



# Leasing Opportunity: 3,448 SF of Retail/Office Space

3025 N. Milwaukee Ave.  
Chicago, IL 60618  
Avondale



**\$8,500/month (Approx. \$29.58/SF.)**

**NN Lease**

**Exclusively Listed By Triton Realty Group LLC**

**Edward Liss**

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**630.251.4110**

# Summary



**3025 N. Milwaukee Ave.  
Chicago, IL 60618**

## Financial Overview

**Lease Rate:** \$8,500/month (\$29.58/SF NN)

**Size (Approx.):** 3,448 SF.

**Ceiling Height:** 11 FT

**Taxes(2022):** \$50,064.19

**Zoning:** B3-2

**Alderman:** 35<sup>th</sup> Ward | Ramirez-Rosa

## Property Overview

**30 Feet of Frontage on Milwaukee Avenue**

**Potential Accessibility on Milwaukee and Monticello**

**Public Transportation Info:**

- Belmont CTA Blue Line Station = 4.2 blocks NE
- Milwaukee Ave. CTA Bus Stop = 0.2 blocks S

**Population (1 mile/3 mile):** 60,835/524,978

**Number of Households (1 mile/3 mile):** 25,139/ 208,731

**Average Household Income (1 mile/3 mile):** \$105,600/\$127,056

**Traffic Counts:** 14,500/day

**Nearby Businesses:** Staropolska Restaurant, Poke Okie, Walgreens, Dunkin', Magnífico Coffee Roasters, Aldi's, and more.

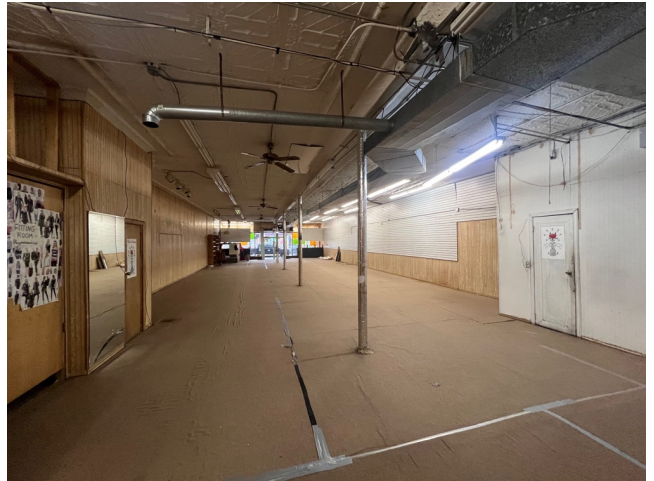
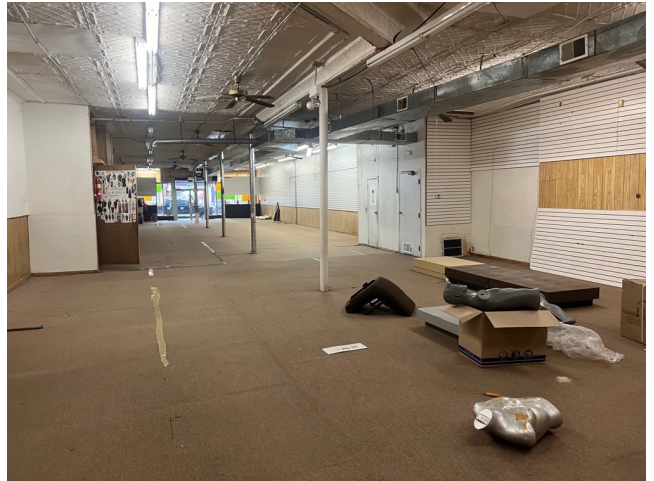
## Location Overview

Avondale is a NW neighborhood of Chicago. The neighborhood borders Logan Square to the south and Irving Park to the north and is approximately 8 miles NW of downtown Chicago.

Avondale is a diverse and vibrant neighborhood located on Chicago's northwest side. Known for its strong sense of community and artistic flair, Avondale attracts a mix of residents, including young professionals, artists, and families. The neighborhood boasts a blend of historic architecture and modern developments, with tree-lined streets, quaint homes, and a burgeoning culinary scene. Avondale is home to a variety of ethnic restaurants, trendy bars, and local shops, adding to its appeal. Additionally, the neighborhood hosts cultural events and festivals that celebrate its rich heritage and artistic roots. Overall, Avondale offers a lively and evolving urban environment with a distinctive character and a welcoming atmosphere.



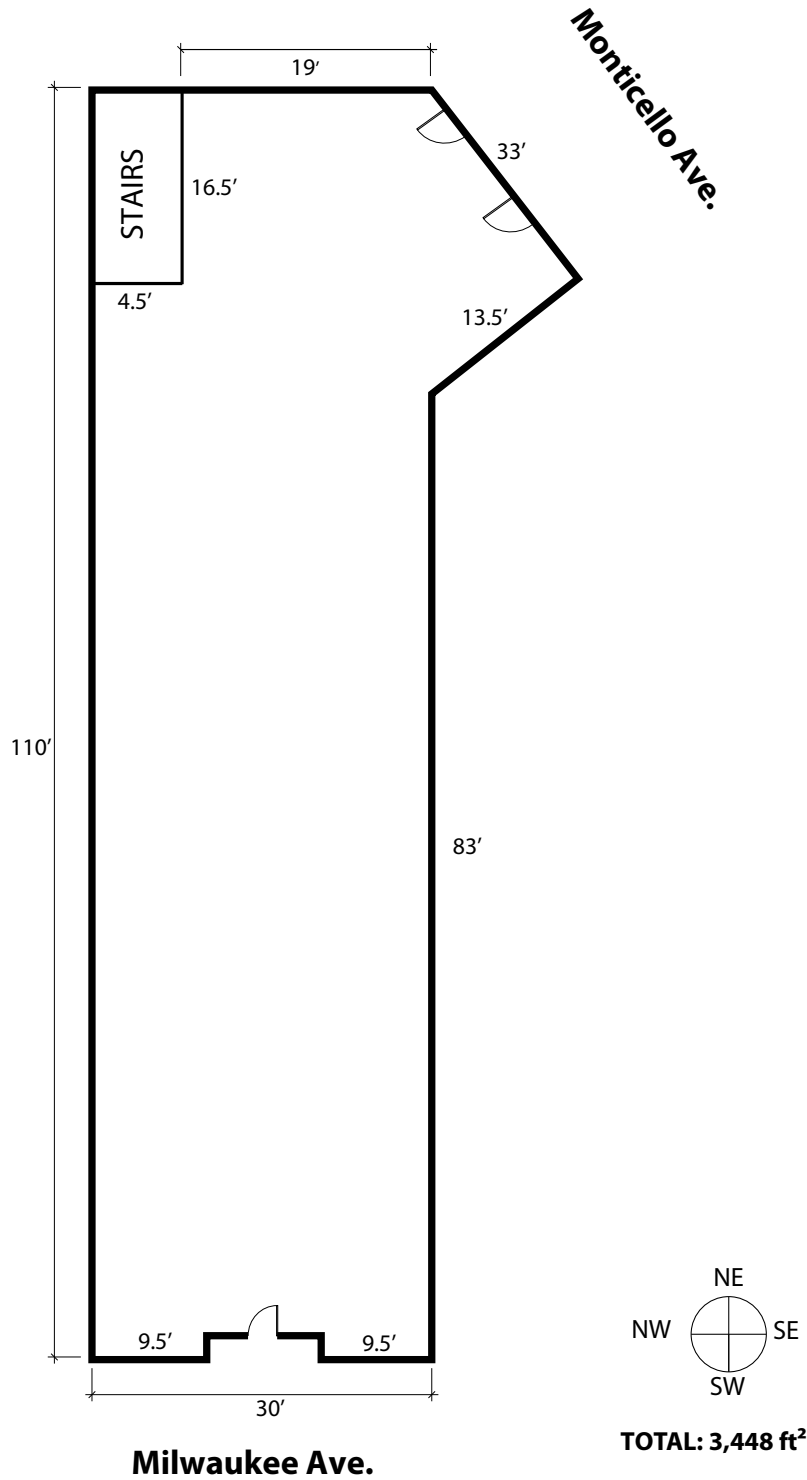
# Interior Photos



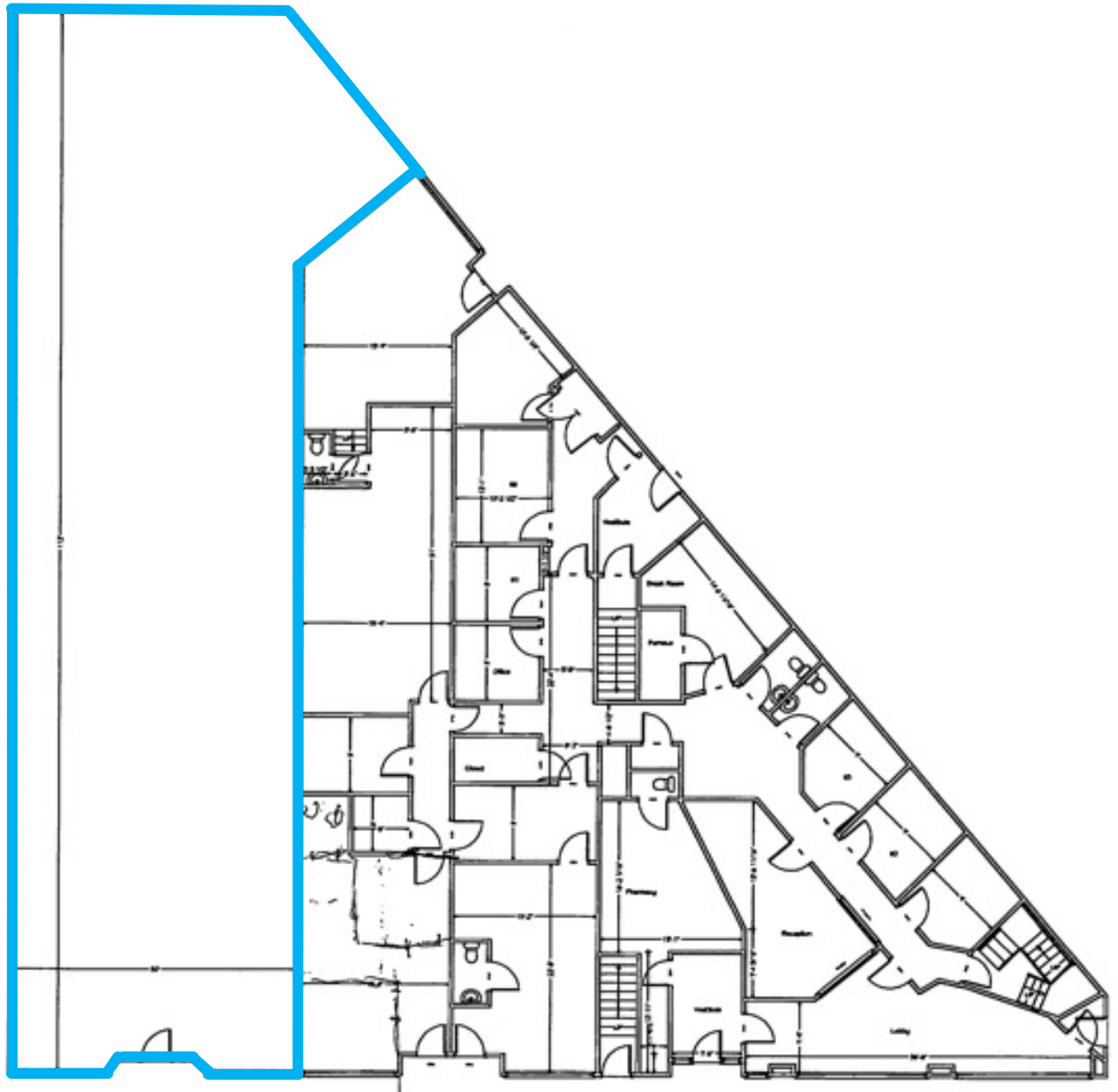
# Floor Plan



3025 N. Milwaukee



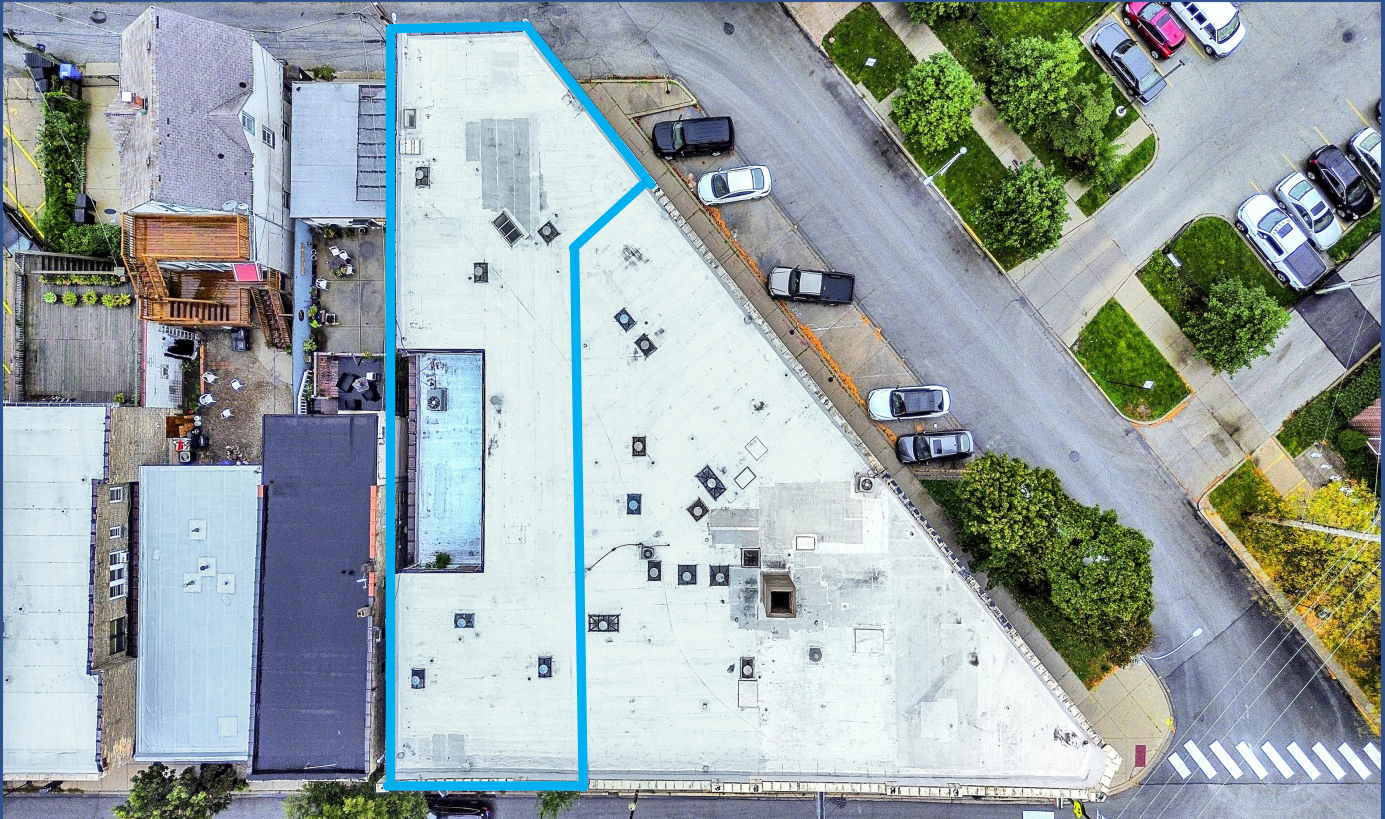
# Property Layout



3015-3025 Milwaukee

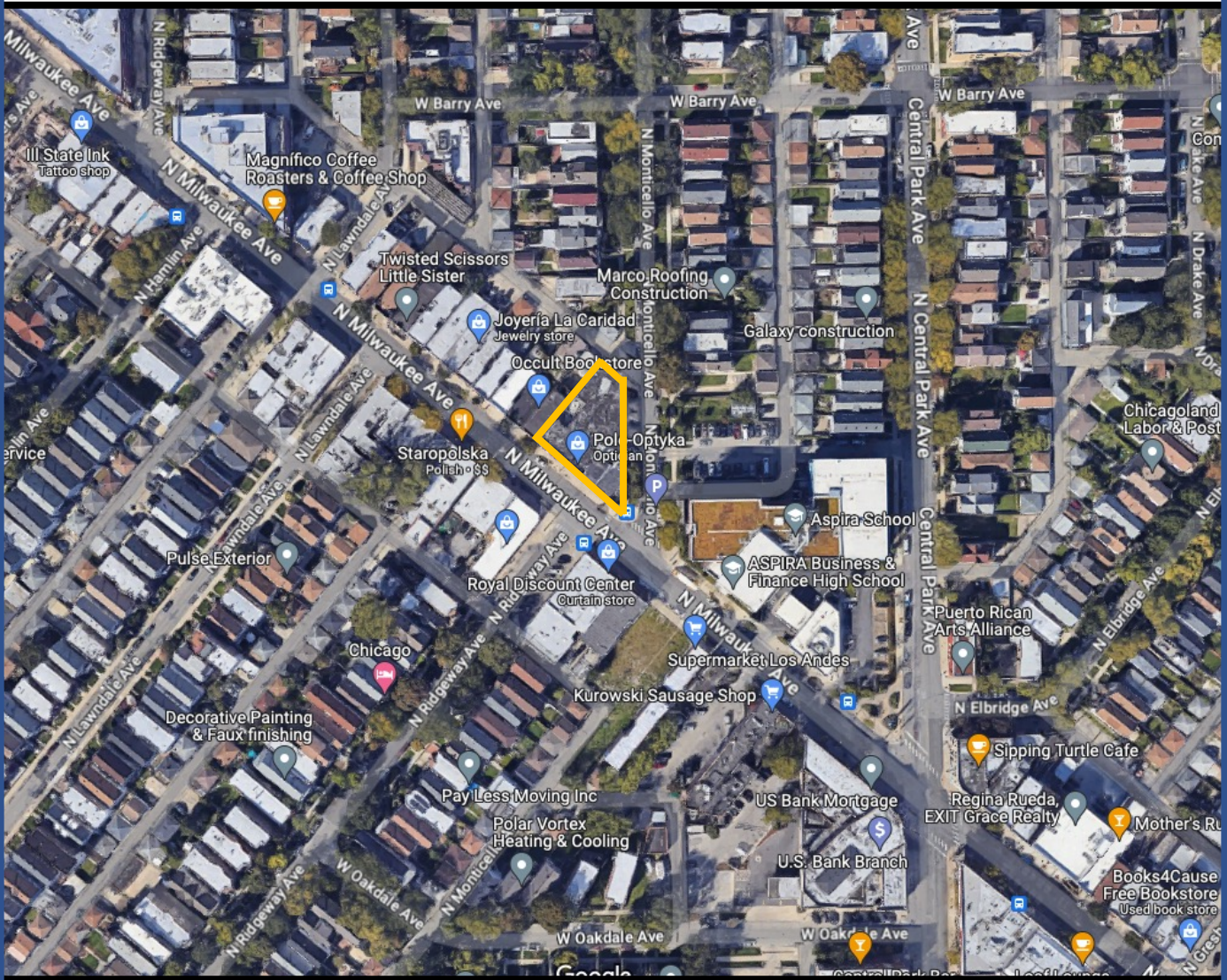


# Exterior Photos





# Aerial Photo







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