

DESIRABLE RETAIL OPPORTUNITY! EXCEPTIONAL LOGAN SQUARE LOCATION

**1,050 SQUARE FOOT CORNER SPACE - OFF STREET PARKING
INTERSECTION OF MILWAUKEE & CALIFORNIA AVENUES
2300 N. MILWAUKEE AVENUE, CHICAGO, ILLINOIS**



HIGH TRAFFIC/HIGH VISIBILITY CORNER

Rarely available corner unit located in the densely populated Logan Square community at the prominent intersection of Milwaukee and California Avenues. The California Avenue "L" station of the CTA elevated train is located one short block south of the intersection. High traffic location, excellent visibility, off-street parking and densely populated community are a few of the outstanding features this opportunity offers.

- ◆ Heavy vehicle and pedestrian traffic at this signalized intersection of Milwaukee and California Avenues
- ◆ Highly visibility/High exposure space
- ◆ Immediate access to public transportation via the CTA bus and CTA California Avenue "L" Train Station
- ◆ Rarely available 1,050 square foot corner unit
- ◆ Ideal for any retail or commercial business operation
- ◆ Pylon sign identification
- ◆ 25 car off-street parking
- ◆ Zoned B3-2
- ◆ Demographics

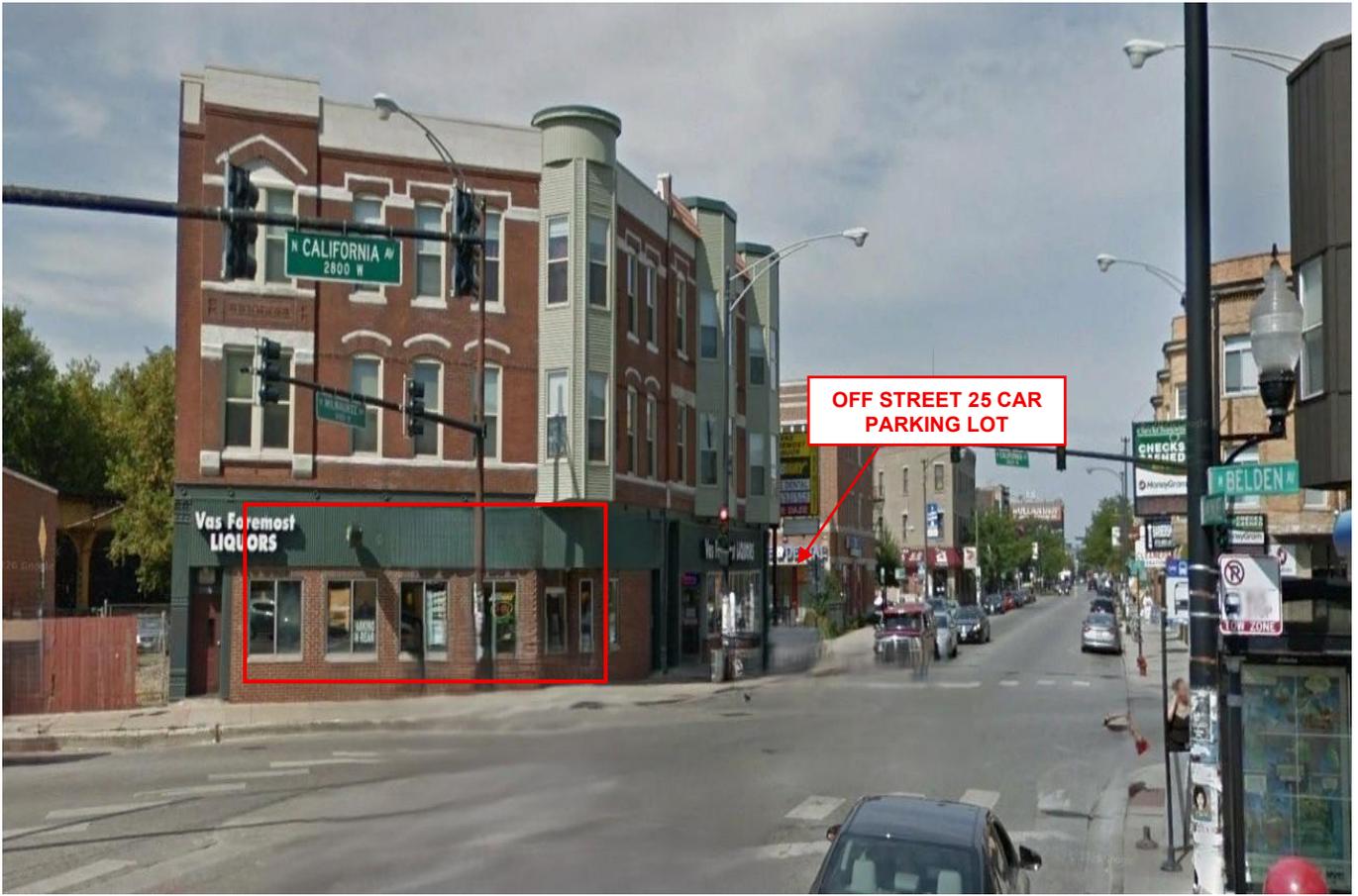
	<u>1 mile radius</u>	<u>2 mile radius</u>	<u>3 mile radius</u>
2025 Total population estimate	60,937	214,240	472,442
2025 Average household income	\$121,696	\$126,906	\$127,654

STEFCO COMMERCIAL REAL ESTATE

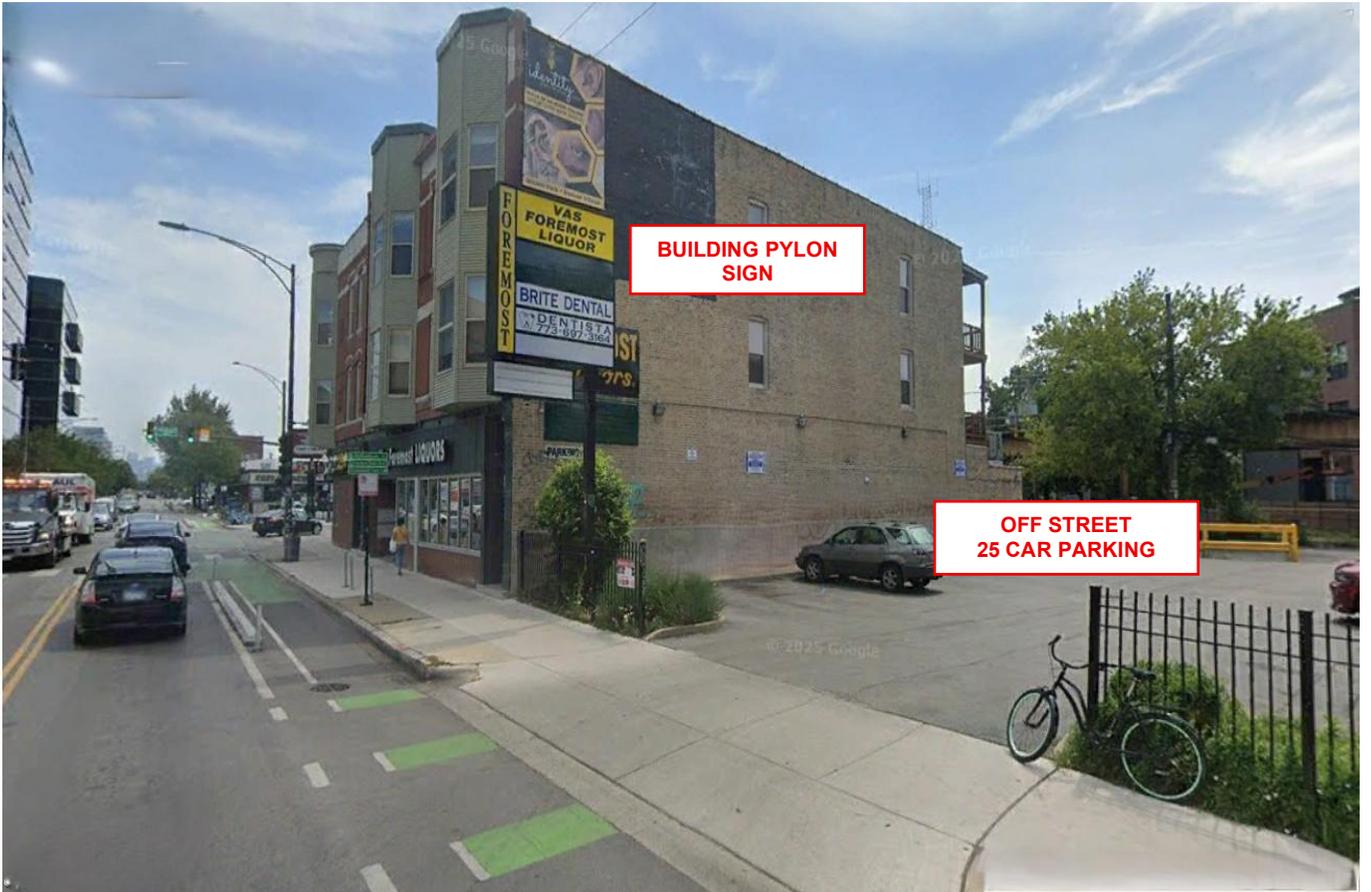
P.O. BOX 2233
Glenview, Illinois 60025

CONTACT:
STEFFAN A. ALIFERAKIS
Principal and Designated Managing Broker
847-800-5505
steffan@stefcocommercialrealestate.com

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**OFF STREET 25 CAR
PARKING LOT**



**BUILDING PYLON
SIGN**

**OFF STREET
25 CAR PARKING**



**BUILDING PYLON
SIGN**

**OFF STREET
25 CAR PARKING LOT**




"L" STATION

