

# 2491 N Milwaukee

# Logan Square

Chicago, IL 60647

## FOR LEASE 860 - 1,860 SF

### Logan Square Retail - NEW CONSTRUCTION



Excellent location on Milwaukee Av, located 0.3 miles to the California Blue Line stop, 0.5 miles to the Logan Square Blue Line stop.

# MILLER CHICAGO

[www.millerchicagorealestate.com](http://www.millerchicagorealestate.com)

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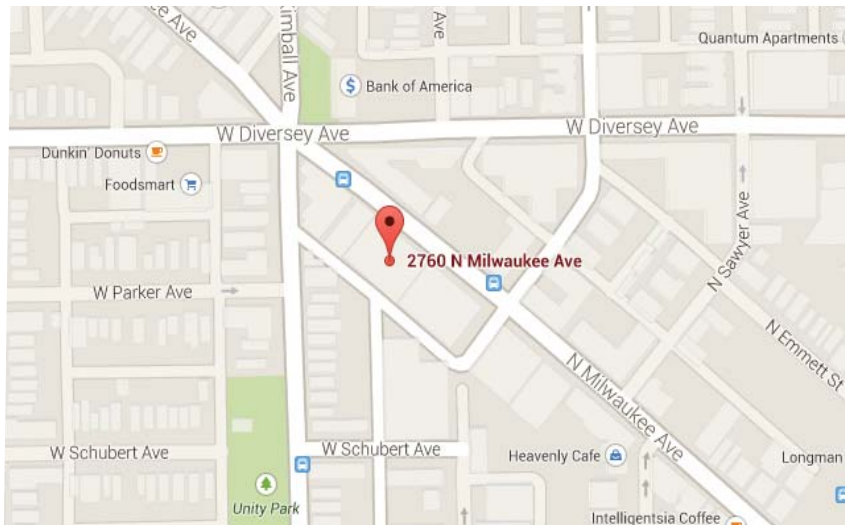
# Property Highlights

## 2491 N Milwaukee

Logan Square  
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### DEMOGRAPHICS (2014 Estimates)

	1 Mile	3 Mile
Population	65,198	482,553
Households	24,653	183,998
Average Income	\$60,679	\$80,810



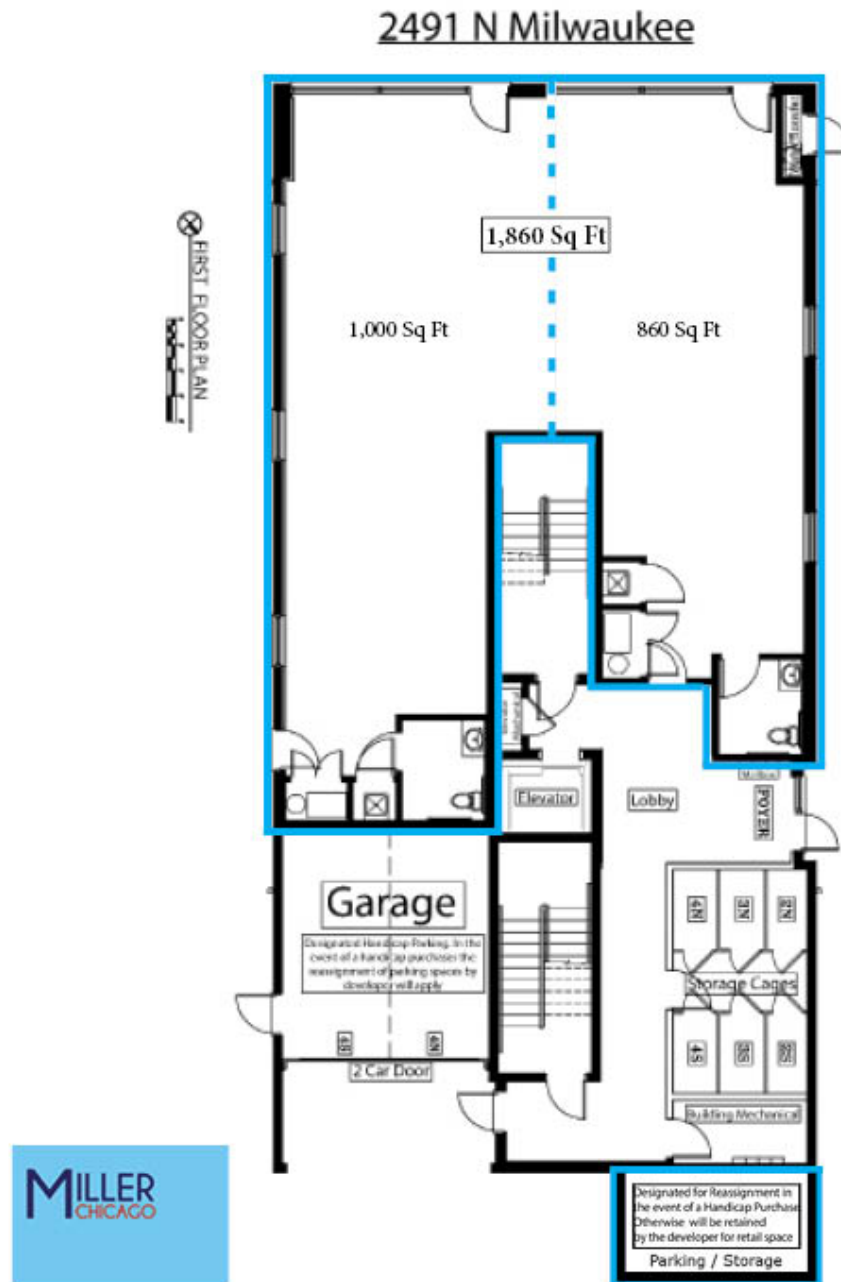
Price: \$25 / Sq Ft  
Listing Type: For Lease  
Property Type: Retail / Office  
Lease Type: NNN  
Extras: \$4.50 / Sq Ft  
Size: 1,860 Sq Ft  
Min. Divisible: 860 Sq Ft  
Max Contiguous: 1,860 Sq Ft  
Ceiling Heights: 15'  
Basement: None  
Year Built: 2014  
Parking: Street Parking  
Electrical Service: 200 Amp / 400 Amp

### Highlights:

- New Construction space with large storefront windows and 15ft ceilings!
- Excellent location on Milwaukee Avenue in Logan Square. Directly across the street from the new Mega Mall development that is expected to open in 2015-2016!
- 1,860 Sq Ft total, or space can be divided to two smaller spaces: 1) 860 Sq Ft and 2) 1,000 Sq Ft
- 400 Amp, 3-phase electrical on two 200-amp panels (one in each side of space, so demised spaces will be delivered with 200 amp each)
- Each demised space will have 4 tons A/C (8 tons total in 1,860 Sq Ft space)
- 1 garage parking space or storage space may be available at an additional cost
- Conveniently located to public transportation, 0.3 miles to the California stop of the Blue Line, 0.5 miles to the Logan Square stop of the Blue Line, ~300 ft to Fullerton Bus stop at Fullerton & Milwaukee, 400 ft to Milwaukee Avenue bus at Milwaukee & Sacramento, and 0.3 miles to the DIVVY bike station at California & Milwaukee

# Site Plan 2491 N Milwaukee

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