



Offering Summary

Lease Rate:	Negotiable
NNN's:	\$10.09 PSF
Available SF:	2,498 SF
Residential Units:	120-units
Building Size:	143,983 SF
Year Built:	2016
Zoning:	PUD
Traffic Count:	~12,400 VPD
Submarket:	Logan Square

Property Overview

Exceptional opportunity to lease retail space at the base of the L Logan Square, a 120-unit multifamily property in Chicago's Logan Square neighborhood. The space is well positioned at the corner of Milwaukee Avenue and Talman Avenue, offering excellent frontage along Milwaukee Avenue and is steps from the California and Western "L" stations (blue line). The former taproom features a spacious interior, flexible for tenant build-outs, black iron compatibility, floor to ceiling windows, an outdoor patio, and walk-in coolers. The property's location also benefits being steps from the Congress Theater, which is undergoing an \$88M renovation to include new 16 residential units and commercial spaces. Trader Joe's is also opening at 2053 N. Milwaukee Avenue, showing credit tenants interest in joining the rapidly evolving neighborhood. Other national retailers nearby include Costco, ALDI, Jewel-Osco, Target, Walgreens, Planet Fitness, Starbucks, among many others.

Property Highlights

- Ground-floor retail space for lease at the corner of Milwaukee Avenue and Talman Avenue, with black iron hook-up and outdoor patio seating available
- Spacious floor plan at the base of a 120-unit multifamily property with floor to ceiling windows and excellent natural lighting
- Property is steps from the California and Western "L" stations and is less than one (1) mile from the Kennedy Expressway
- Located just north of Congress Theater, which is undergoing a complete renovation expected to open in Dec, 2027

Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Ruben
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker
847.989.6020
aslovis@frontlinerepartners.com

FOR LEASE | 2211 NORTH MILWAUKEE AVENUE

RETAILER MAP



Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

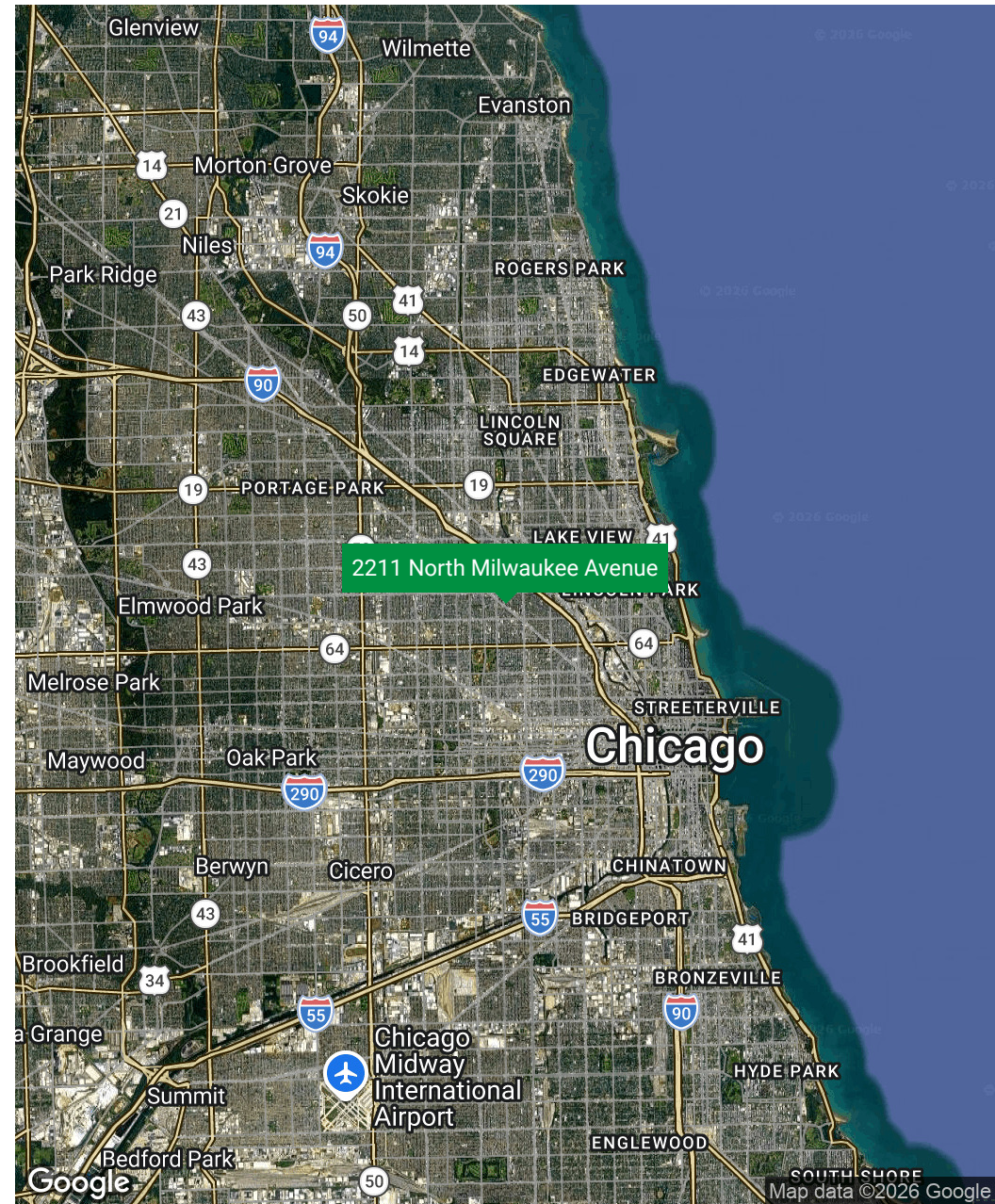
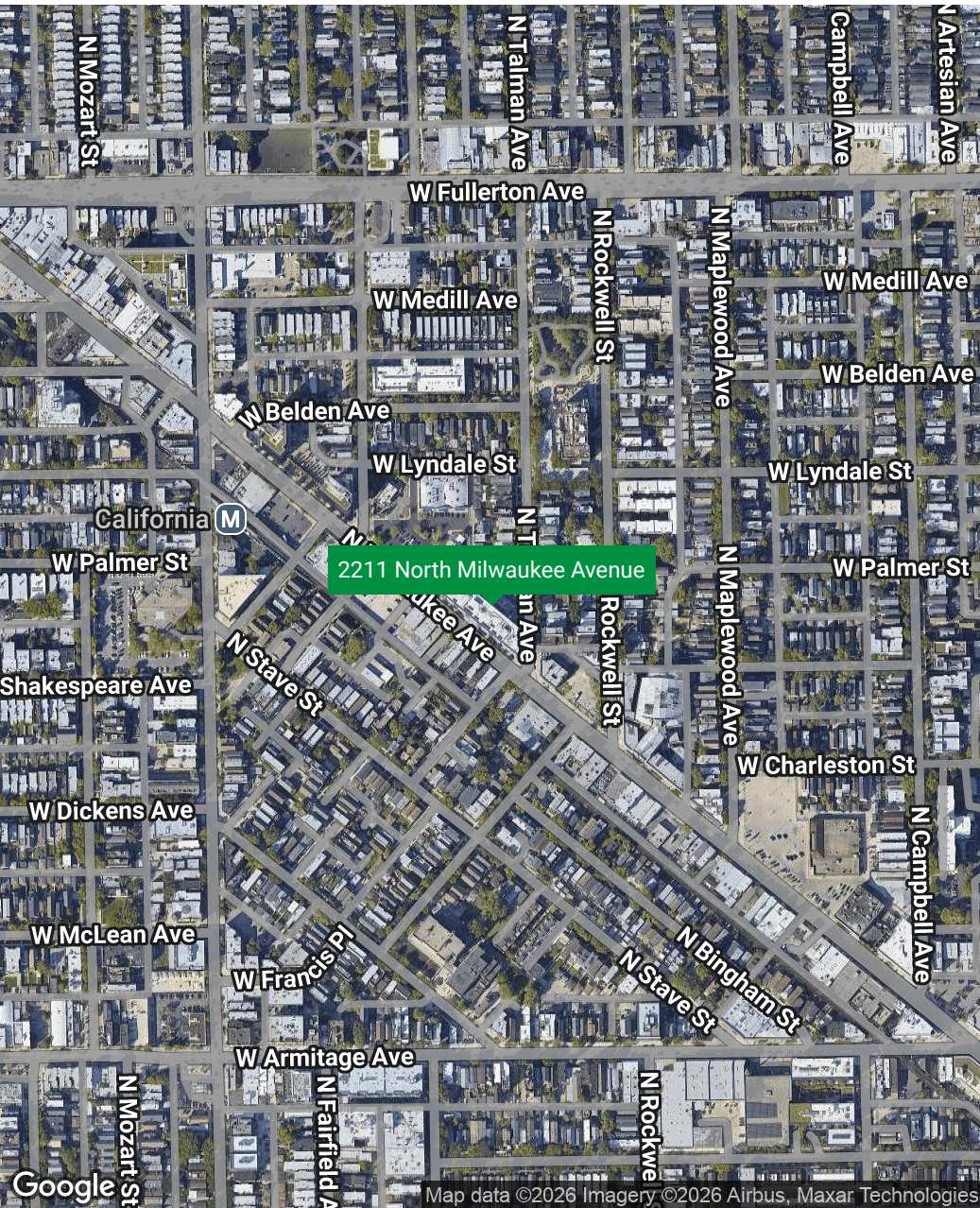
Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker
847.989.6020
aslovis@frontlinerepartners.com

FOR LEASE | 2211 NORTH MILWAUKEE AVENUE

LOCATION MAP



Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

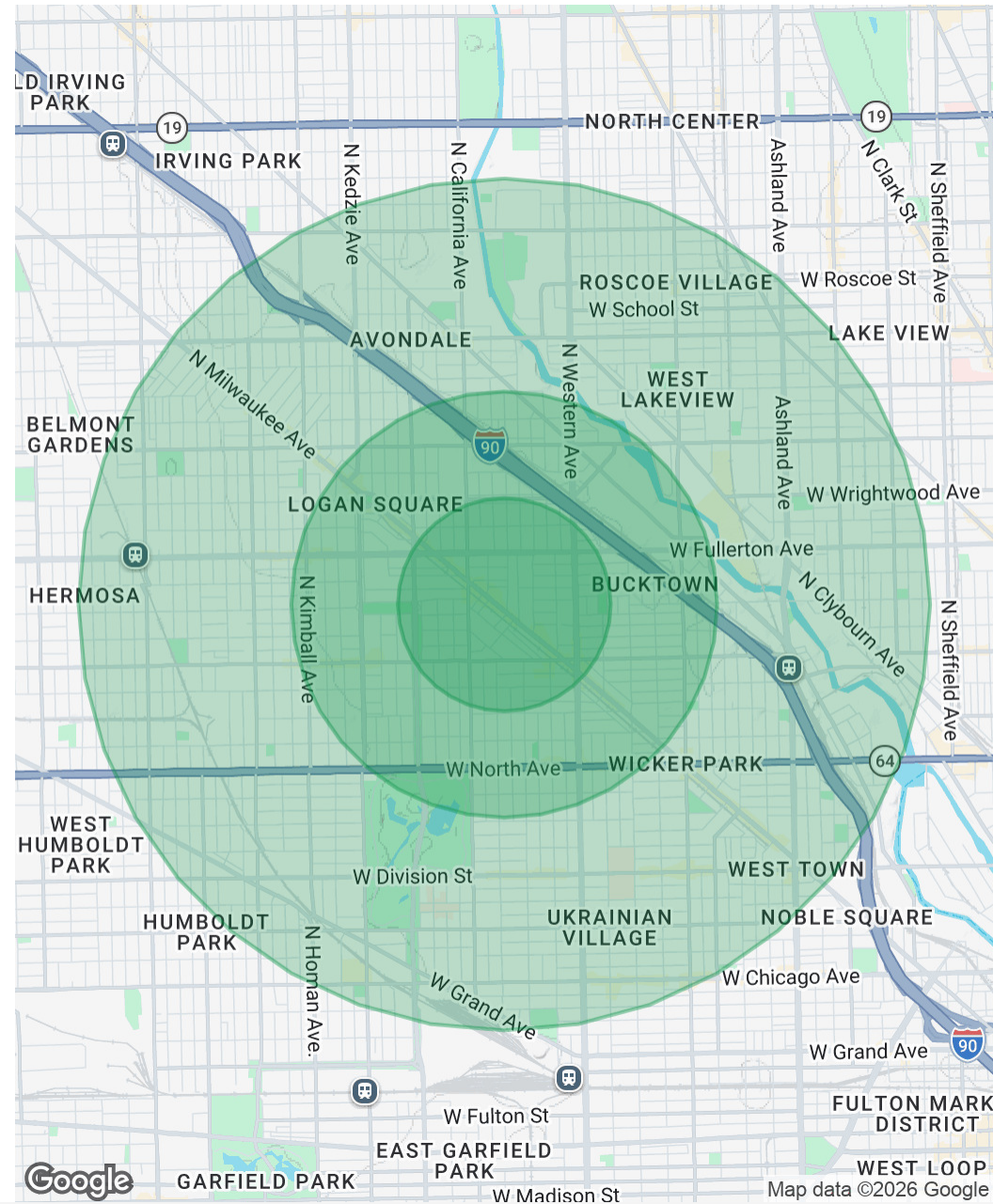
Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker
847.989.6020
aslovis@frontlinerepartners.com

Population	0.5 Miles	1 Mile	2 Miles
Total Population	17,690	63,049	246,639
Average Age	33.2	33.5	33.2
Average Age (Male)	33.8	34.0	33.4
Average Age (Female)	32.7	33.0	33.4
Households & Income	0.5 Miles	1 Mile	2 Miles
Total Households	8,532	29,844	106,689
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$149,748	\$160,932	\$162,096
Average House Value	\$678,117	\$673,034	\$649,473

2023 American Community Survey (ACS)



Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker
847.989.6020
aslovis@frontlinerepartners.com



Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker
847.989.6020
aslovis@frontlinerepartners.com