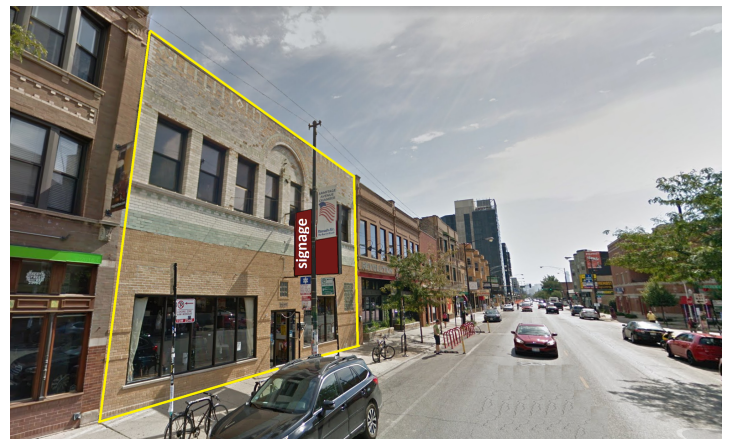


FOR LEASE | RETAIL / OFFICE

JAMESON.

2327 N MILWAUKEE AVE., LOGAN SQUARE, CHICAGO > \$23-25 PSF NET



HUNTER CANNON

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# FOR LEASE | RETAIL / OFFICE

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## 2327 N MILWAUKEE AVE., CHICAGO

### LEASE OVERVIEW

ASKING RENT: \$23 - \$25 SF/yr NET

SIZE: 6,250 to 12,500 SF

TAXES: \$2.75 SF/yr

EXPENSES: \$1.00 SF/yr

ZONING: C1-1

MARKET: Logan Square area of Chicago

CROSS STREETS: Milwaukee Ave & California Ave



### AREA HIGHLIGHTS

- Strong 22-35 yr Demo
- Densely Populated Mixed Use Area
- Popular Bar & Restaurant Area

### AREA TENANTS

- Revolution Brewery
- Chicago Diner
- Gaslight Coffee Roasters
- The Radler
- Furious Spoon
- Cole's Bar
- Tula Yoga Studio
- Brite Smile
- Logan Bar & Grill
- Emporium Logan Square

### TRANSPORTATION HIGHLIGHTS

- Blue Line L Stop at California (2 min walk)
- Walk Score® Walker's Paradise (96)
- Transit Score® Excellent Transit (73)

### PROPERTY DESCRIPTION

Fully rehabbed 12,500 square foot building w/ 16' + ceilings & exposed brick walls in Logan Square. This property is next door to REVOLUTION BREWERY. Rare opportunity to occupy an entirely rebuilt building in Logan Square will not last. Property has new plumbing, electric, roof, elevator, windows, dock door & full usable basement. C-1 Zoning allows "by right" a vast array of uses. Conceptual images display what the potential is with this building.

### PROPERTY HIGHLIGHTS

- Completely Rehabbed Building
- Full Basement
- C Zoning
- Developing Apartment Area with TOD Zoning
- Near Blue-Line L Stop at California Ave.
- 50 Feet of Frontage

**HUNTER CANNON**

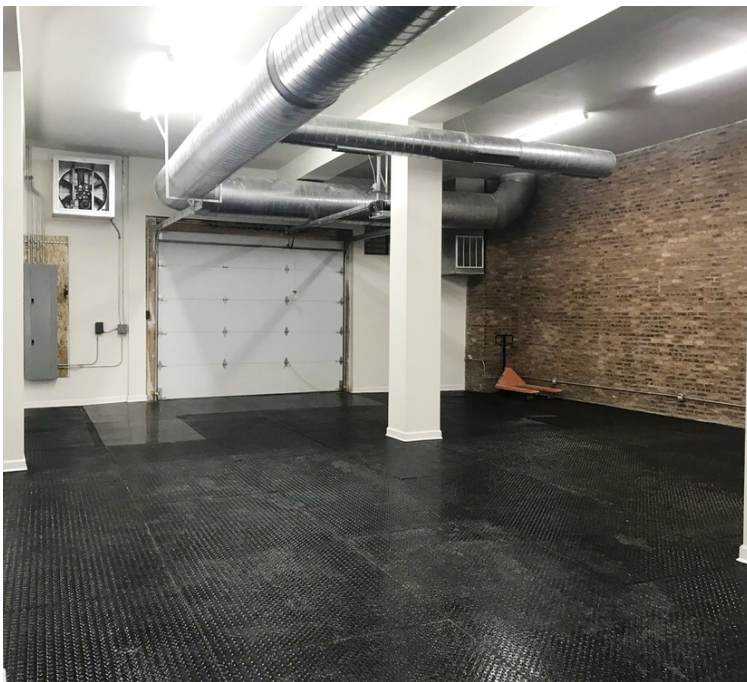
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## INTERIOR PHOTOS

2327 N MILWAUKEE AVENUE  
LOGAN SQUARE, CHICAGO, IL 60647



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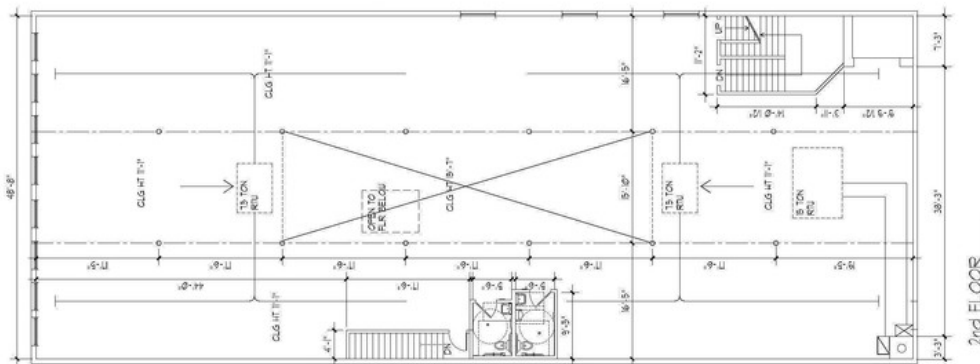
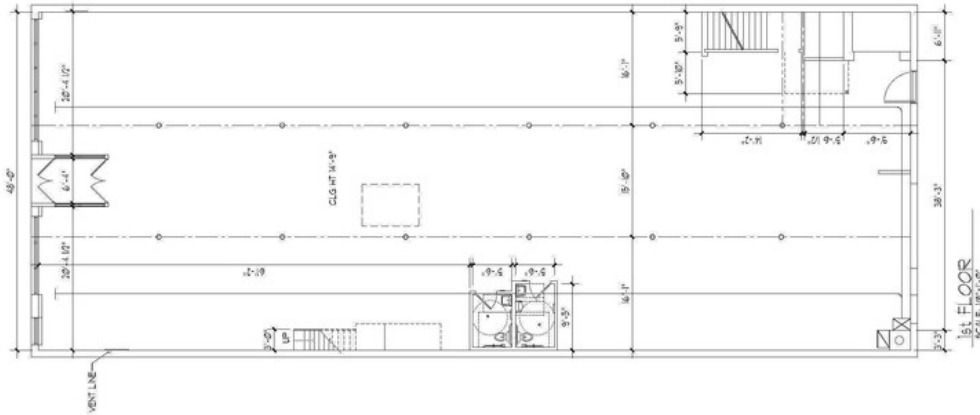
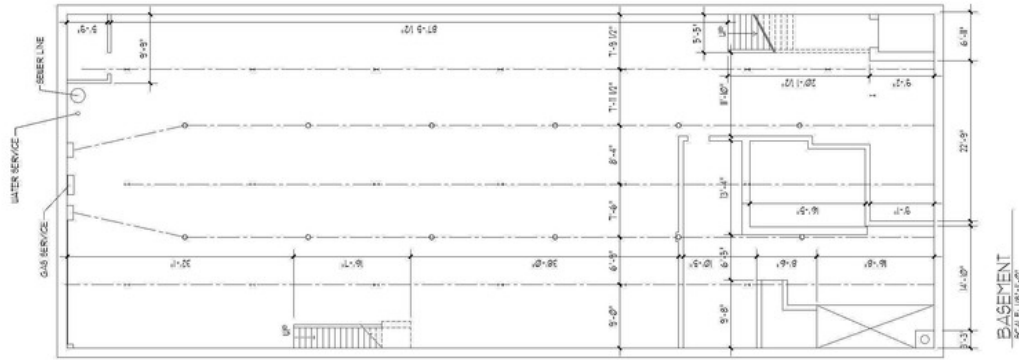
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# FLOOR PLANS

2327 N MILWAUKEE AVENUE  
 LOGAN SQUARE, CHICAGO, IL 60647

## FLOOR PLAN



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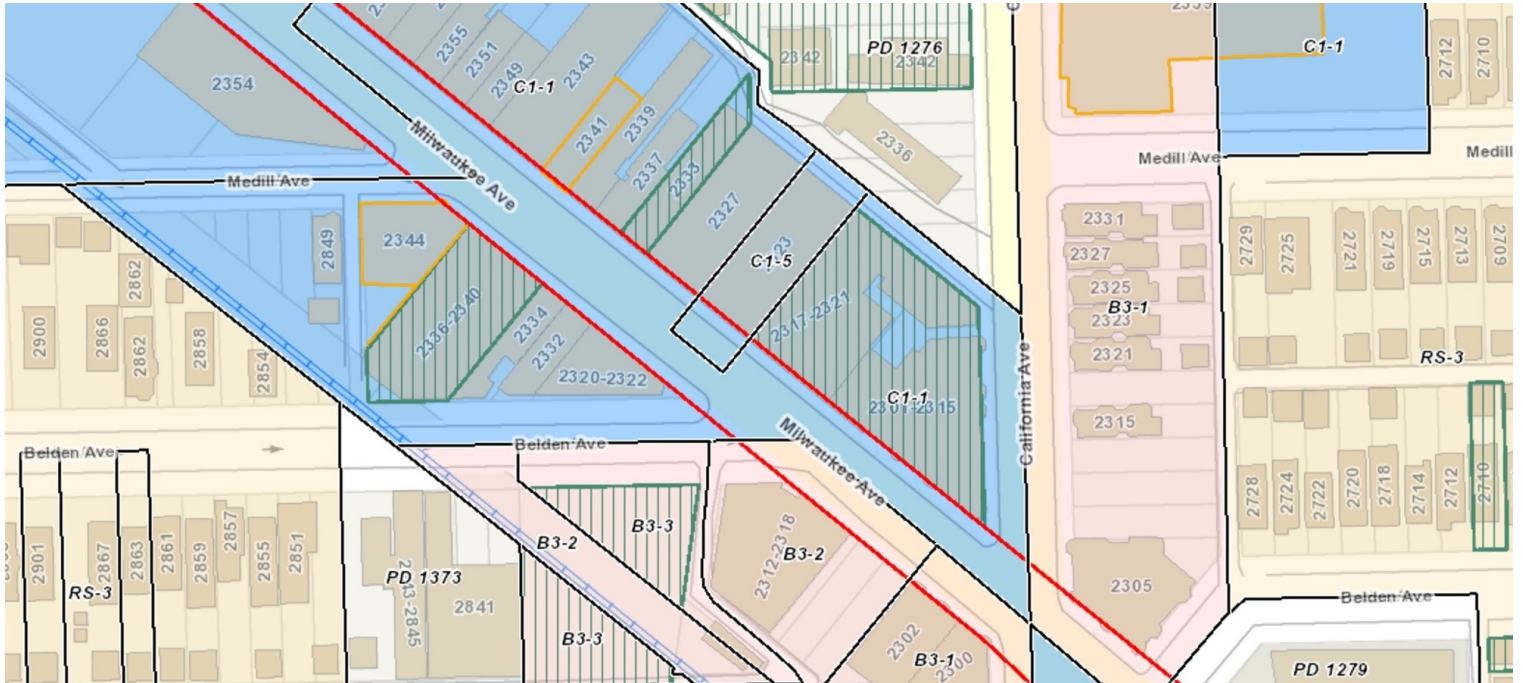
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## ZONING

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Property is zoned C1, allowing for multiple uses. Some permitted uses are; animal hospital, automotive (parts/service), banquet hall, bed & breakfast, clinic (medical/dental), daycare, dry cleaning services, funeral services, health club, humane society, kennel, laundry services, liquor store, martial arts, massage establishment, motorcycle sales, musical schools, office supply store, pet grooming services, pool hall, recording studio, restaurant w/ liquor, self-storage, sporting goods, tattoo parlor, tavern, veterinary clinic & warehousing.

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## AREA BUSINESSES

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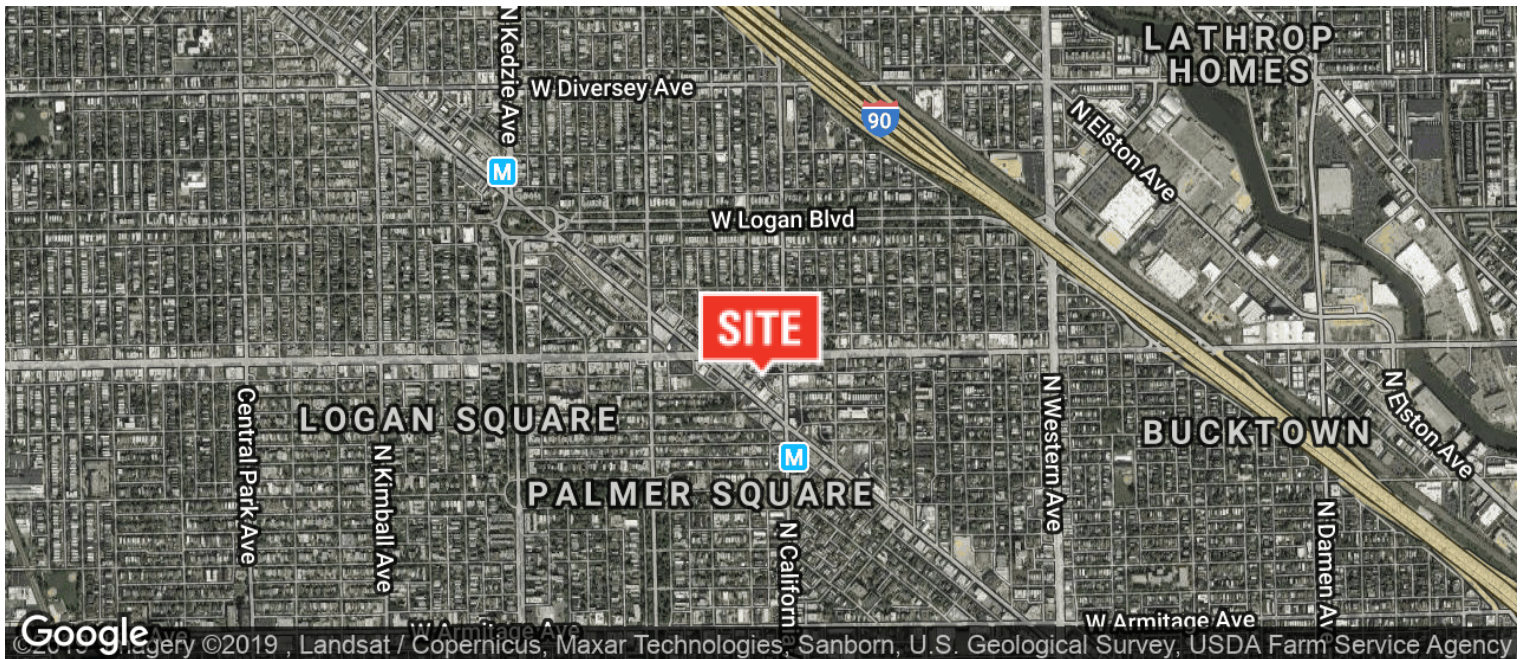
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# AERIAL & STREET DETAIL

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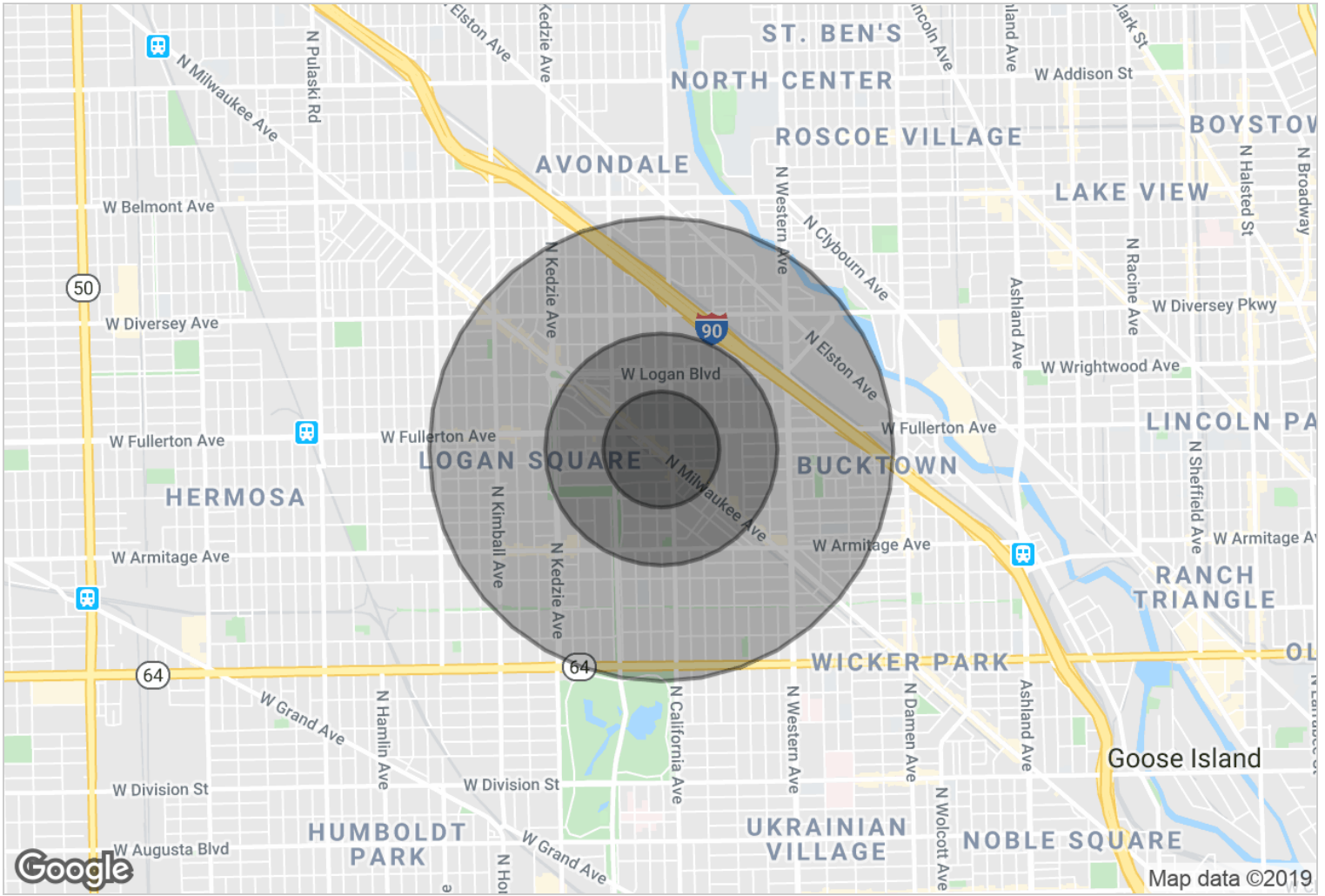
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**DEMOGRAPHICS MAP**

2327 N MILWAUKEE AVENUE  
LOGAN SQUARE, CHICAGO, IL 60647



2010 STATISTICS	0.25 Miles	0.5 Miles	1 Mile
Total Population	5,082	18,752	64,340
Total Number of Households	2,099	7,795	26,902
Average Household Income	\$66,409	\$79,593	\$81,813
Median Age	30.8	30.1	30.6

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# DEMOGRAPHICS REPORT

2327 N MILWAUKEE AVENUE  
LOGAN SQUARE, CHICAGO, IL 60647

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DEMOGRAPHICS	0.25 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	5,082	18,752	64,340
MEDIAN AGE	30.8	30.1	30.6
MEDIAN AGE (MALE)	31.9	31.2	31.2
MEDIAN AGE (FEMALE)	29.7	29.3	30.3
TOTAL HOUSEHOLDS	0.25 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	2,099	7,795	26,902
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$66,409	\$79,593	\$81,813
AVERAGE HOUSE VALUE	\$478,769	\$507,220	\$516,939
POPULATION	0.25 Miles	0.5 Miles	1 Mile
TOTAL POPULATION - White	3,478	12,953	43,191
TOTAL POPULATION - Black	258	803	5,383
TOTAL POPULATION - Hispanic	2,676	8,941	26,722
TOTAL POPULATION - Asian	150	689	2,306
TOTAL POPULATION - Hawaiian	14	40	43
TOTAL POPULATION - Indian	16	43	149
TOTAL POPULATION - Other	1,062	3,913	12,285

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