

**2053 N MILWAUKEE  
NEW DEVELOPMENT**

Two new retail spaces  
available adjacent  
to potential grocer



# New Development

The dense Logan Square & Bucktown neighborhoods are made up of high-earning young professionals and families.



12,400  
VPD ON MILWAUKEE



\$143,151  
AVERAGE HOUSEHOLD  
INCOME (3 MI)



44,944  
DAYTIME POPULATION  
(3 MI)



67,860  
POPULATION



# Highlights

- > 250 Feet of Frontage on Milwaukee Ave! High exposure location along the popular Milwaukee Ave Corridor attracting top retailers, restaurants and residents.
- > Near California Avenue CTA Station  
764,325 Annual Riders
- > Short distance from I-90 (190,300 vehicles per day) with access via Fullerton Avenue (24,000 vehicles per day).
- > ±15-minute drive to The Loop (Chicago CBD) and Fulton Market with well over 70M Square Feet of office space.
- > Nestled between the popular and highly sought after Logan Square & Bucktown neighborhoods.
- > Close proximity to well-known retailers like Target, The Home Depot, Costco, Jewel-Osco, and popular attractions like Regal City North and Diversey River Bowl.

Demographics	1 mile	3 miles	5 miles
Population	62,274	544,921	1,297,109
Households	28,828	246,940	589,316
Avg. HH Income	\$138,957	\$129,578	\$117,315

