COUNTS

MILWAUKEE AVE:	36,783 (VPD)
SACRAMENTO AVE:	16,500 (VPD)
FULLERTON AVE:	44,745 (VPD)

# IDEAL FOR



BOUTIQUE SHOP



GALLERY



FITNESS STUDIO



SERVICE



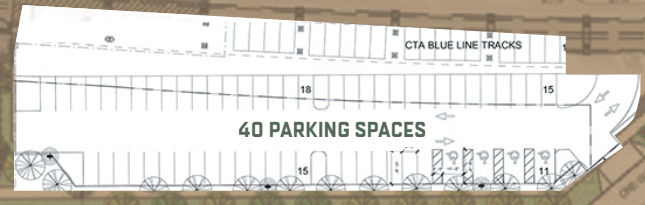
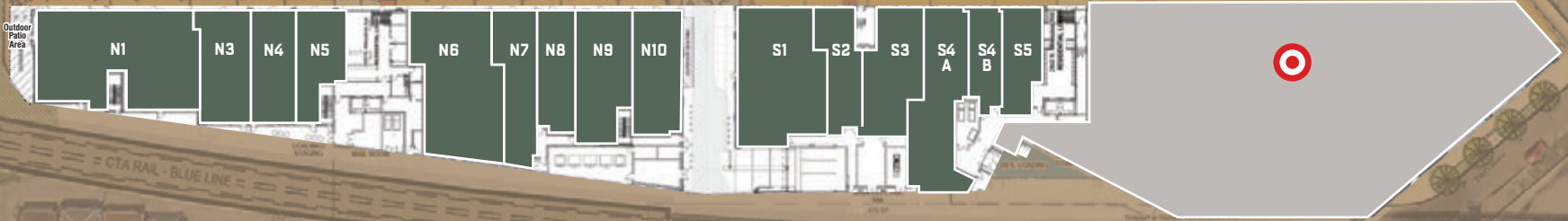
BAR/  
RESTAURANT



# PLAN



← **LOGAN SQUARE  
CTA BLUE LINE - 2 BLOCKS**



LINDEN PL

MILWAUKEE AVE

SACRAMENTO AVE

CTA RAIL - BLUE LINE

CTA BLUE LINE TRACKS

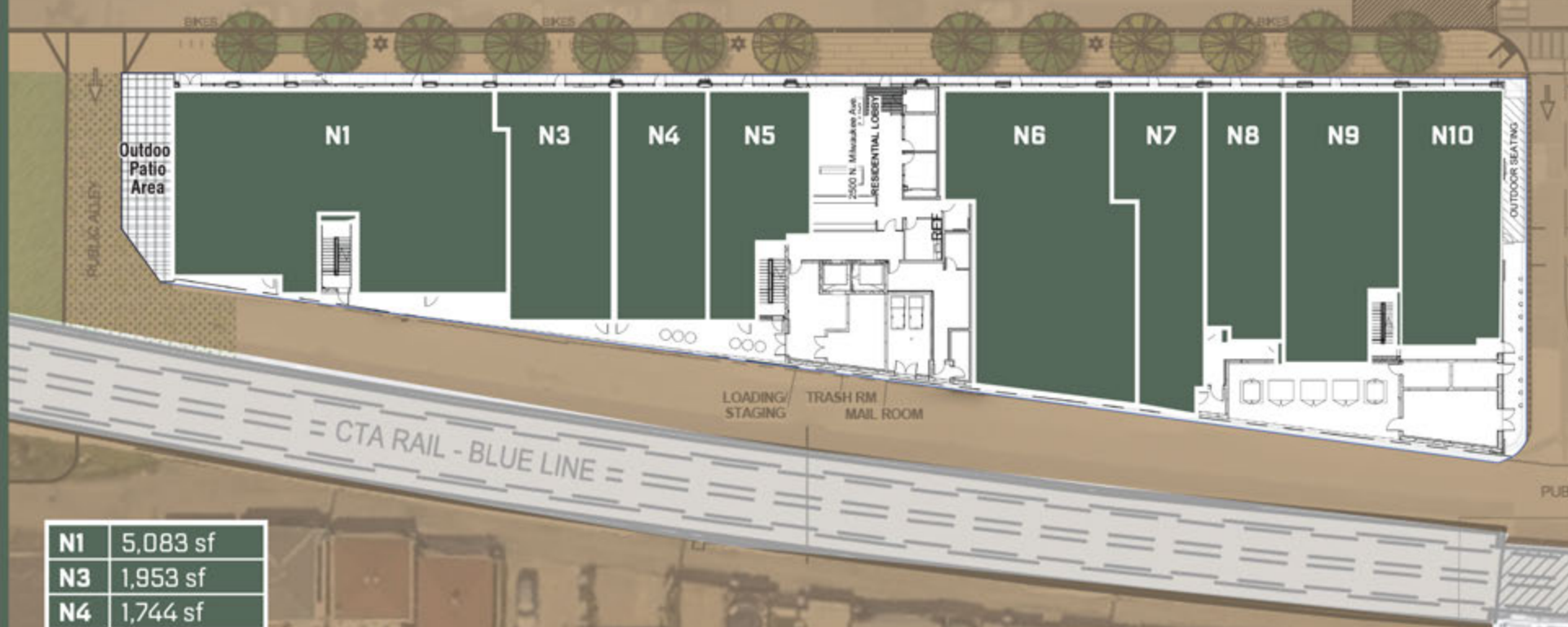
40 PARKING SPACES



# NORTH PLAN



MILWAUKEE AVE



N1	5,083 sf
N3	1,953 sf
N4	1,744 sf
N5	1,478 sf
N6	4,009 sf
N7	1,900 sf
N8	1,561 sf
N9	2,340 sf
N10	2,065 sf

# SOUTH PLAN

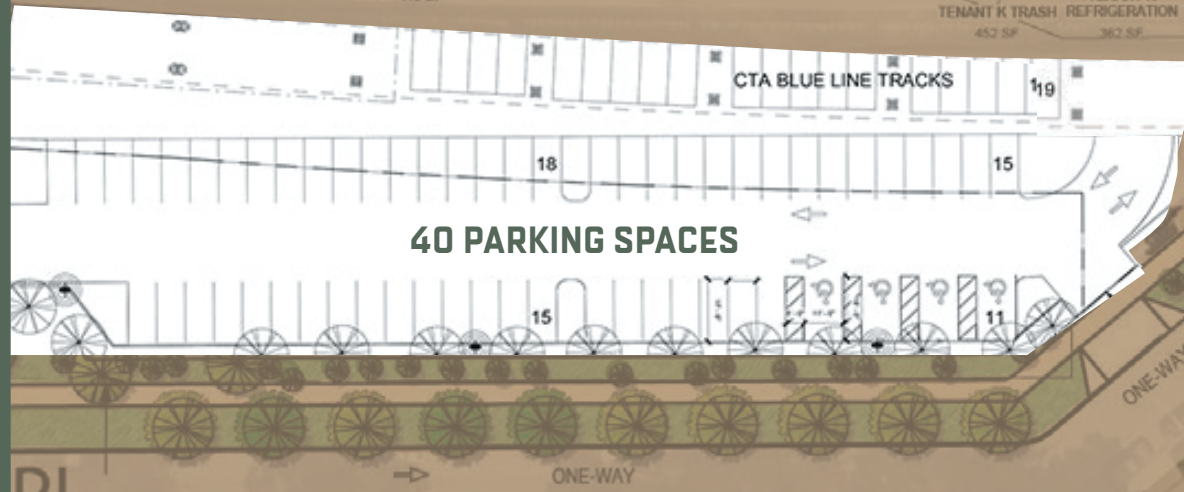


AVE

MILWAUKEE AVE



PUBLIC ALLEY  
 MAIN ELECTRIC RM. 415 SF  
 TENANT K TRASH 452 SF  
 TENANT K REFRIGERATION 362 SF



<b>S1</b>	3,857 sf
<b>S2</b>	1,541 sf
<b>S3</b>	2,201 sf
<b>S4-A</b>	2,918 sf
<b>S4-B</b>	1,113 sf
<b>S5</b>	3,314 sf
<b>S6</b>	Target

SUB AREA B  
21,002 SF

ONE-WAY

ONE-WAY



# NORTH SHOPS

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# SOUTH SHOPS







## AREA DEVELOPMENTS



Walk around Logan Square and you will see a vibrant community filled with award-winning restaurants, colorful street art, boutiques, art galleries, and large parks. The creative vibe pairs well with the hipsters sipping a local brew or the fashionista browsing one of the vintage shops. With 3 CTA "L" Stops, 9 buses, and access to I-90/94; Logan Square is popular amongst young professionals who work downtown but seek a laid back trendy lifestyle on the weekends. Known as the next "Wicker Park", home values have shown a steady increase over the last 4 years with no signs of slowing down.





## THE LOCALS

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Esri's Tapestry Segmentation shows the neighborhood is flush with young, hip, urban professionals.

### 30.0% TRENDSETTERS

SINGLE  
MED AGE: 35.5  
FOLLOW LATEST TRENDS  
PROFFESIONAL / MANAGEMENT

+

### 14.6% METRO RENTERS

SINGLE  
MED AGE: 32.7  
INTERESTED IN FINE ARTS  
PROFFESIONAL / MANAGEMENT

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### = 44.6% SOLO ACTS

URBAN YOUNG SINGLES  
ON THE MOVE



# DEMOGRAPHIC SNAPSHOT





# RESTAURANT ROW

Logan Square has become one of the most sought after neighborhoods for emerging restaurant groups and innovative concepts.



**ZAGAT**

## BEST OF CHICAGO

INTELLIGENTSIA COFFEE  
LONGMAN & EAGLE  
LULA CAFE  
JAM  
THE CHICAGO DINER  
REVOLUTION BREWING  
BELLY SHACK  
90 MILES CUBAN CAFE  
TODO'S SANTOS  
THE MOONLIGHTER

**CHICAGO**  
MAGAZINE

## BEST BARS

TODO'S SANTOS  
GOLDEN TEARDROPS  
SCOFFLAW  
LOST LAKE  
THE LADIES' ROOM  
PARSON'S CHICKEN & FISH  
THE WHISTLER  
ESTERED  
WEEGEE'S LOUNGE  
MEZCALERIA LAS FLORES  
SPILT MILK



## MICHELIN GUIDE

DAISIES  
DOS URBAN CANTINA  
FAT RICE  
GIANT  
JAM  
LONESOME ROSE  
LONGMAN & EAGLE  
LULA CAFE  
MI TOCAYA  
QUIOTE  
TABLE, DONKEY, AND STICK







**FELT**



**REVOLUTION BREWING**



**EMPORIUM ARCADE & BAR**

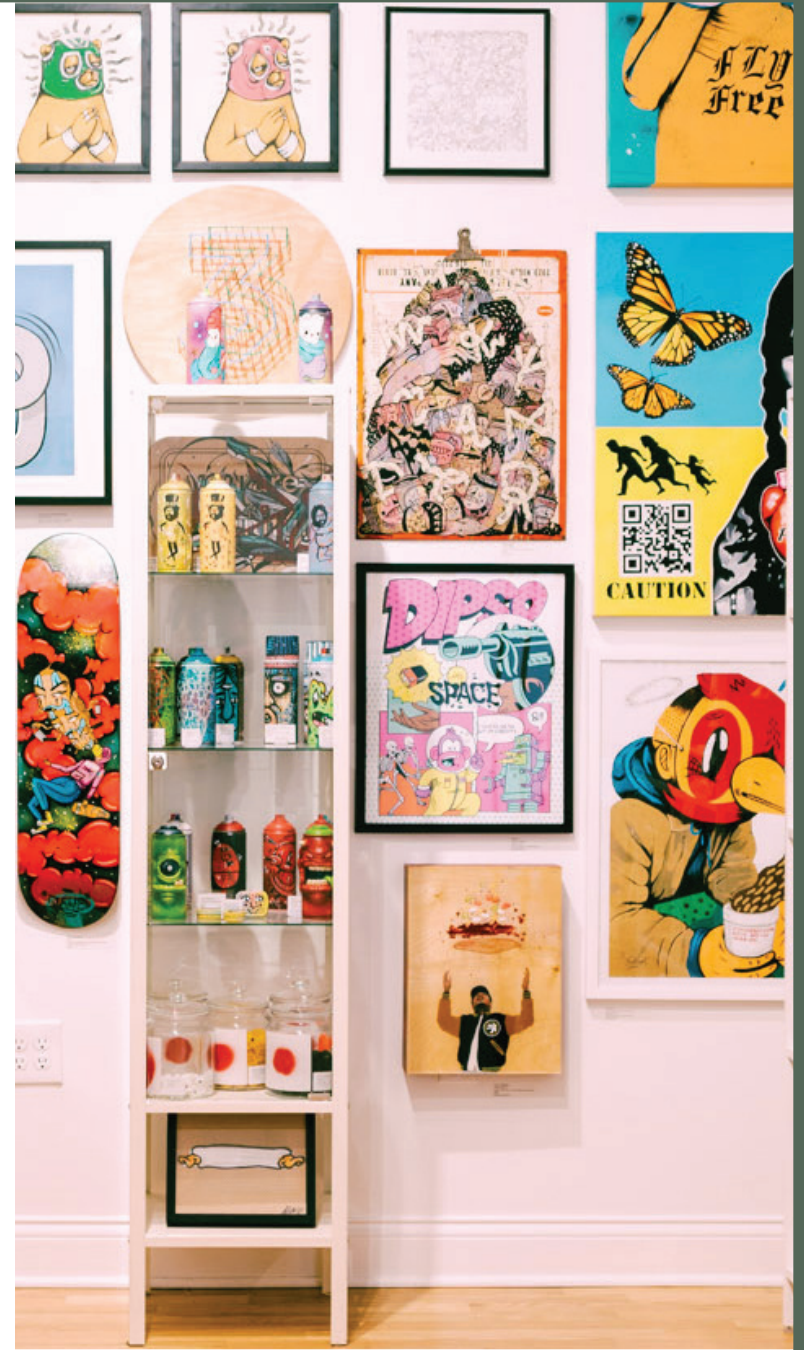




**LONGMAN & EAGLE**



**FURIOUS SPOON**



**GALLERY F**



# AREA DEVELOPMENTS

Logan Square is one of the fastest growing neighborhoods in Chicago. The area is adding over 1,200 residential units and more than 66,000 sf of commercial space.

## RETAIL / COMMERCIAL

- 1 2 Proposed Retail Buildings (Proposed)
- 2 Hotel (Proposed)
- 3 Congress Theater Renovation Project

## RESIDENTIAL

- 4 31 Townhouses (Complete)
- 5 138 Apartments (Under Construction)
- 6 100 Apartments/Condos (Proposed)
- 7 16 Condominiums (Complete)
- 8 50 Townhouses (Complete)

## MIXED USE

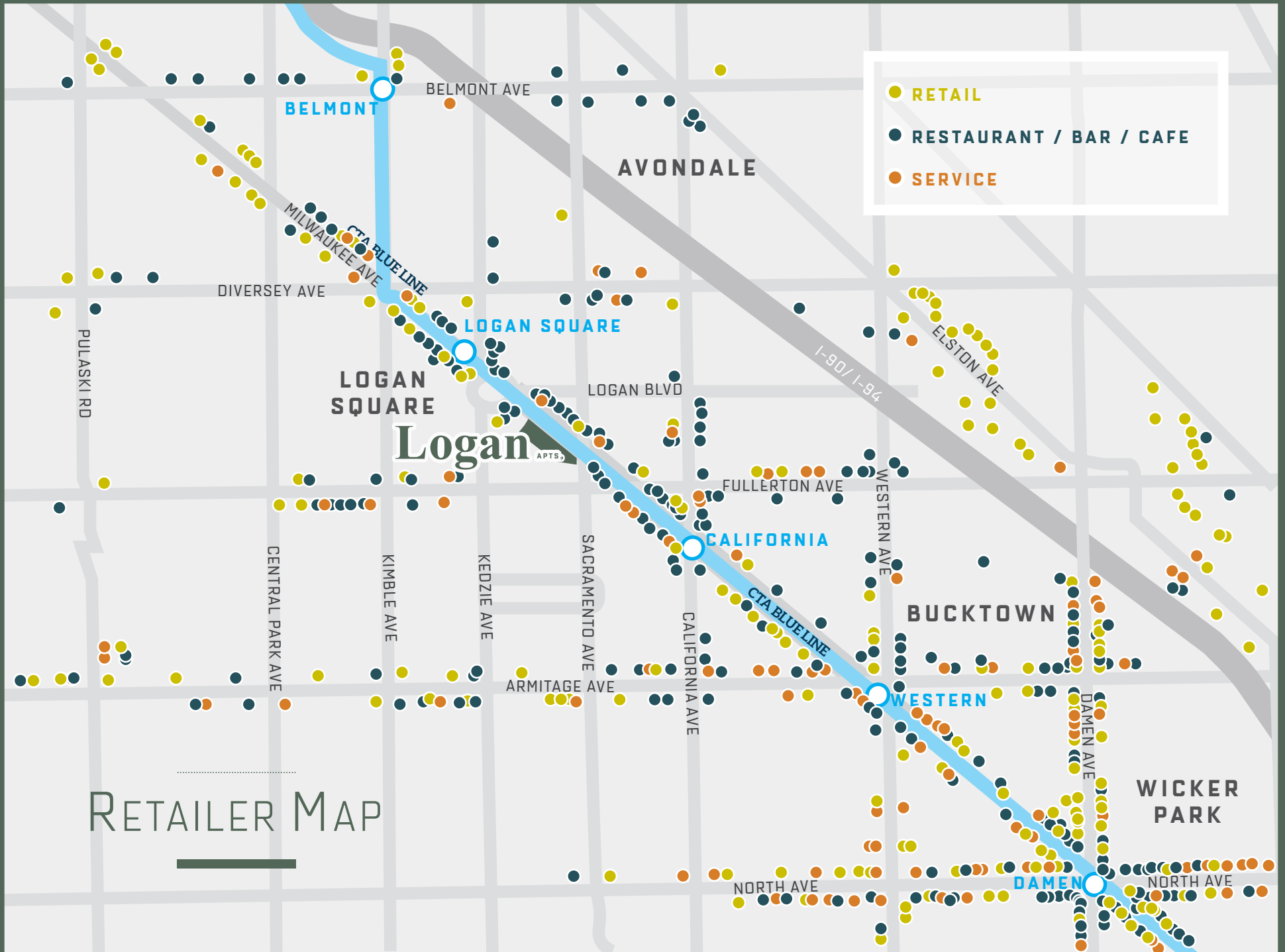
- 9 18 Condominiums & 5,400 Sf Of Retail Space (Complete)
- 10 19 Apartments & 2,280 Sf Of Retail Space (Under Construction)
- 11 216 Apartments & 6,600 Sf Of Retail Space (Complete)
- 12 40 Apartments & 12,000 Sf Of Retail Space (Proposed)
- 13 120 Apartments & 5,250 Sf Of Retail Space (Complete)
- 14 59 Apartments & 10,000 Sf Of Retail Space (Proposed)
- 15 78 Apartments & 6,500 Sf Of Retail Space (Complete)
- 16 132 Apartments & 6,000 Sf Of Retail Space (Complete)
- 17 44 Apartments & 5,800 Sf Of Retail Space (Complete)

## COMMUNITY SPACE

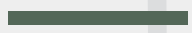
- 18 Bicentennial Improvements Project (Proposed)
- 19 Future Park (Proposed)







# RETAILER MAP





# ACCESS

LAKE MICHIGAN

OLD TOWN

LINCOLN PARK

## NORTHWEST SUBURBS

- Rosemont - 20 Min
- Mt Prospect - 24 Min
- Schaumburg - 30 Min
- Barrington - 50 Min

190/194 - SUBURBAN ACCESS

CLARK/LAKE  
15 MINUTE TRAIN RIDE  
6 "L" STOPS

RIVER NORTH

GRAND

CHICAGO

RIVER WEST  
10 MINUTE TRAIN RIDE

DIVISION

DAMEN

2,176,696 RIDERS/YR

BUCKTOWN  
6 MINUTE TRAIN RIDE

WESTERN

1,562,656 RIDERS/YR  
1.1 MILES FROM SITE

CALIFORNIA

1,575,336 RIDERS/YR  
0.4 MILES FROM SITE

LOGAN SQUARE

## LOGAN SQUARE

2,199,435 Riders/Yr  
0.3 Miles from Site

2nd highest number of yearly boardings along the CTA blue line, behind the O'Hare Airport Station.

Logan APTS.



# Contact

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