

# Demographic Detail Report

1232-1240 N Milwaukee Ave, Chicago, IL 60622



List Type: **For Lease**  
 Property Type: **Retail / Office**  
 Lease Type: **NNN**  
 Size: **1,254 Sq Ft**  
 Zoning: **B1-3**  
 Alderman: **La Spata**



| Radius                        | 1 Mile |        | 3 Mile  |        | 5 Mile    |        |
|-------------------------------|--------|--------|---------|--------|-----------|--------|
| <b>Population</b>             |        |        |         |        |           |        |
| 2024 Projection               | 50,585 |        | 566,324 |        | 1,115,354 |        |
| 2019 Estimate                 | 51,652 |        | 559,338 |        | 1,119,788 |        |
| 2010 Census                   | 55,189 |        | 500,750 |        | 1,098,591 |        |
| Growth 2019 - 2024            | -2.07% |        | 1.25%   |        | -0.40%    |        |
| Growth 2010 - 2019            | -6.41% |        | 11.70%  |        | 1.93%     |        |
| <b>2019 Population by Age</b> |        |        |         |        |           |        |
| Age 0 - 4                     | 4,294  | 8.31%  | 45,124  | 8.07%  | 83,532    | 7.46%  |
| Age 5 - 9                     | 3,476  | 6.73%  | 35,548  | 6.36%  | 71,876    | 6.42%  |
| Age 10 - 14                   | 2,320  | 4.49%  | 24,711  | 4.42%  | 58,414    | 5.22%  |
| Age 15 - 19                   | 1,478  | 2.86%  | 18,795  | 3.36%  | 49,914    | 4.46%  |
| Age 20 - 24                   | 1,851  | 3.58%  | 27,109  | 4.85%  | 62,531    | 5.58%  |
| Age 25 - 29                   | 4,877  | 9.44%  | 57,774  | 10.33% | 108,837   | 9.72%  |
| Age 30 - 34                   | 7,190  | 13.92% | 71,196  | 12.73% | 124,779   | 11.14% |
| Age 35 - 39                   | 7,115  | 13.77% | 63,929  | 11.43% | 113,155   | 10.11% |
| Age 40 - 44                   | 5,398  | 10.45% | 47,571  | 8.50%  | 89,199    | 7.97%  |
| Age 45 - 49                   | 3,935  | 7.62%  | 37,258  | 6.66%  | 75,656    | 6.76%  |
| Age 50 - 54                   | 2,650  | 5.13%  | 28,791  | 5.15%  | 62,603    | 5.59%  |
| Age 55 - 59                   | 2,074  | 4.02%  | 25,559  | 4.57%  | 57,425    | 5.13%  |
| Age 60 - 64                   | 1,604  | 3.11%  | 22,141  | 3.96%  | 49,080    | 4.38%  |
| Age 65 - 69                   | 1,200  | 2.32%  | 18,383  | 3.29%  | 39,188    | 3.50%  |
| Age 70 - 74                   | 834    | 1.61%  | 13,646  | 2.44%  | 28,285    | 2.53%  |
| Age 75 - 79                   | 568    | 1.10%  | 9,348   | 1.67%  | 19,293    | 1.72%  |
| Age 80 - 84                   | 382    | 0.74%  | 6,135   | 1.10%  | 12,831    | 1.15%  |
| Age 85+                       | 406    | 0.79%  | 6,319   | 1.13%  | 13,191    | 1.18%  |
| Age 65+                       | 3,390  | 6.56%  | 53,831  | 9.62%  | 112,788   | 10.07% |
| Median Age                    | 35.20  |        | 35.00   |        | 35.00     |        |
| Average Age                   | 34.30  |        | 35.50   |        | 35.70     |        |

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| Radius  | 1 Mile |        | 3 Mile  |        | 5 Mile    |        |
|---|--------|--------|---------|--------|-----------|--------|
| <b>2019 Population By Race</b>                      | 51,652 |        | 559,338 |        | 1,119,788 |        |
| White   | 44,290 | 85.75% | 416,379 | 74.44% | 765,263   | 68.34% |
| Black   | 2,741  | 5.31%  | 73,692  | 13.17% | 212,639   | 18.99% |
| Am. Indian & Alaskan                                | 487    | 0.94%  | 3,361   | 0.60%  | 10,302    | 0.92%  |
| Asian   | 2,890  | 5.60%  | 53,001  | 9.48%  | 107,011   | 9.56%  |
| Hawaiian & Pacific Island                           | 90     | 0.17%  | 540     | 0.10%  | 1,180     | 0.11%  |
| Other   | 1,154  | 2.23%  | 12,366  | 2.21%  | 23,393    | 2.09%  |
| <b>Population by Hispanic Origin</b>                | 51,652 |        | 559,338 |        | 1,119,788 |        |
| Non-Hispanic Origin                                 | 37,956 | 73.48% | 448,834 | 80.24% | 790,768   | 70.62% |
| Hispanic Origin                                     | 13,696 | 26.52% | 110,504 | 19.76% | 329,021   | 29.38% |
| <b>2019 Median Age, Male</b>                        | 35.80  |        | 35.10   |        | 35.00     |        |
| <b>2019 Average Age, Male</b>                       | 34.60  |        | 35.10   |        | 35.30     |        |
| <b>2019 Median Age, Female</b>                      | 34.70  |        | 34.80   |        | 35.00     |        |
| <b>2019 Average Age, Female</b>                     | 34.10  |        | 35.90   |        | 36.20     |        |
| <b>2019 Population by Occupation Classification</b> | 41,270 |        | 450,198 |        | 895,984   |        |
| Civilian Employed                                   | 34,083 | 82.59% | 327,771 | 72.81% | 609,155   | 67.99% |
| Civilian Unemployed                                 | 704    | 1.71%  | 9,640   | 2.14%  | 23,817    | 2.66%  |
| Civilian Non-Labor Force                            | 6,481  | 15.70% | 112,606 | 25.01% | 262,709   | 29.32% |
| Armed Forces  | 2      | 0.00%  | 181     | 0.04%  | 303       | 0.03%  |
| <b>Households by Marital Status</b>                 | 6,746  |        | 68,712  |        | 133,251   |        |
| Married   | 6,746  |        | 68,712  |        | 133,251   |        |
| Married No Children                                 | 4,015  |        | 45,156  |        | 79,566    |        |
| Married w/Children                                  | 2,731  |        | 23,556  |        | 53,685    |        |
| <b>2019 Population by Education</b>                 | 42,124 |        | 439,275 |        | 863,412   |        |
| Some High School, No Diploma                        | 3,374  | 8.01%  | 29,839  | 6.79%  | 117,176   | 13.57% |
| High School Grad (Incl Equivalency)                 | 3,258  | 7.73%  | 41,927  | 9.54%  | 129,550   | 15.00% |
| Some College, No Degree                             | 4,790  | 11.37% | 58,480  | 13.31% | 137,167   | 15.89% |
| Associate Degree                                    | 3,891  | 9.24%  | 31,225  | 7.11%  | 69,891    | 8.09%  |
| Bachelor Degree                                     | 17,005 | 40.37% | 157,074 | 35.76% | 237,041   | 27.45% |
| Advanced Degree                                     | 9,806  | 23.28% | 120,730 | 27.48% | 172,587   | 19.99% |

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| Radius                                | 1 Mile |        | 3 Mile  |        | 5 Mile    |        |
|---------------------------------------|--------|--------|---------|--------|-----------|--------|
| <b>2019 Population by Occupation</b>  | 75,717 |        | 724,118 |        | 1,327,312 |        |
| Real Estate & Finance                 | 4,062  | 5.36%  | 44,318  | 6.12%  | 65,511    | 4.94%  |
| Professional & Management             | 28,732 | 37.95% | 276,394 | 38.17% | 424,065   | 31.95% |
| Public Administration                 | 986    | 1.30%  | 8,089   | 1.12%  | 16,090    | 1.21%  |
| Education & Health                    | 7,055  | 9.32%  | 70,405  | 9.72%  | 130,907   | 9.86%  |
| Services                              | 3,931  | 5.19%  | 37,733  | 5.21%  | 98,079    | 7.39%  |
| Information                           | 1,151  | 1.52%  | 10,952  | 1.51%  | 17,175    | 1.29%  |
| Sales                                 | 7,211  | 9.52%  | 72,592  | 10.02% | 134,959   | 10.17% |
| Transportation                        | 12,332 | 16.29% | 106,584 | 14.72% | 194,529   | 14.66% |
| Retail                                | 2,514  | 3.32%  | 23,308  | 3.22%  | 49,391    | 3.72%  |
| Wholesale                             | 1,034  | 1.37%  | 7,815   | 1.08%  | 15,140    | 1.14%  |
| Manufacturing                         | 2,020  | 2.67%  | 19,636  | 2.71%  | 48,825    | 3.68%  |
| Production                            | 1,414  | 1.87%  | 15,325  | 2.12%  | 56,701    | 4.27%  |
| Construction                          | 872    | 1.15%  | 6,562   | 0.91%  | 18,753    | 1.41%  |
| Utilities                             | 1,090  | 1.44%  | 10,976  | 1.52%  | 27,453    | 2.07%  |
| Agriculture & Mining                  | 26     | 0.03%  | 587     | 0.08%  | 1,128     | 0.08%  |
| Farming, Fishing, Forestry            | 0      | 0.00%  | 64      | 0.01%  | 298       | 0.02%  |
| Other Services                        | 1,287  | 1.70%  | 12,778  | 1.76%  | 28,308    | 2.13%  |
| <b>2019 Worker Travel Time to Job</b> | 31,609 |        | 305,692 |        | 574,073   |        |
| <30 Minutes                           | 16,949 | 53.62% | 162,479 | 53.15% | 263,067   | 45.82% |
| 30-60 Minutes                         | 11,573 | 36.61% | 109,128 | 35.70% | 236,159   | 41.14% |
| 60+ Minutes                           | 3,087  | 9.77%  | 34,085  | 11.15% | 74,847    | 13.04% |
| <b>2010 Households by HH Size</b>     | 26,727 |        | 247,296 |        | 472,173   |        |
| 1-Person Households                   | 10,160 | 38.01% | 113,517 | 45.90% | 190,375   | 40.32% |
| 2-Person Households                   | 10,052 | 37.61% | 79,021  | 31.95% | 139,297   | 29.50% |
| 3-Person Households                   | 3,645  | 13.64% | 27,352  | 11.06% | 59,423    | 12.59% |
| 4-Person Households                   | 1,783  | 6.67%  | 15,572  | 6.30%  | 40,673    | 8.61%  |
| 5-Person Households                   | 663    | 2.48%  | 6,578   | 2.66%  | 21,717    | 4.60%  |
| 6-Person Households                   | 250    | 0.94%  | 2,864   | 1.16%  | 10,525    | 2.23%  |
| 7 or more Person Households           | 174    | 0.65%  | 2,392   | 0.97%  | 10,163    | 2.15%  |
| <b>2019 Average Household Size</b>    | 2.00   |        | 1.90    |        | 2.10      |        |
| <b>Households</b>                     |        |        |         |        |           |        |
| 2024 Projection                       | 23,584 |        | 284,147 |        | 489,101   |        |
| 2019 Estimate                         | 24,247 |        | 280,031 |        | 489,546   |        |
| 2010 Census                           | 26,727 |        | 247,297 |        | 472,175   |        |
| Growth 2019 - 2024                    | -2.73% |        | 1.47%   |        | -0.09%    |        |
| Growth 2010 - 2019                    | -9.28% |        | 13.24%  |        | 3.68%     |        |



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| Radius                                | 1 Mile           | 3 Mile           | 5 Mile           |
|---------------------------------------|------------------|------------------|------------------|
| <b>2019 Households by HH Income</b>   | <b>24,248</b>    | <b>280,031</b>   | <b>489,547</b>   |
| <\$25,000                             | 2,784 11.48%     | 47,810 17.07%    | 103,938 21.23%   |
| \$25,000 - \$50,000                   | 2,883 11.89%     | 34,590 12.35%    | 80,682 16.48%    |
| \$50,000 - \$75,000                   | 3,353 13.83%     | 39,638 14.15%    | 73,192 14.95%    |
| \$75,000 - \$100,000                  | 3,335 13.75%     | 33,492 11.96%    | 56,995 11.64%    |
| \$100,000 - \$125,000                 | 2,689 11.09%     | 29,200 10.43%    | 45,897 9.38%     |
| \$125,000 - \$150,000                 | 1,803 7.44%      | 18,468 6.59%     | 27,895 5.70%     |
| \$150,000 - \$200,000                 | 2,921 12.05%     | 29,425 10.51%    | 40,145 8.20%     |
| \$200,000+                            | 4,480 18.48%     | 47,408 16.93%    | 60,803 12.42%    |
| <b>2019 Avg Household Income</b>      | <b>\$127,757</b> | <b>\$117,625</b> | <b>\$99,502</b>  |
| <b>2019 Med Household Income</b>      | <b>\$98,267</b>  | <b>\$88,419</b>  | <b>\$70,342</b>  |
| <b>2019 Occupied Housing</b>          | <b>24,247</b>    | <b>280,031</b>   | <b>489,547</b>   |
| Owner Occupied                        | 9,403 38.78%     | 111,651 39.87%   | 188,670 38.54%   |
| Renter Occupied                       | 14,844 61.22%    | 168,380 60.13%   | 300,877 61.46%   |
| <b>2010 Housing Units</b>             | <b>27,554</b>    | <b>312,105</b>   | <b>564,780</b>   |
| 1 Unit                                | 4,323 15.69%     | 36,040 11.55%    | 79,108 14.01%    |
| 2 - 4 Units                           | 12,796 46.44%    | 72,761 23.31%    | 170,704 30.22%   |
| 5 - 19 Units                          | 7,659 27.80%     | 43,596 13.97%    | 90,324 15.99%    |
| 20+ Units                             | 2,776 10.07%     | 159,708 51.17%   | 224,644 39.78%   |
| <b>2019 Housing Value</b>             | <b>9,404</b>     | <b>111,651</b>   | <b>188,669</b>   |
| <\$100,000                            | 85 0.90%         | 2,091 1.87%      | 7,346 3.89%      |
| \$100,000 - \$200,000                 | 161 1.71%        | 7,800 6.99%      | 25,074 13.29%    |
| \$200,000 - \$300,000                 | 800 8.51%        | 18,356 16.44%    | 36,819 19.52%    |
| \$300,000 - \$400,000                 | 2,284 24.29%     | 24,284 21.75%    | 38,648 20.48%    |
| \$400,000 - \$500,000                 | 1,664 17.69%     | 16,783 15.03%    | 24,286 12.87%    |
| \$500,000 - \$1,000,000               | 3,700 39.34%     | 31,987 28.65%    | 43,164 22.88%    |
| \$1,000,000+                          | 710 7.55%        | 10,350 9.27%     | 13,332 7.07%     |
| <b>2019 Median Home Value</b>         | <b>\$482,451</b> | <b>\$419,630</b> | <b>\$364,933</b> |
| <b>2019 Housing Units by Yr Built</b> | <b>27,578</b>    | <b>312,455</b>   | <b>565,651</b>   |
| Built 2010+                           | 762 2.76%        | 41,774 13.37%    | 55,675 9.84%     |
| Built 2000 - 2010                     | 1,450 5.26%      | 43,164 13.81%    | 67,849 11.99%    |
| Built 1990 - 1999                     | 3,007 10.90%     | 23,464 7.51%     | 32,024 5.66%     |
| Built 1980 - 1989                     | 488 1.77%        | 19,107 6.12%     | 24,965 4.41%     |
| Built 1970 - 1979                     | 1,060 3.84%      | 24,523 7.85%     | 38,895 6.88%     |
| Built 1960 - 1969                     | 1,631 5.91%      | 26,937 8.62%     | 48,766 8.62%     |
| Built 1950 - 1959                     | 2,266 8.22%      | 22,662 7.25%     | 48,932 8.65%     |
| Built <1949                           | 16,914 61.33%    | 110,824 35.47%   | 248,545 43.94%   |
| <b>2019 Median Year Built</b>         | <b>1947</b>      | <b>1967</b>      | <b>1956</b>      |



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 Zoning: **B1-3**  
 Alderman: **La Spata**



| Business Employment by Type      | # of Businesses | # Employees | #Emp/Bus |
|----------------------------------|-----------------|-------------|----------|
| Total Businesses                 | 2,923           | 34,624      | 12       |
| Retail & Wholesale Trade         | 427             | 7,022       | 16       |
| Hospitality & Food Service       | 331             | 4,207       | 13       |
| Real Estate, Renting, Leasing    | 144             | 1,855       | 13       |
| Finance & Insurance              | 199             | 1,400       | 7        |
| Information                      | 76              | 505         | 7        |
| Scientific & Technology Services | 303             | 1,748       | 6        |
| Management of Companies          | 3               | 9           | 3        |
| Health Care & Social Assistance  | 728             | 6,218       | 9        |
| Educational Services             | 90              | 2,330       | 26       |
| Public Administration & Sales    | 7               | 521         | 74       |
| Arts, Entertainment, Recreation  | 74              | 484         | 7        |
| Utilities & Waste Management     | 67              | 2,868       | 43       |
| Construction                     | 130             | 1,432       | 11       |
| Manufacturing                    | 65              | 1,811       | 28       |
| Agriculture, Mining, Fishing     | 1               | 3           | 3        |
| Other Services                   | 278             | 2,211       | 8        |

# Consumer Spending Report

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| 2019 Annual Spending (\$000s)            | 1 Mile           | 3 Mile             | 5 Mile              |
|--|------------------|--------------------|---------------------|
| <b>Total Specified Consumer Spending</b> | <b>\$695,292</b> | <b>\$7,502,649</b> | <b>\$12,067,847</b> |
| <b>Total Apparel</b>                     | <b>\$40,656</b>  | <b>\$436,579</b>   | <b>\$750,294</b>    |
| Women's Apparel                          | 16,868           | 183,676            | 305,870             |
| Men's Apparel                            | 9,313            | 97,205             | 164,512             |
| Girl's Apparel                           | 2,840            | 30,485             | 55,084              |
| Boy's Apparel                            | 1,883            | 20,170             | 36,728              |
| Infant Apparel                           | 1,938            | 20,824             | 36,223              |
| Footwear                                 | 7,814            | 84,219             | 151,878             |
| <b>Total Entertainment &amp; Hobbies</b> | <b>\$52,972</b>  | <b>\$582,122</b>   | <b>\$921,150</b>    |
| Entertainment                            | 8,216            | 89,967             | 145,243             |
| Audio & Visual Equipment/Service         | 24,950           | 276,736            | 448,717             |
| Reading Materials                        | 3,205            | 37,152             | 54,679              |
| Pets, Toys, & Hobbies                    | 16,602           | 178,268            | 272,512             |
| Personal Items                           | 53,972           | 593,419            | 935,270             |
| <b>Total Food and Alcohol</b>            | <b>\$191,371</b> | <b>\$2,056,692</b> | <b>\$3,434,995</b>  |
| Food At Home                             | 91,567           | 992,554            | 1,761,104           |
| Food Away From Home                      | 82,933           | 885,427            | 1,397,432           |
| Alcoholic Beverages                      | 16,870           | 178,710            | 276,460             |
| <b>Total Household</b>                   | <b>\$114,039</b> | <b>\$1,253,181</b> | <b>\$1,908,914</b>  |
| House Maintenance & Repair               | 13,731           | 155,950            | 247,341             |
| Household Equip & Furnishings            | 44,358           | 496,746            | 770,100             |
| Household Operations                     | 39,302           | 421,728            | 635,750             |
| Housing Costs                            | 16,648           | 178,757            | 255,724             |



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| 2019 Annual Spending (000s)        | 1 Mile           | 3 Mile             | 5 Mile             |
|------------------------------------|------------------|--------------------|--------------------|
| <b>Total Transportation/Maint.</b> | <b>\$149,528</b> | <b>\$1,564,906</b> | <b>\$2,538,477</b> |
| Vehicle Purchases                  | 51,156           | 501,143            | 812,459            |
| Gasoline                           | 47,834           | 496,318            | 857,018            |
| Vehicle Expenses                   | 9,955            | 127,336            | 188,216            |
| Transportation                     | 20,503           | 237,672            | 354,725            |
| Automotive Repair & Maintenance    | 20,079           | 202,438            | 326,058            |
| <b>Total Health Care</b>           | <b>\$31,840</b>  | <b>\$355,947</b>   | <b>\$587,569</b>   |
| Medical Services                   | 20,470           | 223,486            | 359,614            |
| Prescription Drugs                 | 8,043            | 94,746             | 165,828            |
| Medical Supplies                   | 3,328            | 37,715             | 62,127             |
| <b>Total Education/Day Care</b>    | <b>\$60,913</b>  | <b>\$659,803</b>   | <b>\$991,176</b>   |
| Education                          | 38,170           | 416,548            | 638,809            |
| Fees & Admissions                  | 22,743           | 243,256            | 352,368            |