2760-74 N Milwaukee

Logan Square
Chicago, IL 60647

FOR LEASE 2,485 - 9,000 SF

Logan Square Retail - Gorgeous Historic Re-Development

1/2 Block to Logan Square Blue Line and the 6-Corner intersection of Diversey, Milwaukee and Kimball

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Property Highlights
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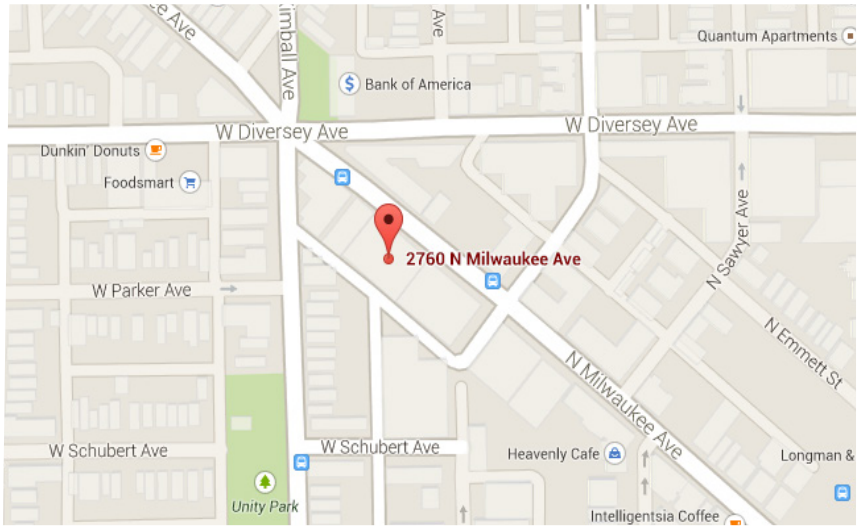
DEMOGRAPHICS

(2013 Estimates)

	1 Mile	3 Mile
Population	55,542	420,142
Households	26,028	199,414
Average Income	$59,147	$73,347



Price: $20 / Sq Ft
Listing Type: For Lease
Property Type: Retail / Office / Restaurant
Lease Type: NNN
Extras: $3-4 / Sq Ft
ASF: 9,000
Min. Divisible: 2,485
Max Contiguous: 6,000
Building Size: 48,000
Ceiling Heights: 14' - 16'
Stories: 2
Basement: Full, Unfinished (11' ceilings)
Zoning: C1-3
Parking: Street Parking
Alderman: Rey Colon

Highlights:

- NEW retail re-development in gorgeous historic building in Logan Square. In the heart of the retail shopping district on Milwaukee Avenue. Neighboring tenants include: Gap Outlet, Payless Shoe Source, Payless Kids, Bank of America, Foot Locker, Pay-Half, 1/2 block from the Spaulding entrance of the Logan Square Blue line stop

- Retail re-development on 1st floor of beautiful loft building. The 2nd floor was just converted to residential apartments (1-3 bedroom units with average rent ~$1,700 / month)

-Ideal location for any retail, restaurant, bar, cafe, loft office or medical office user

- Black iron ductwork existing / available in some spaces

- High ceilings and retail storefront windows, vintage exterior and new interior

- Each 3,000 Sq Ft space will be delivered including: 7.5 tons of A/C, 1 ADA bathroom, 400 amp, 3-phase electrical panel, 4 walls (landlord to drywall and prime)

- Each space has a private, FULL unfinished basement with 11" ceilings! This is an excellent asset which adds either storage or usable retail / office space.

- Original historic ceiling / exposed ceiling

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Site Plan - First Floor
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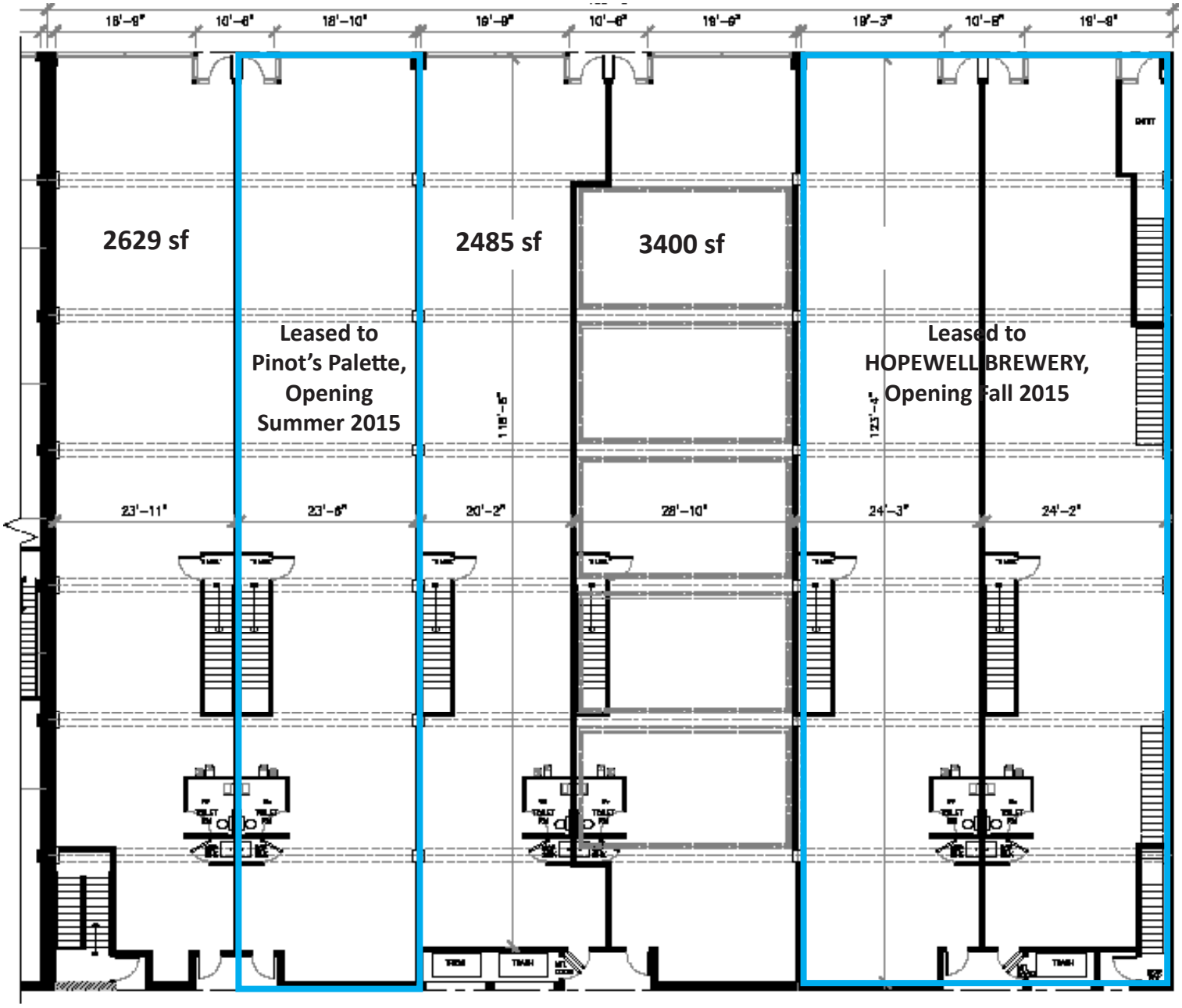

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Site Plan - Basement
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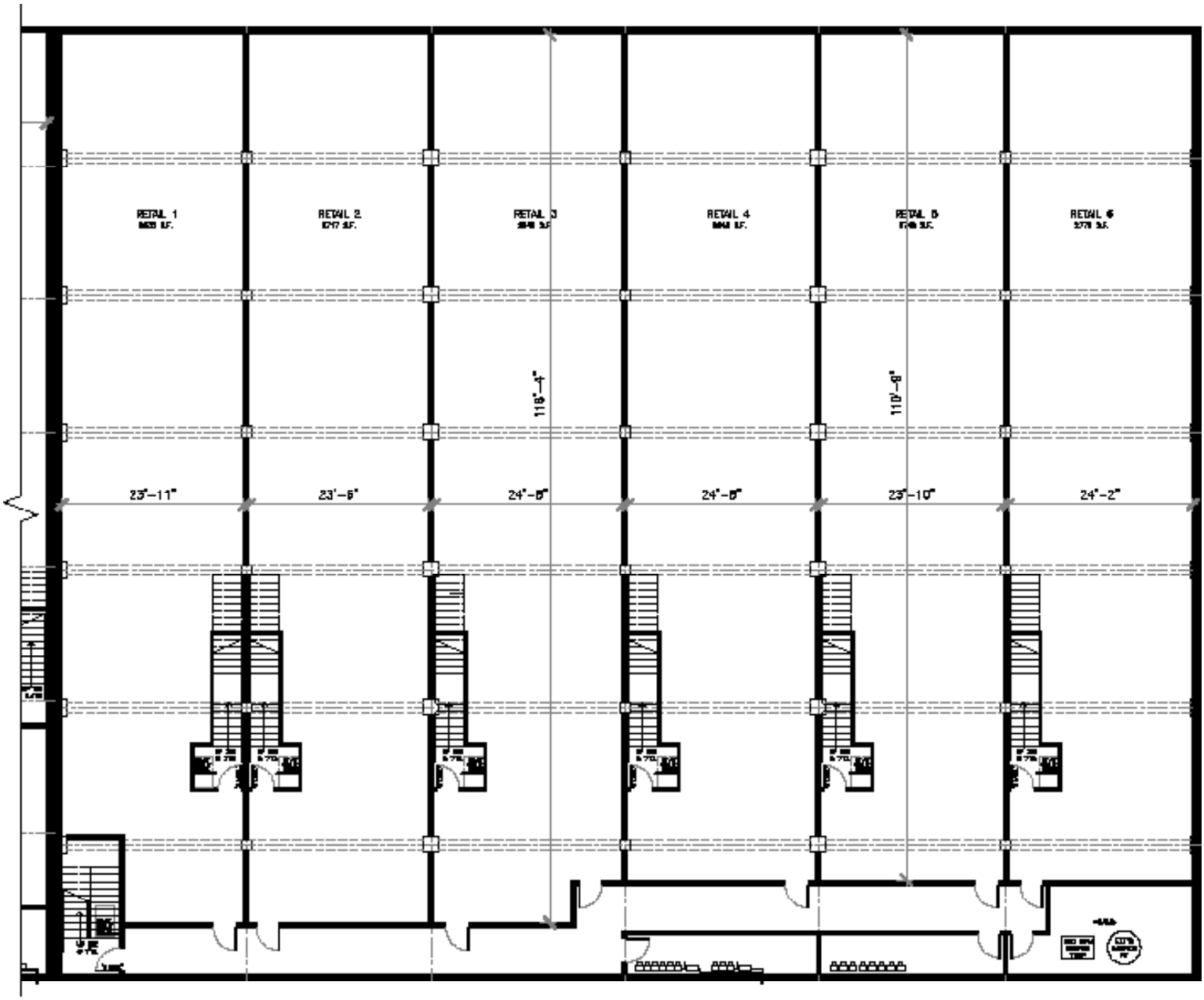

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Area Retail Map
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