



## Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$11.70/SF
Available SF:	2,750 SF
Available:	May 2025
Year Built:	1961
Renovated:	2000
Zoning:	C1-1
Submarket:	Logan Square
Traffic Count:	Approx. 12,400 VPD

## Property Overview

2,750 SF end cap available for lease at 2247 N. Milwaukee Avenue in Chicago's Logan Square neighborhood. Located on Chicago's northwest side, the property offers prospective Tenants an opportunity to join co-tenants Orange Theory, Dunkin' Donuts, Chase Bank, Wendy's and Bubbleland. The center is well located along Milwaukee Avenue and features parking on site (8-spaces/1,000 SF) and dual-sided monument signage providing visibility and exposure exposure to ~12,400 VPD. The property is conveniently located less than one (1) mile west of the Kennedy Expressway (I-90/I-94) and steps from the California "L" station (blue Line). Neighboring retailers include Dollar Tree, McDonalds, Wendy's, Colectivo Coffee, Jersey Mike's, Subway, Ace Hardware, and Chase Bank, among many others.

## Property Highlights

- Prime location along Milwaukee Avenue in Chicago's Logan Square neighborhood
- Dual-sided monument signage featuring visibility and exposure to approx. 12,400 VPD
- Parking on-site for both customers and employees
- High-quality finishes and fixtures throughout

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# FOR LEASE | 2247 NORTH MILWAUKEE AVENUE

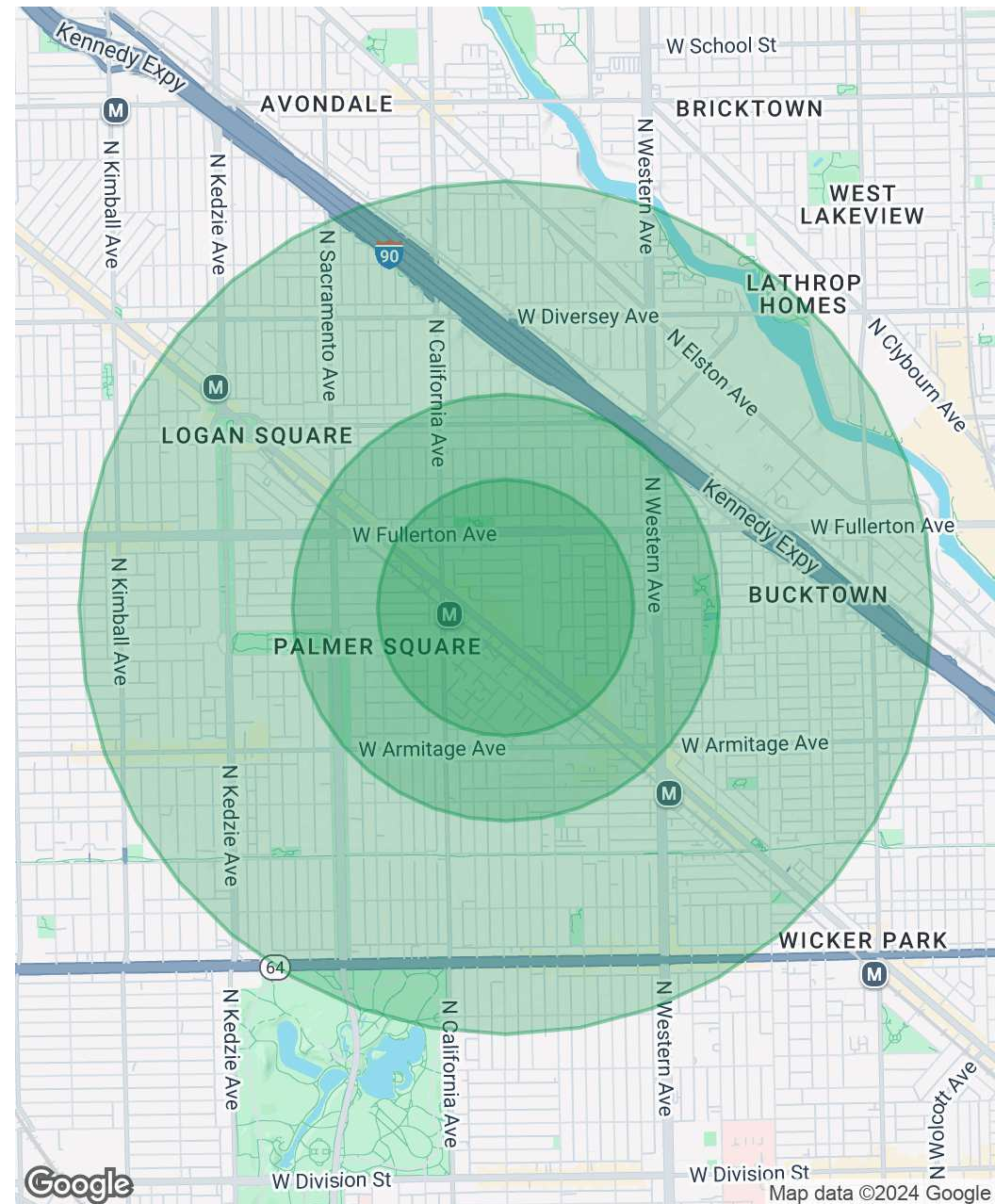
## DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	4,758	18,345	61,585
Average Age	35	36	36
Average Age (Male)	35	36	36
Average Age (Female)	35	36	36

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	2,269	8,695	28,931
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$144,336	\$149,449	\$153,613
Average House Value	\$727,518	\$712,311	\$705,579

Race	0.3 Miles	0.5 Miles	1 Mile
% White	59.2%	62.0%	62.2%
% Black	5.1%	4.1%	4.8%
% Asian	5.9%	5.7%	5.4%
% Hawaiian	0.2%	0.1%	0.1%
% American Indian	1.6%	1.0%	1.0%
% Other	15.4%	13.8%	13.2%

Demographics data derived from AlphaMap



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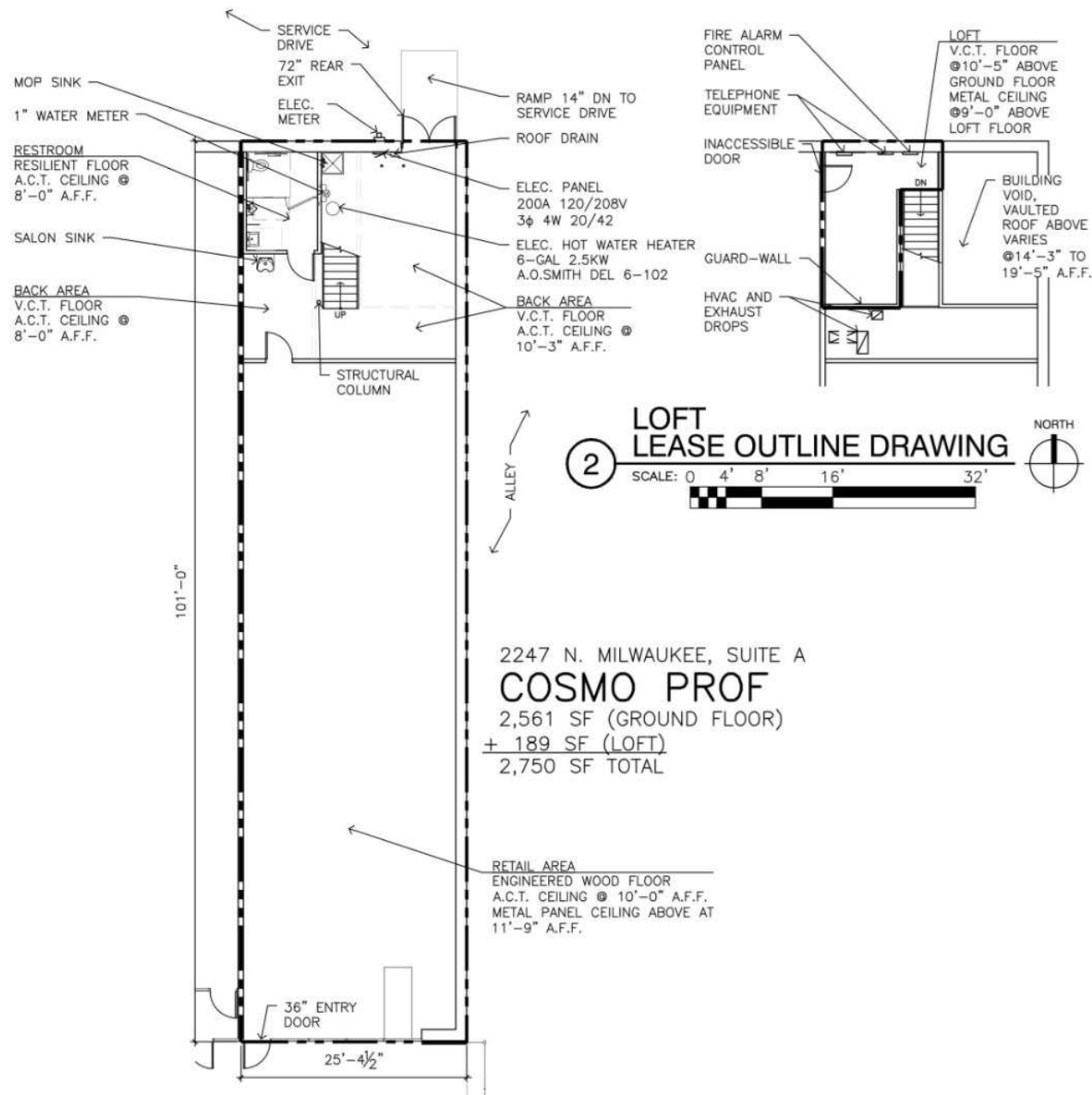
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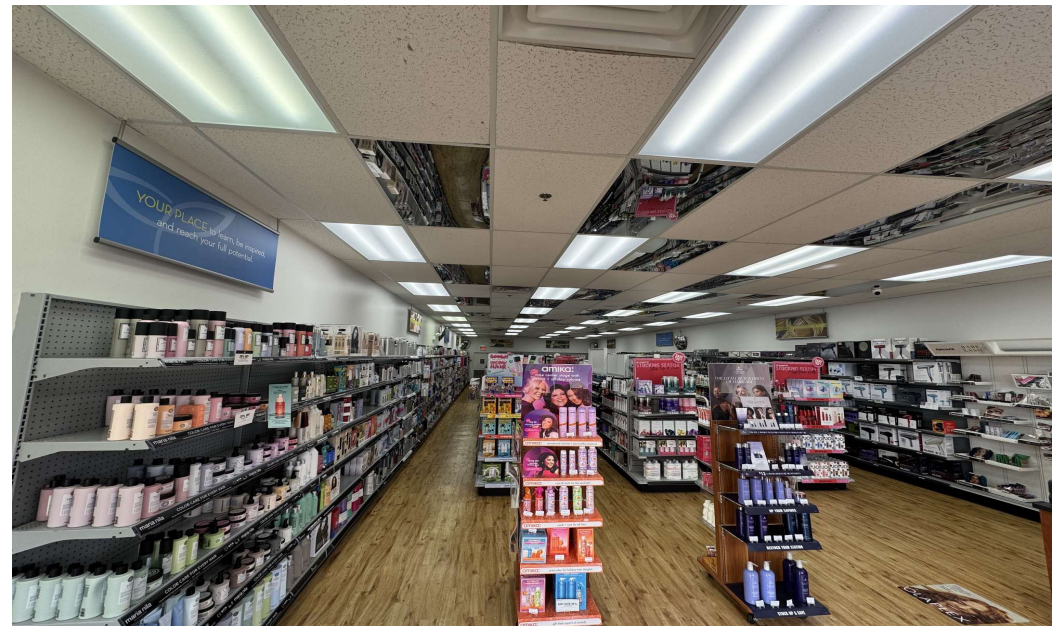
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