

# LOGAN SQUARE RETAIL FOR LEASE

3426 W Diversey Ave, Chicago, IL 60647

## VICKIE C. SOUPOS

Broker

630.965.6000

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FULTONGRACE



COLOVOS | SOUPOS  
GROUP



**PROPERTY DESCRIPTION**

Rare opportunity to lease a character-rich, 2,000-square-foot ground-floor retail storefront in the heart of Logan Square — one of Chicago's most dynamic, design-forward, and rapidly appreciating commercial corridors. Situated directly on Diversey Avenue with excellent street visibility and traffic counts exceeding 13,100 vehicles per day, this space offers the combination of exposure, walkability, and neighborhood energy that today's operators are actively searching for.

Step inside and you're greeted by authentic vintage-Chicago architecture that simply can't be replicated in new construction: soaring high ceilings, warm exposed brick walls, and original exposed timber beams that give the space instant warmth, texture, and brand-ready aesthetic appeal. The interior is bright, open, and flexible, allowing an incoming tenant to configure the layout around their concept with minimal structural work. The current configuration operates as a boutique fitness studio with a smoothie and juice bar positioned at the storefront — a proven, turnkey buildout that translates seamlessly for wellness, fitness, and food & beverage users looking to move quickly and control upfront costs.

Thanks to flexible B2 zoning and an efficient, column-friendly footprint, the space accommodates an unusually broad range of uses. It is well suited for a trendy coffee shop or cafe, juice or smoothie bar, bakery, boutique fitness or yoga/pilates studio, day spa, nail or hair salon, wellness or med-spa concept, boutique retail, showroom, gallery, creative office, or a professional service business seeking a high-visibility neighborhood presence. Whether you're an owner-operator launching a first location or an established brand expanding into Logan Square, the space delivers the flexibility to make it your own.

Building improvements and features include central heat and air conditioning for year-round comfort, one restroom, and a rear utility closet for storage or back-of-house operations. The single-tenant storefront format gives the occupant full control of their frontage, signage presence, and customer experience — a meaningful advantage for concepts that rely on curb appeal and street-level branding to drive walk-in traffic.

The location is the headline. This stretch of the corridor sits within a dense, highly walkable, and established retail trade area surrounded by a mix of national anchors and beloved local destinations, including Gap Outlet, Hopewell Brewing Co., The Dill Pickle Food Co-op, Unanimous Boxing Gym, Pinot's Palette, and Bank of America. This clustering of daily-needs retail, dining, fitness, and entertainment generates consistent, cross-shopping foot traffic and positions an incoming tenant to benefit from the momentum of neighboring operators rather than standing alone.

Logan Square itself remains one of Chicago's most sought-after neighborhoods for both residents and businesses, known for its thriving independent dining and coffee scene, strong creative and entrepreneurial community, tree-lined residential streets, and an engaged, loyal, and higher-spending local customer base. The area's blend of long-term residents and a steady influx of younger professionals supports both daytime and evening trade, giving operators multiple dayparts to capture. Proximity to major thoroughfares and public transit further extends the customer draw well beyond the immediate blocks.

In short, this is a turnkey, aesthetically distinctive, and highly flexible storefront in a location that combines strong traffic, genuine walkability, and neighborhood prestige — an ideal home for an operator ready to establish or grow a presence in Logan Square.

**PROPERTY HIGHLIGHTS**

**OFFERING SUMMARY**

Lease Rate:	\$24 SF/yr (Gross)
Number of Units:	1
Available SF:	2,000 SF
Lot Size:	2,541 SF
Building Size:	2,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,409	9,377	28,325
Total Population	5,270	20,292	65,948
Average HH Income	\$108,349	\$110,791	\$118,415

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**LOCATION DESCRIPTION**

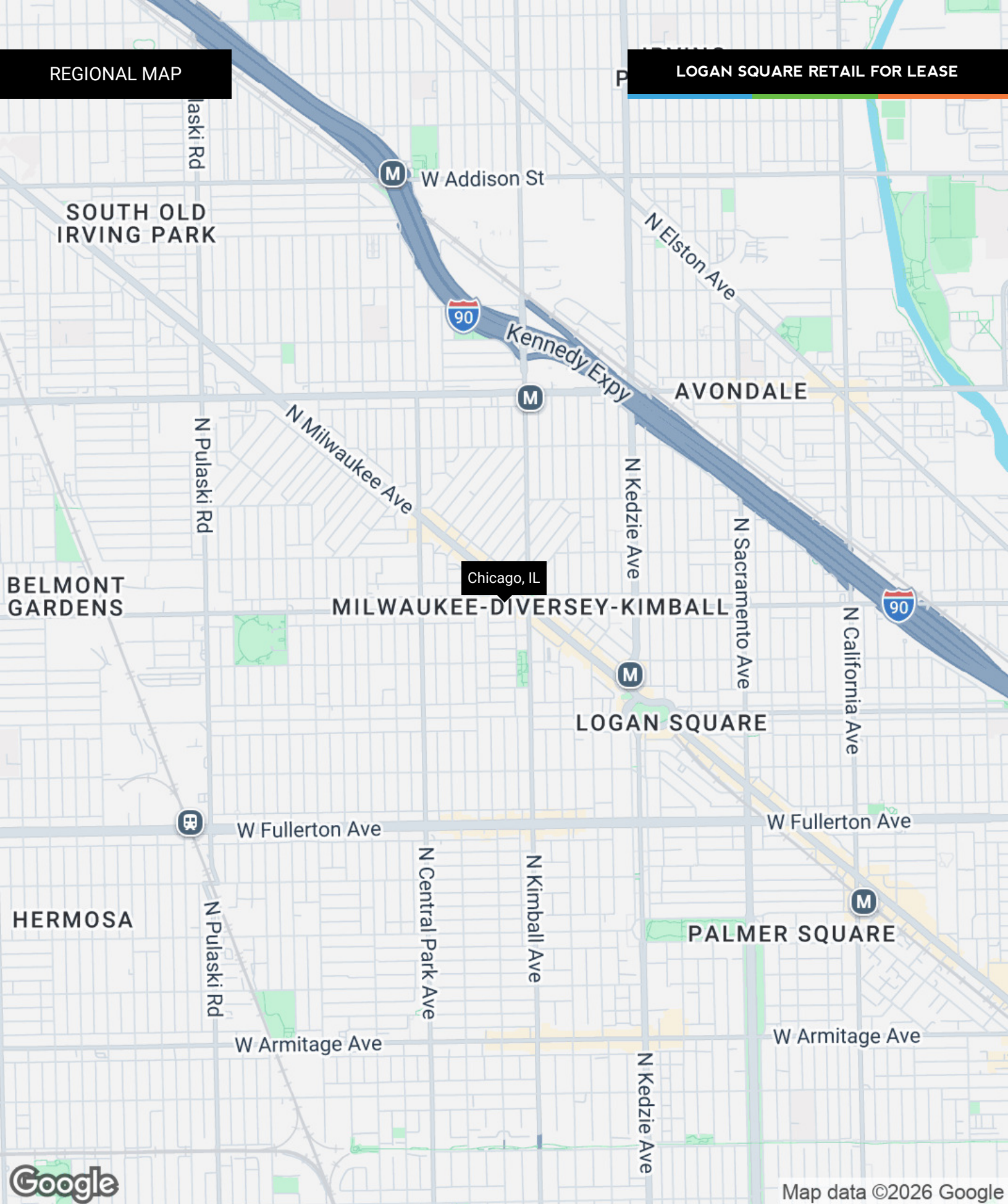
Ground-floor retail storefront on Diversey Avenue in the Logan Square corridor with high visibility, strong foot traffic, and proximity to local and national retail anchors.

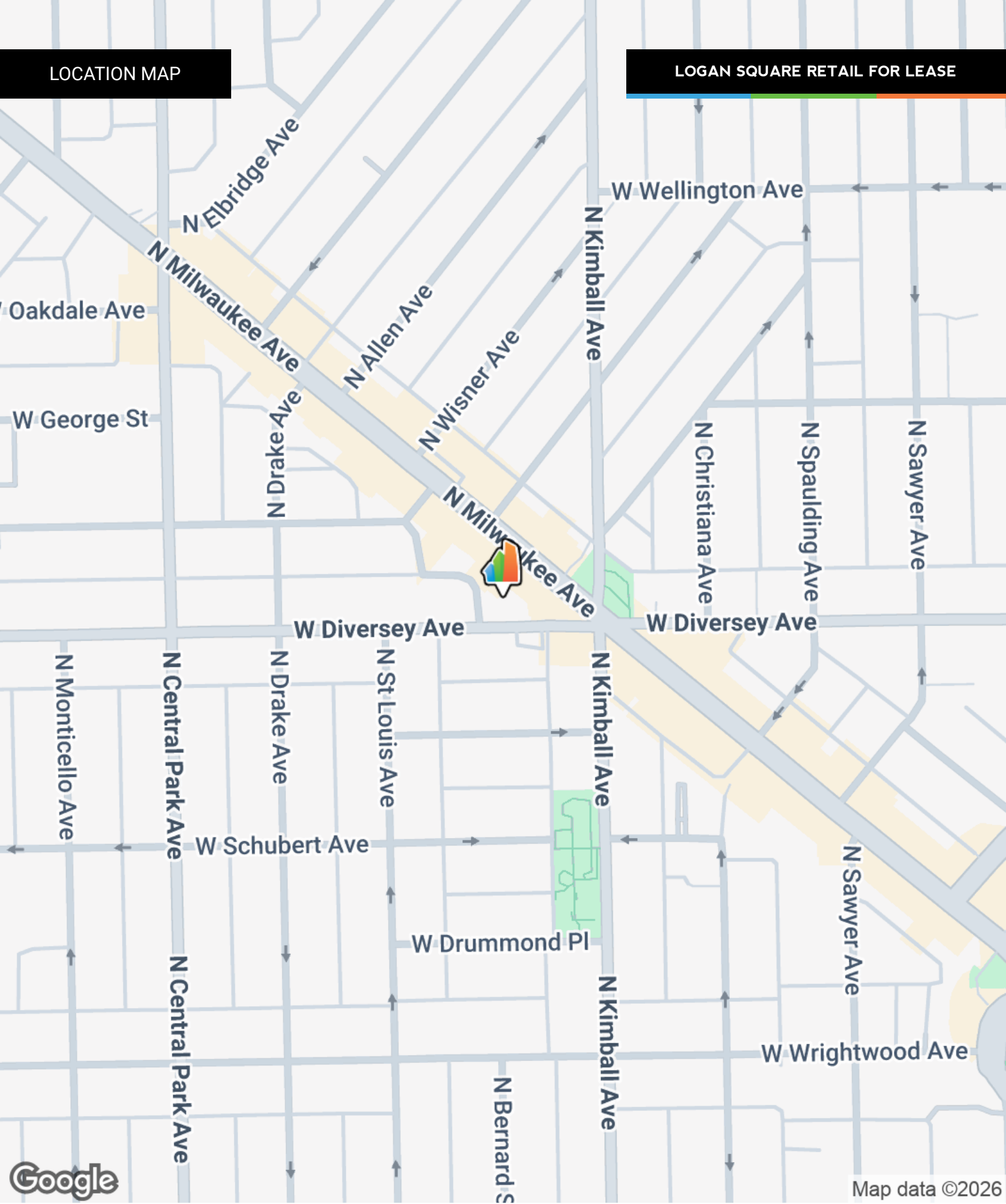




**PROPERTY HIGHLIGHTS**

- 2,000 SF ground-floor retail storefront on high-traffic Diversey Avenue
- 13,100+ vehicles per day; dense, walkable, established retail corridor
- Distinctive vintage character: exposed brick, timber beams, high ceilings
- Turnkey fitness-studio buildout with front smoothie/juice bar
- Central heat and air conditioning; One restroom plus rear utility/storage closet
- Flexible B2 zoning supporting retail, F&B, fitness, wellness, service, and office uses
- Single-tenant storefront with full signage and frontage control
- Surrounded by Gap Outlet, Hopewell Brewing Co., The Dill Pickle Food Co-op, Unanimous Boxing Gym, Pinot's Palette, and Bank of America
- Prime Logan Square location with strong daytime and evening foot traffic





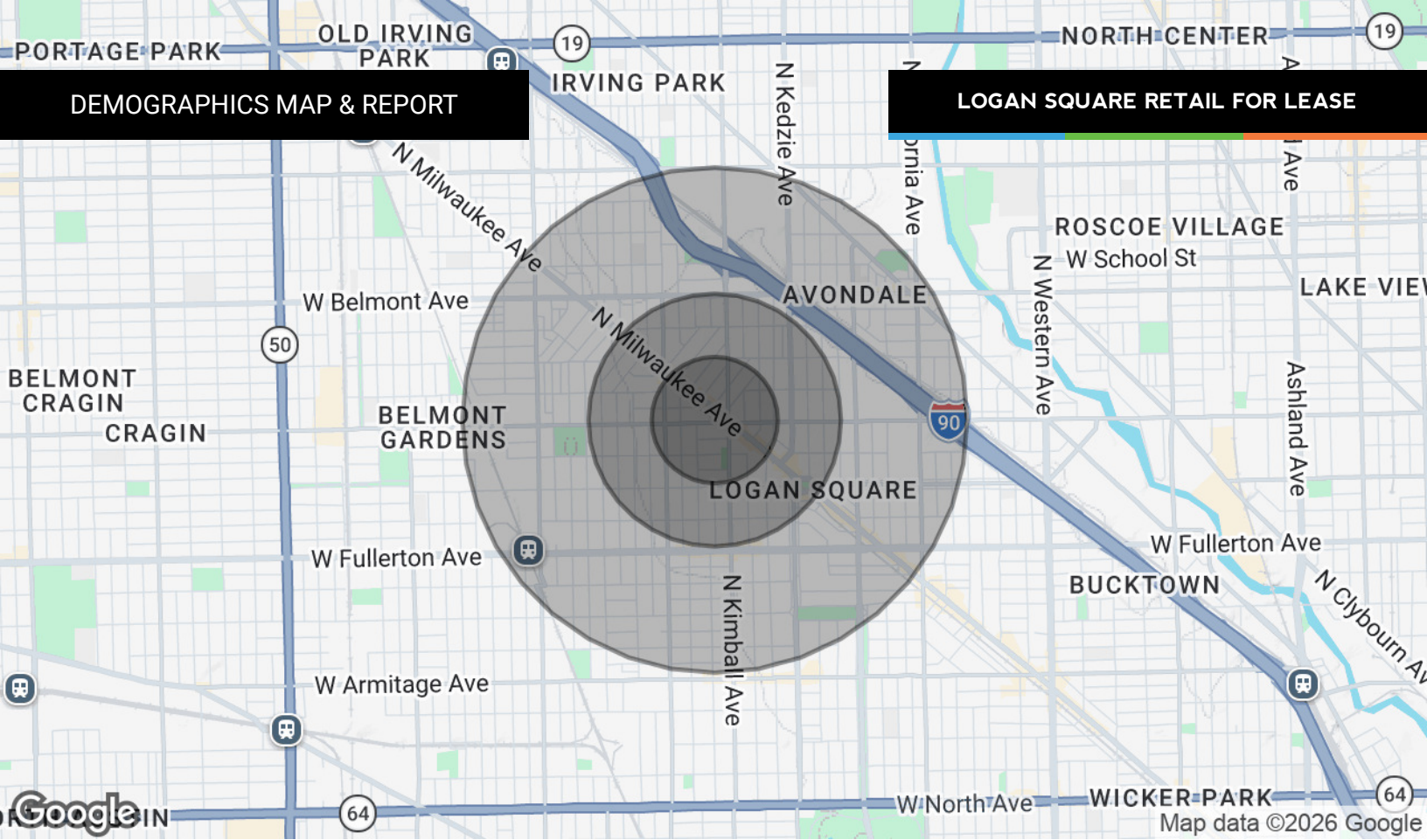
AERIAL MAP

LOGAN SQUARE RETAIL FOR LEASE



Google

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**POPULATION**

	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	5,270	20,292	65,948
Average Age	33.1	34.7	34.3
Average Age (Male)	32.9	35.0	34.8
Average Age (Female)	32.8	33.9	34.0

**HOUSEHOLDS & INCOME**

	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	2,409	9,377	28,325
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$108,349	\$110,791	\$118,415
Average House Value	\$421,823	\$474,337	\$527,022

2023 American Community Survey (ACS)



## VICKIE C. SOUPOS

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### PROFESSIONAL BACKGROUND

Vickie C. Soupos is a seasoned real estate professional with a dynamic background that merges financial expertise with a deep-seated passion for property. With a career spanning over two decades, Vickie's journey into real estate was catalyzed by a pivotal moment in history—the aftermath of September 11, 2001. After a decade-long tenure as a financial consultant, Vickie found herself at a crossroads when she was laid off from her job. However, fate intervened as her mother, Georgia Colovos, a venerable figure in the real estate industry since 1985, extended an invitation for Vickie to join forces with her.

Initially hesitant, Vickie eventually embraced the opportunity, marking the beginning of a fruitful collaboration that continues to thrive to this day. With a wealth of experience encompassing both residential and commercial properties, Vickie has facilitated transactions ranging from multi-million-dollar condominiums to expansive retail centers and industrial properties. Her stellar track record is punctuated by numerous accolades, including being ranked as high as #1 among all her former brokerage agents in Illinois and 14th worldwide. Notably, Vickie has clinched the title for the largest commercial sale four times in the past five years at her former brokerage.

A graduate of DePaul University, Vickie holds a Bachelor of Science degree in Marketing and Communications with a minor in Finance and Philosophy. Her academic journey was marked by accolades, including a departmental award for Outstanding Leadership in the IME Program—an Honors Program for Business majors. Prior to her real estate tenure, Vickie honed her negotiation skills and business acumen during a nine-year tenure at American Benefit Services, Inc. (ABSi), where she served as the National Accounts Director.

Beyond her professional endeavors, Vickie's life is characterized by a rich tapestry of interests and passions. An avid athlete, she finds solace and exhilaration in both playing and watching sports, while her dedication to fitness is evident through her commitment to CrossFit. Additionally, Vickie channels her creative energy into artistic pursuits, with a flair for calligraphy honed during her high school years—where she operated a successful side business crafting handwritten wedding invitations.

Rooted in her lifelong residence in the area and fueled by her roles as a devoted mother to her children, Panos and Andriana, Vickie's approach to real estate transcends transactions. Her ability to seamlessly navigate both urban and suburban markets, coupled with her unwavering dedication to maximizing client satisfaction, positions her as a trusted advisor and ally in the pursuit of real estate excellence. Whether facilitating a sale or guiding buyers towards their dream property, Vickie's steadfast commitment to integrity, diligence, and client-centric service remains unwavering—a testament to her enduring impact in the realm of real estate.

### EDUCATION

Bachelor of Science degree in Marketing and Communications with a minor in Finance and Philosophy from De Paul University. She received a departmental award for Outstanding Leadership in the IME Program, an Honors Program for Business majors, during its induction.

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