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### RETAIL PROPERTY FOR LEASE



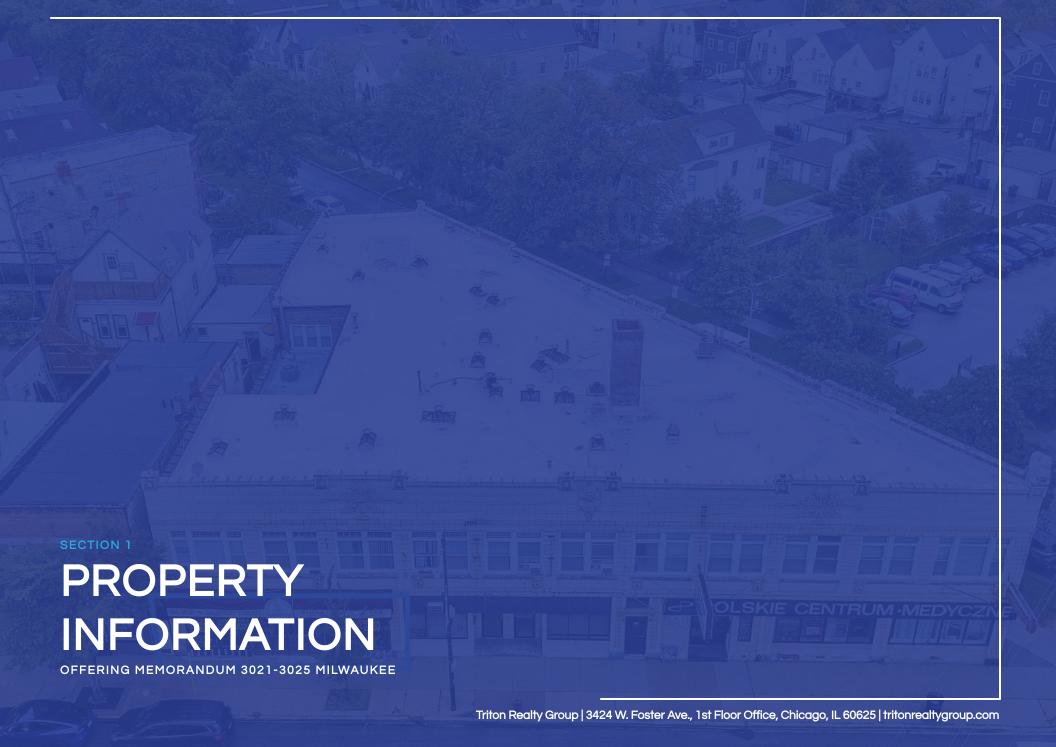
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Exclusively listed by:

# **Edward Liss**

Senior Vice President • Co-Founder & Principal (630) 251-4110 edward@tritonrealtygroup.com





## **OFFERING SUMMARY**

### RETAIL PROPERTY FOR LEASE

### PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 3021 & 3025 North Milwaukee Avenue in the Avondale/Logan Square area. This impressive property features a modern design, flexible floor plans, and abundant natural light, creating an inviting environment for businesses of all types. With excellent visibility and signage opportunities, your brand will be prominently showcased to the bustling area. The space offers ample parking for both customers and employees, ensuring ease of access. Take advantage of this versatile and well-appointed property to elevate your business and attract new opportunities. Discover the perfect setting that combines functionality, style, and convenience. Welcome to your new business home.

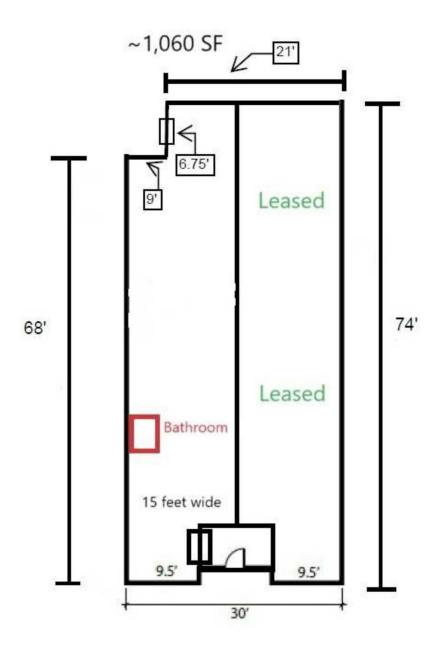


### **OFFERING SUMMARY**

Lease Rate:	\$1,050.00 - 2,500.00 per month (NN)
Available SF:	450 - 1,060 SF
Lot Size:	450 - 1,060 SF
Building Size:	450 - 1,060 SF
NOI:	\$0.00
Cap Rate:	0.0%



PROPERTY PHOTOS OFFERING MEMORANDUM 3021-3025 MILWAUKEE Triton Realty Group | 3424 W. Foster Ave., 1st Floor Office, Chicago, IL 60625 | tritonrealtygroup.com





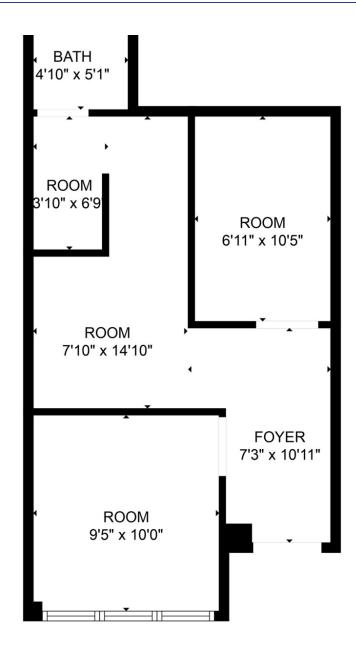
# **ADDITIONAL PHOTOS**





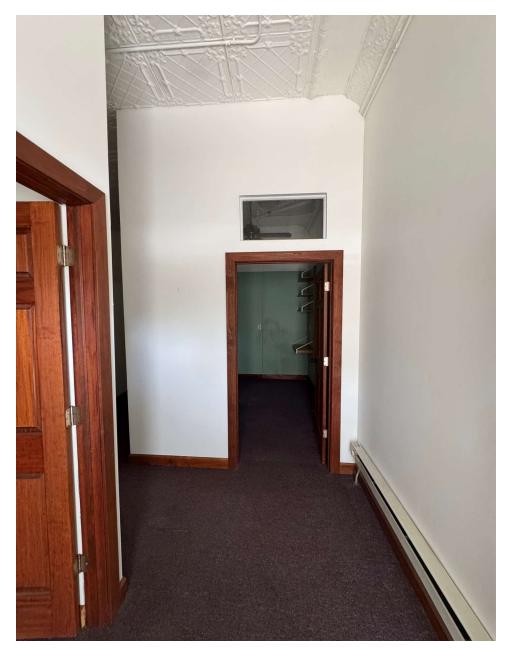








# **ADDITIONAL PHOTOS**





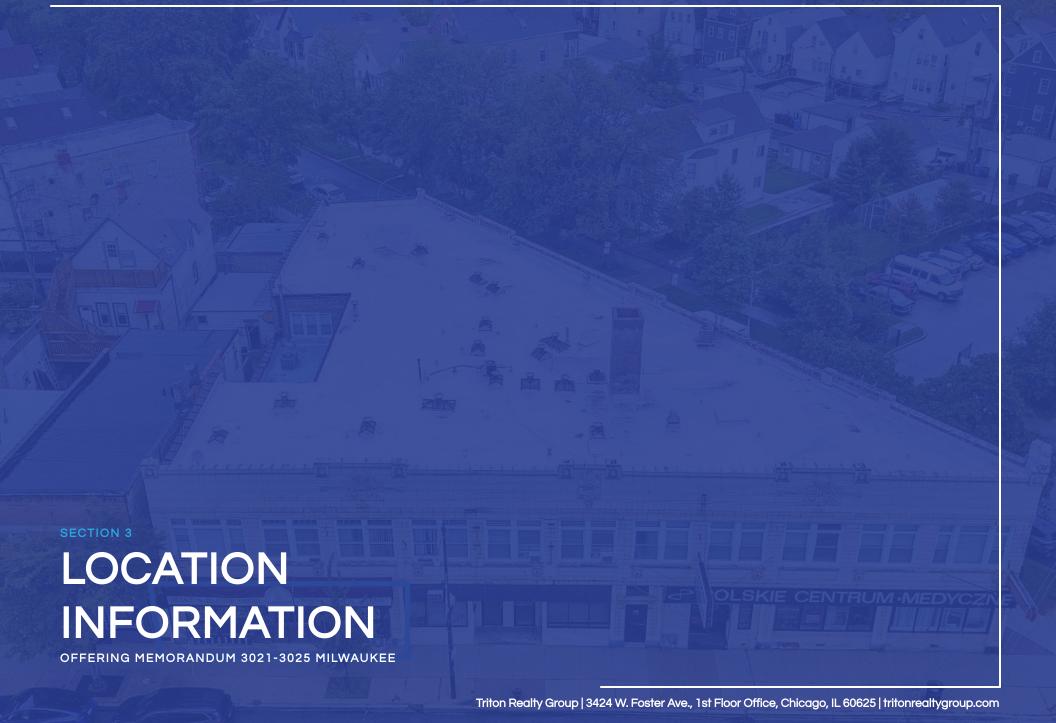


# **ADDITIONAL PHOTOS**

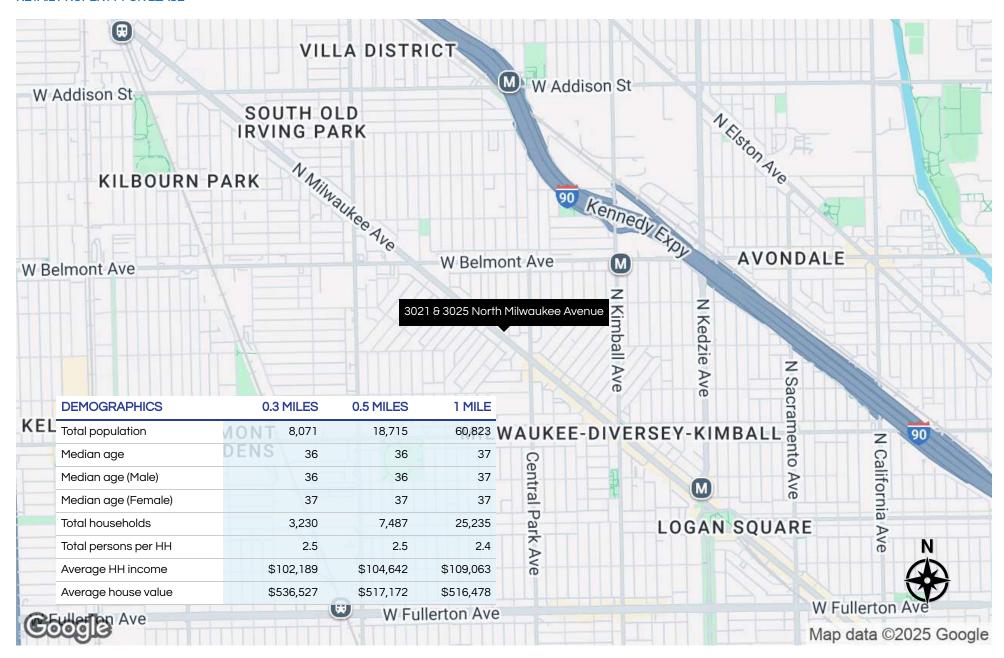




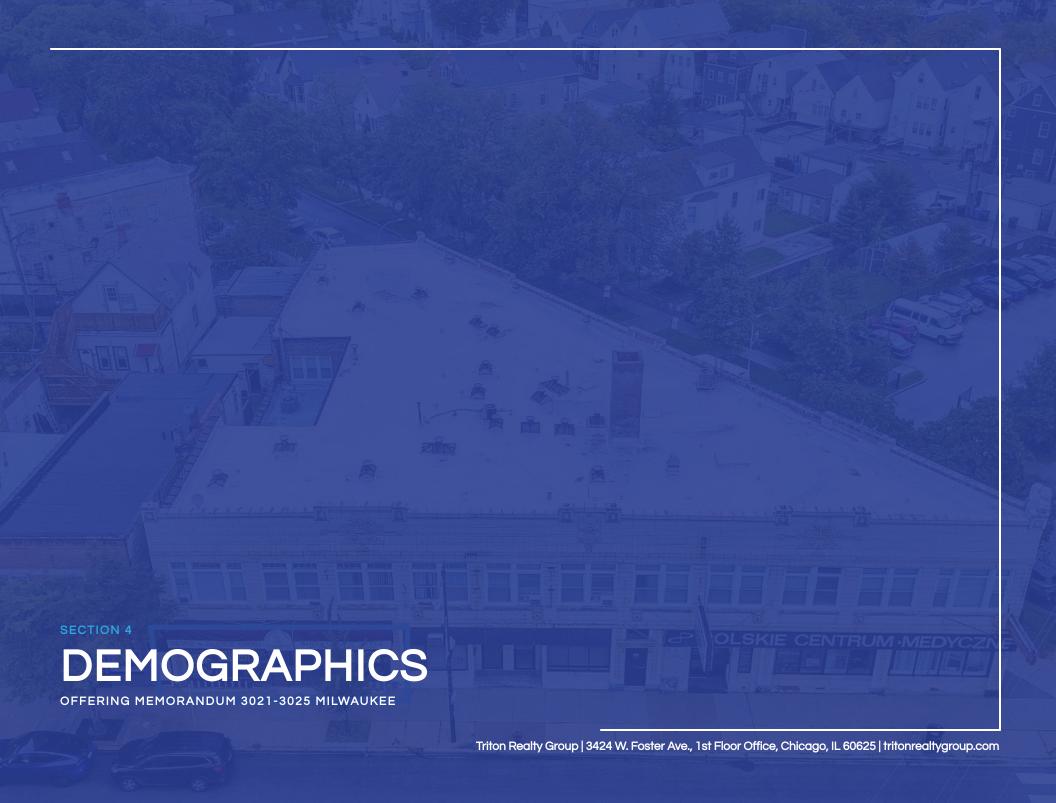




## STREET MAP & DEMOGRAPHICS

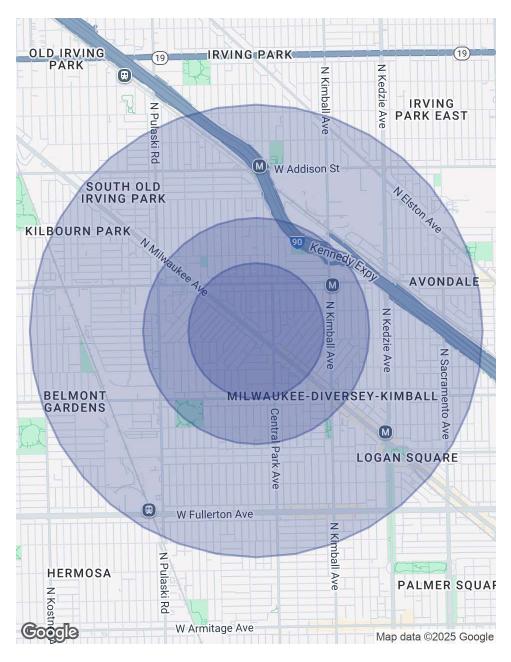






# **DEMOGRAPHICS MAP & REPORT**

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	8,071	18,715	60,823
Average Age	36	36	37
Average Age (Male)	36	36	37
Average Age (Female)	37	37	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,230	7,487	25,235
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$102,189	\$104,642	\$109,063
Average House Value	\$536,527	\$517,172	\$516,478
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	56.3%	55.7%	52.3%
RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	3,404	7,870	27,241
% White	42.2%	42.1%	44.8%
Total Population - Black	261	645	2,287
% Black	3.2%	3.4%	3.8%
Total Population - Asian	301	762	2,543
% Asian	3.7%	4.1%	4.2%
Total Population - Hawaiian	8	16	27
% Hawaiian	0.1%	0.1%	0.0%
Total Population - American Indian	176	420	1,253
% American Indian	2.2%	2.2%	2.1%
Total Population - Other	2,600	6,042	17,633
% Other	32.2%	32.3%	29.0%





**ADVISOR BIOS** OFFERING MEMORANDUM 3021-3025 MILWAUKEE Triton Realty Group | 3424 W. Foster Ave., 1st Floor Office, Chicago, IL 60625 | tritonrealtygroup.com



**EDWARD LISS** 

SVP & Founder

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Cell: **630.251.4110** 

### PROFESSIONAL BACKGROUND

Edward co-founded Triton with Matt Fritzshall in 2016, bringing with him over 15 years of extensive real estate experience. Over his career, Edward has been involved in more than \$250 million in real estate transactions, successfully closing over 4,000 units. His expertise spans urban, suburban, and tertiary Illinois apartment/mixed-use transactions, with deal sizes ranging from \$500K to over \$15 million.

Edward's primary focus has been suburban mid-market apartments, but his strong industry relationships have led him to other markets as well. He has played a key role in approximately \$40 million worth of redevelopment or land development sites in Florida, contributing to projects valued at over \$100 million. His clients appreciate his driven nature and ability to solve issues within transactions, leading to successful closings.

Edward began his real estate career upon graduating from the University of Illinois at Urbana-Champaign in 2008. He started on a top-producing sales team at a national real estate firm, where he analyzed 6,000 units and over \$400 million in investment real estate. After six years, Edward transitioned to a smaller Chicago-based firm to focus on brokerage with mid-market apartments for two years. This experience at both large and small firms inspired him to incorporate the best attributes of both environments into Triton's more nuanced approach for clients and team members.

#### **EDUCATION**

University of Illinois at Urbana-ChampaignBachelor of Science in Finance & Real Estate

#### **MEMBERSHIPS**

- · Chicago Association of Realtor's Commercial Forum Awards
- Chosen from 4,000 members, Chicago's largest commercial real estate community
- 2020 Silver Award for Multifamily 5+ Sales Volume
- Member of Neighborhood Builder's Owner's Alliance (NBOA)

Triton Realty Group

3424 W. Foster Ave. 1st Floor Office Chicago, IL 60625 312.788.9379



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RETAIL PROPERTY FOR LEASE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Triton Realty Group in compliance with all applicable fair housing and equal opportunity laws.

# TRITON REALTY GROUP

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