

OFFERING MEMORANDUM

Value-Add Mixed-Use / High Profile Corner Location

2821-2823 N. Milwaukee Avenue // Logan Square-Avondale // Chicago, IL 60618



OFFERED BY:

ARI TOPPER, CFA

Principal / Broker

312.275.3113

ari@baumrealty.com

OWEN WIESNER

Senior Associate / Broker

312.275.3119

owen@baumrealty.com

BAUM REALTY GROUP, LLC

1030 W. Chicago Avenue, Suite 200

Chicago, IL 60642

baumrealty.com

Offering Summary

Baum Realty Group, LLC has been exclusively retained to offer for sale 2821-23 N. Milwaukee Avenue, a two-story mixed-use building at the nexus of Chicago's Logan Square and Avondale neighborhoods. Located at the highly visible hard corner of the six-way Milwaukee / Diversey / Kimball intersection, the Property sits on approximately 6,100 SF of land fronting the public plaza known as Solidarity Triangle, highlighting the building's visibility and pedestrian access.

The building contains nearly 10,000 SF of interior space, with roughly 6,000 SF of ground floor retail, formerly occupied by the acclaimed bar, Crown Liquors, with a packaged goods license, tavern license and sidewalk cafe license available to be transferred to a new owner. The ground level also contains a ±2,000 SF annex space with exposed brick and 14+ foot ceilings, uniquely suited for various uses such as a brewery, coffee roastery or venue space. The second floor of the building totals nearly 4,000 SF and is configured with bright and open office conditions. The building also contains a billboard leased to Clear Channel that expires in 2028, generating additional income for a new owner.

The Property's B2-2 zoning provides optionality and flexibility in terms of future use possibilities, including upper floor residential. Its high-profile location in the city's 35th ward (Ald. Quezada) is easily accessible by public transit, with stops for three different bus lines on Milwaukee, Diversey and Kimball all located within a block of the building, and two CTA Blue Line 'L' Stations (Logan Square and Belmont) less than ½ mile away. I-90/94 is located roughly ½ mile due north of the property.



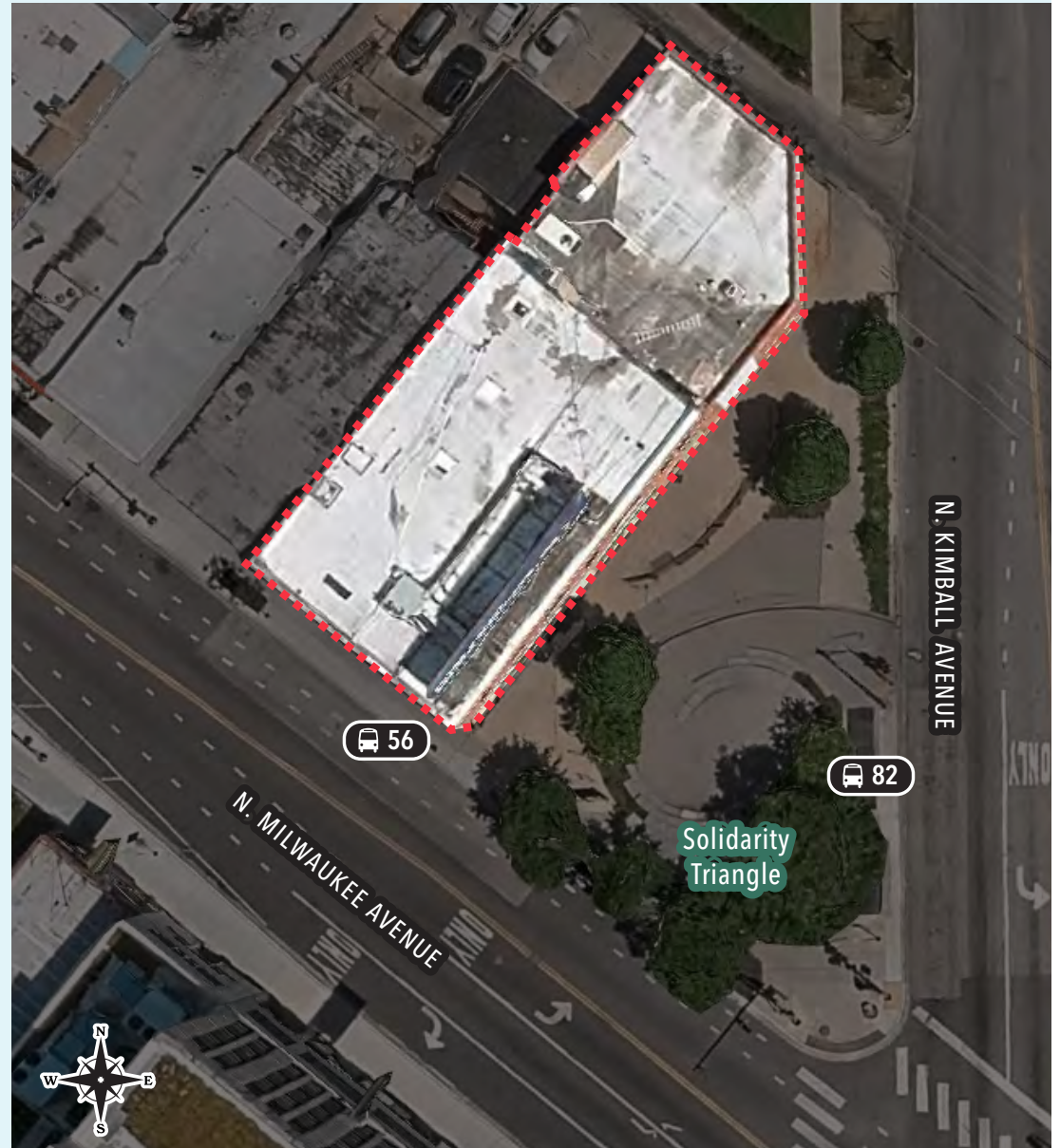
INVESTMENT HIGHLIGHTS

- ▶ Exceptionally located mixed-use building at the corner of the six-way Milwaukee / Diversey / Kimball intersection
- ▶ Rare opportunity for an owner / user to plant a flag at this prominent and highly visible anchoring location at the nexus of Logan Square and Avondale
- ▶ Blank slate opportunity for investors to pursue various repositioning strategies to create significant added value
- ▶ In-place billboard lease at below market rate provides near term income with 2028 lease expiration offering further opportunity to add value
- ▶ Adjacent B3-5 and B3-3 zoning designations across the street signal strong upzoning potential, offering a compelling path to increased density and value creation
- ▶ Conveniently accessible via public transit and I-90/94

2024 Real Estate Taxes:	\$51,959
Zoning:	B2-2
Asking Price:	Contact Broker

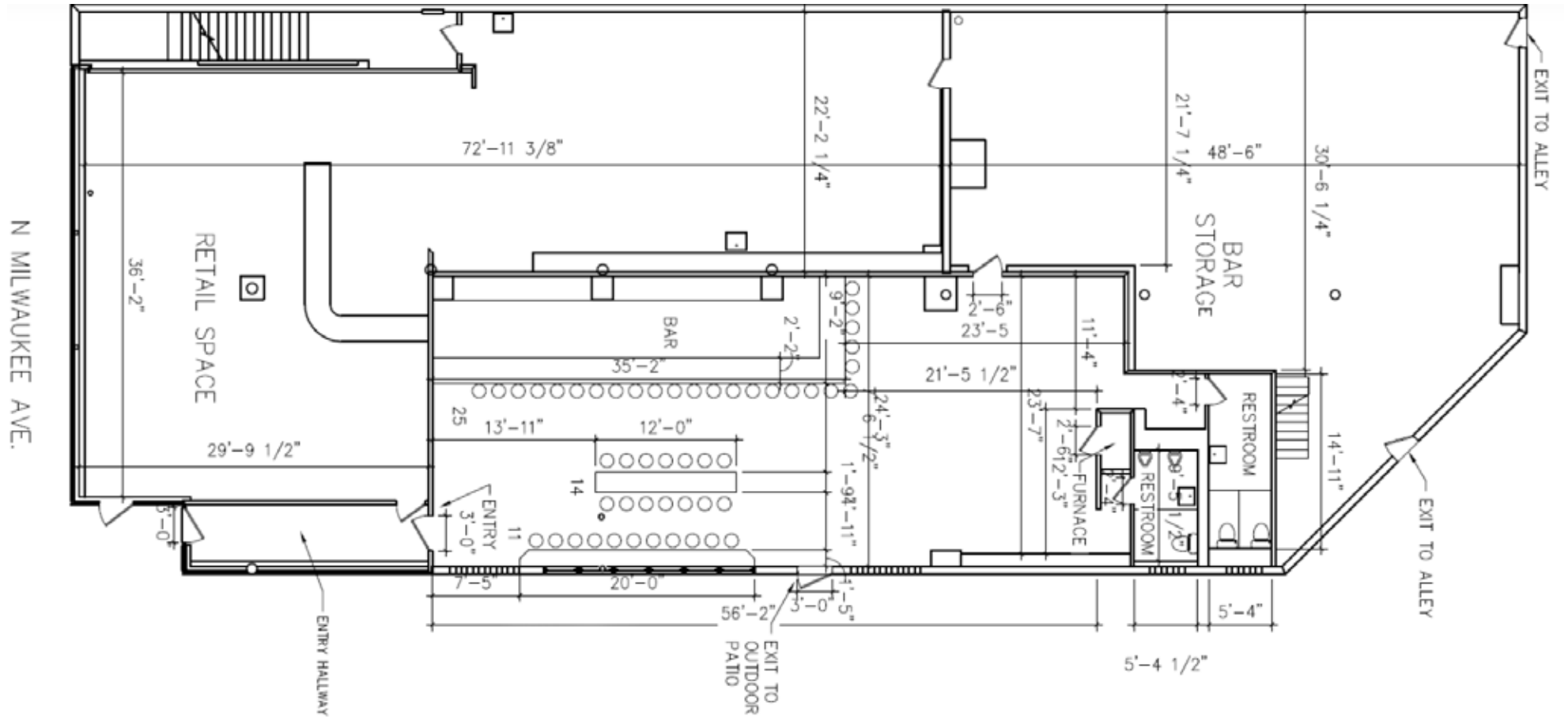
PROPERTY DESCRIPTION

Address:	2821-2823 N. Milwaukee Avenue Chicago, IL, 60618	
County:	Cook	
Total Building Area:	±9,650 square feet	
Total Land Area:	6,100 square feet	
Description:	Two-story mixed-use building with office above retail	
Unit Mix:	Ground Floor (±6,000 SF):	Retail / Commercial
	Second Floor (±3,650 SF):	Office / Retail
Public Transit:	CTA Blue Line 'L' Stations	
	Logan Square (Spaulding Entrance)	0.2 mile
	Belmont	0.4 mile
	CTA Bus Stops	
	Milwaukee (56)	±60 feet
	Kimball (82)	±100 feet
	Diversey (76)	±370 feet
Zoning:	B2-2	
PIN:	13-26-218-094-0000	
Taxes (2024):	\$51,959	
Year Built:	1952 (est)	
Frontage:	50 feet along N. Milwaukee Avenue	
	27 feet along N. Kimball Avenue	
	104 feet along public plaza facing hard corner	



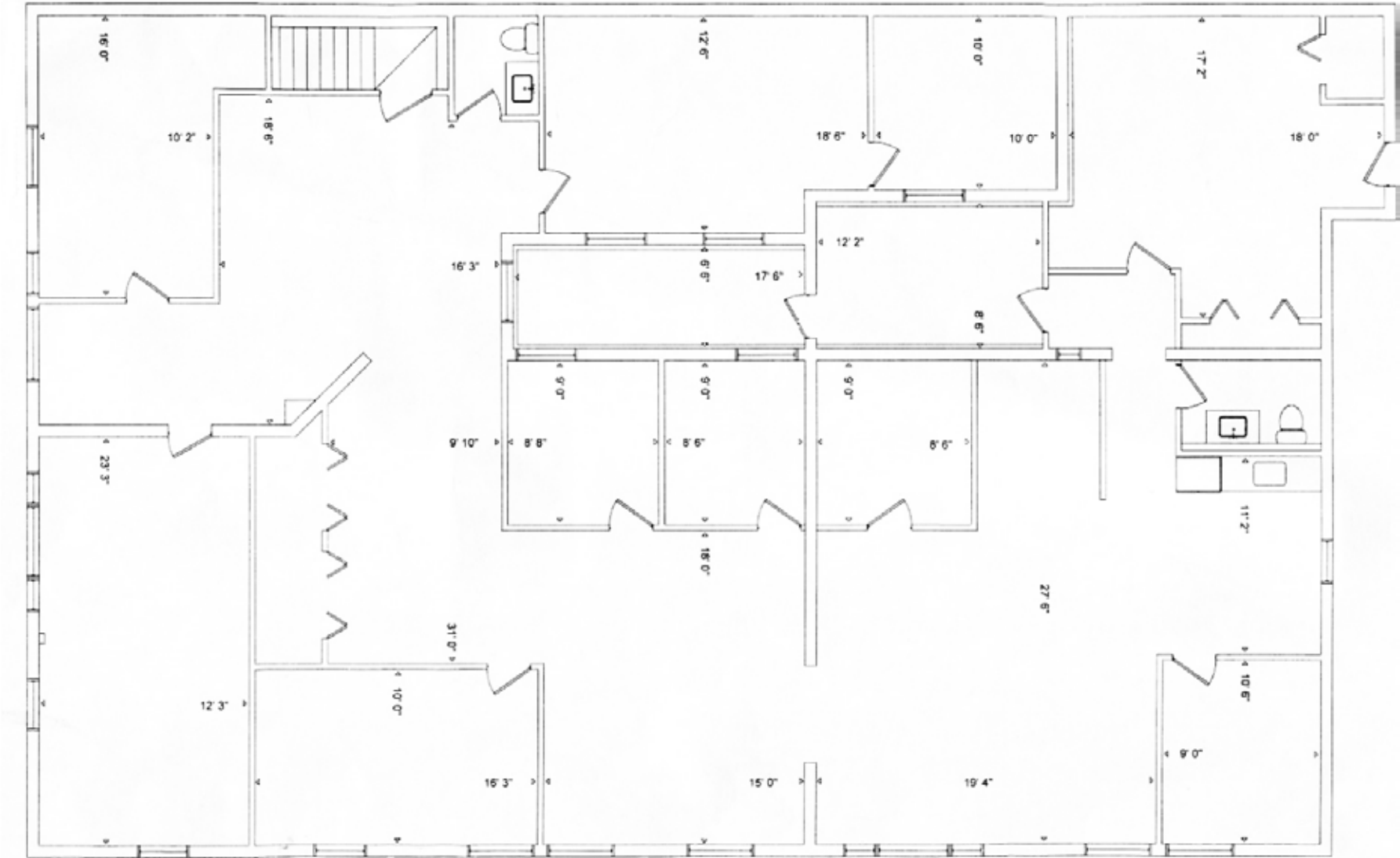
FLOOR PLAN - GROUND FLOOR

±6,000 SF Retail / Commercial



FLOOR PLAN - SECOND FLOOR

±3,650 SF Office / Retail



PROPERTY PHOTOS - EXTERIOR



PROPERTY PHOTOS - GROUND FLOOR



ANNEX SPACE - CONCEPTUAL RENDERING



Conceptual Rendering

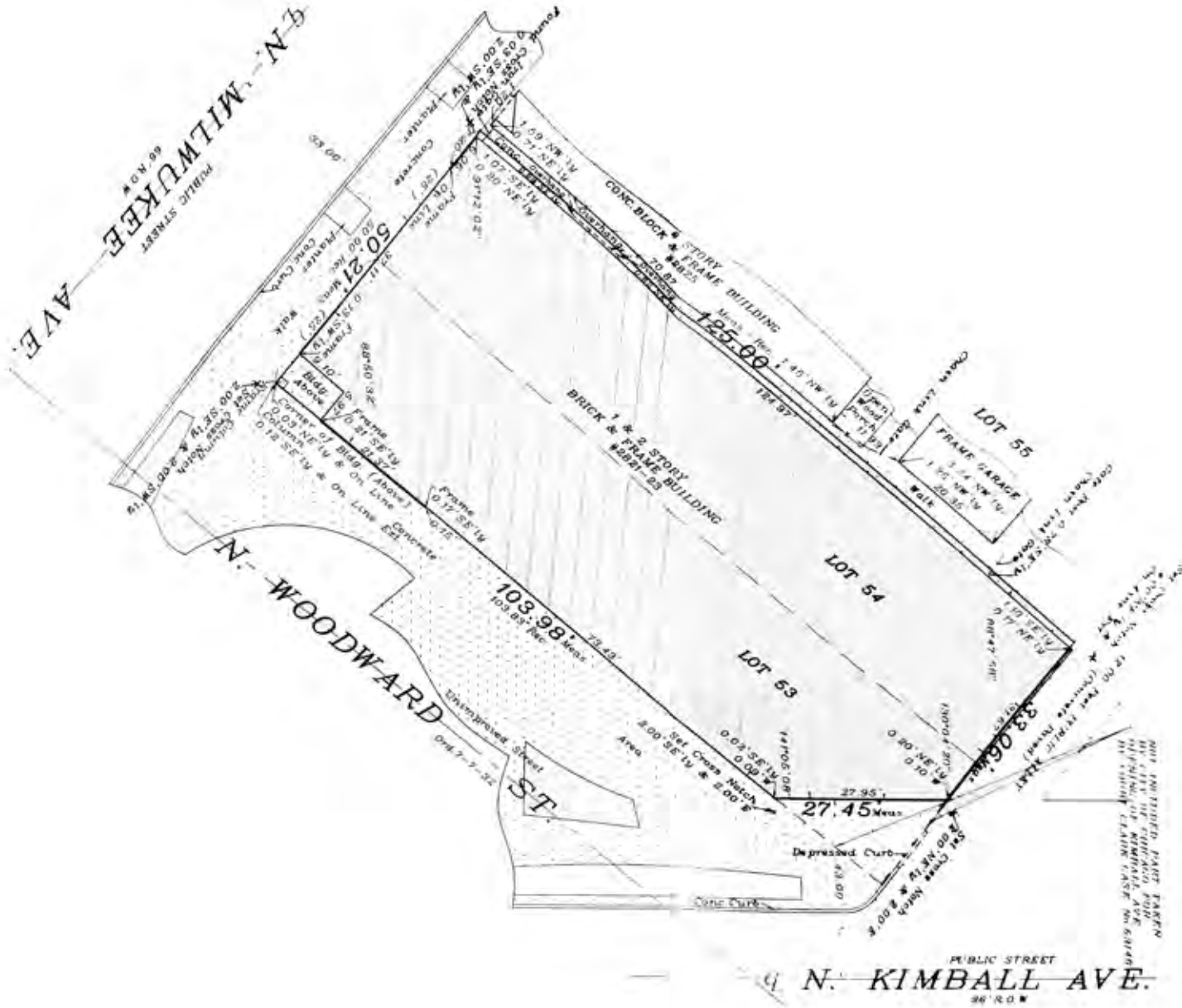


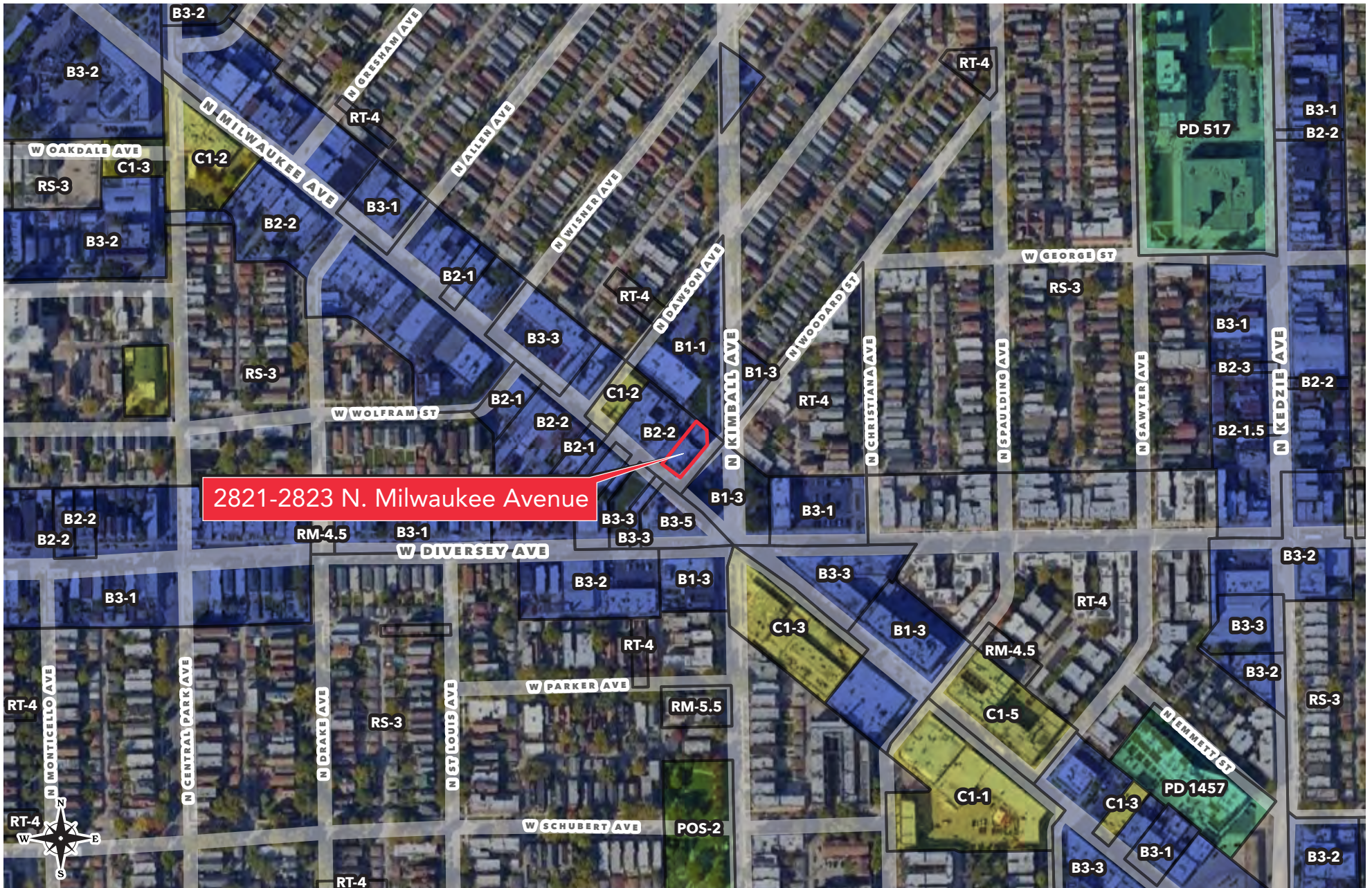
Existing Annex Conditions

PROPERTY PHOTOS - SECOND FLOOR



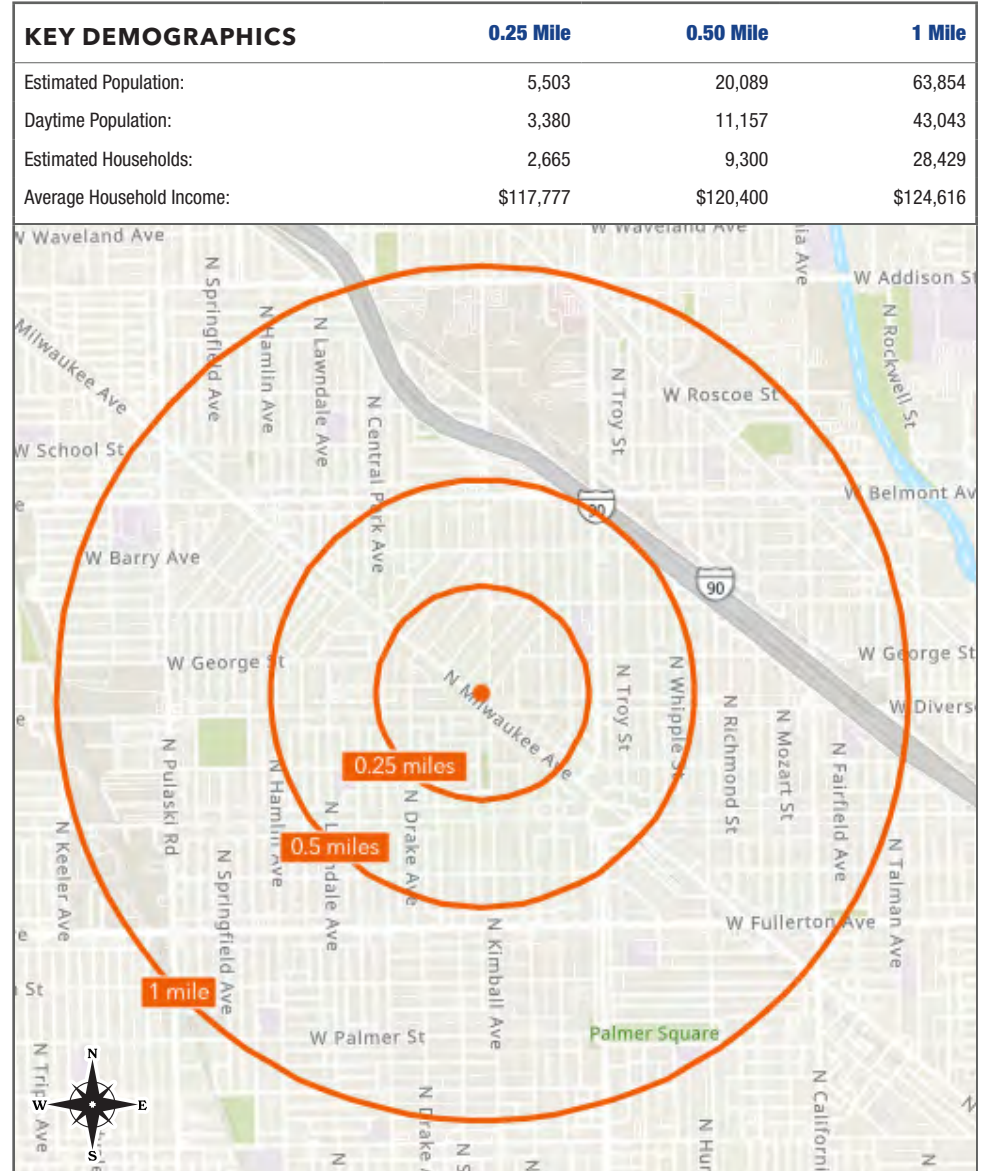
SURVEY



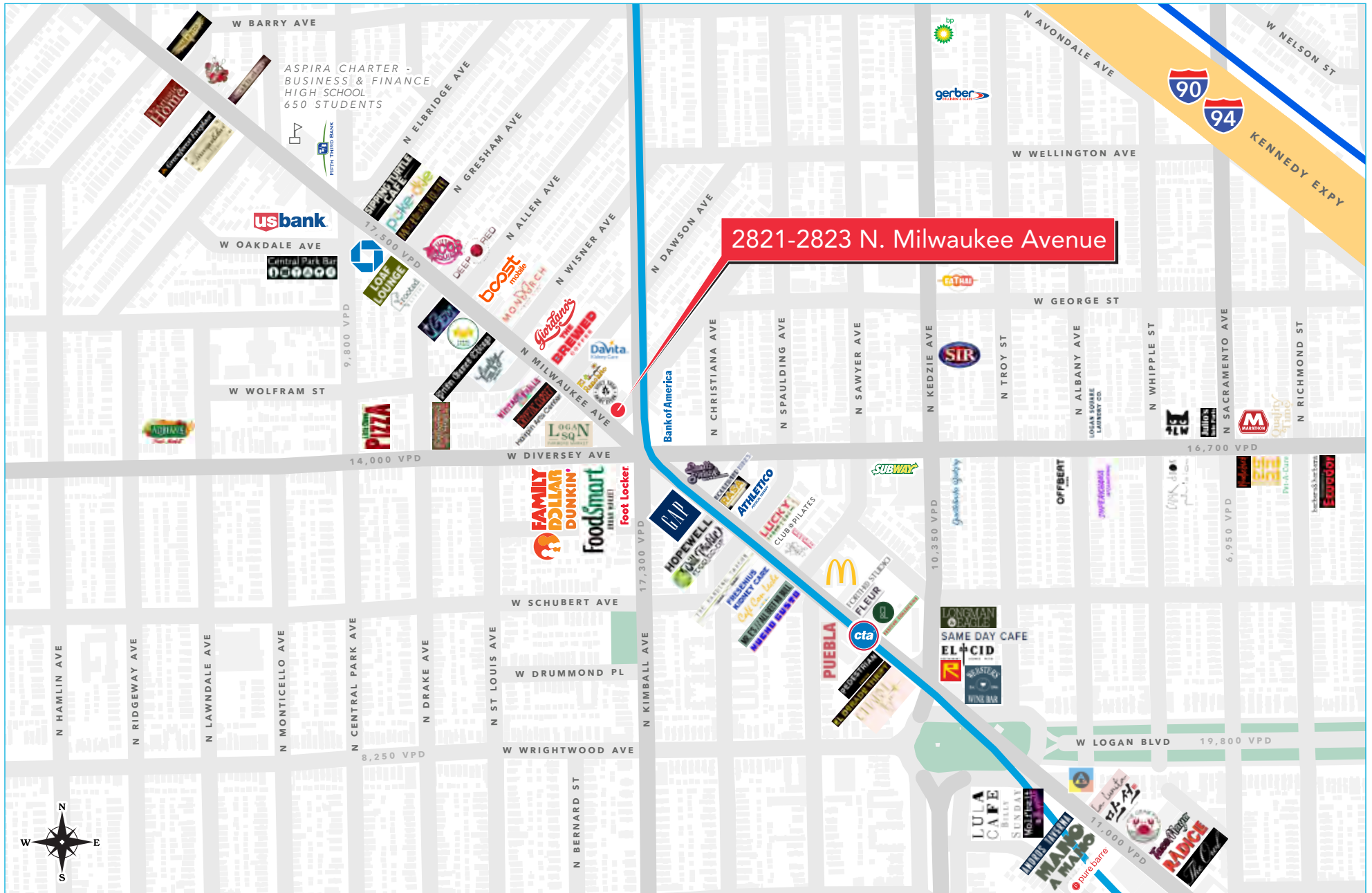


DEMOGRAPHIC SUMMARY

	0.25 Mile	0.50 Mile	1 Mile	
Population	2024 Estimated Population	5,503	20,089	63,854
	2029 Projected Population	5,389	19,816	62,890
	2020 Total Population (U.S. Census)	5,750	20,895	66,824
	2010 Population (U.S. Census)	6,310	22,904	72,347
	% Projected Growth 2023-2028	-2.1%	-1.4%	-1.5%
	% Historical Growth 2010-2021	-12.8%	-12.3%	-11.7%
	2024 Median Age	33.8	33.9	34.1
Households	2024 Estimated Households	2,665	9,300	28,429
	2029 Projected Households	2,695	9,413	28,732
	2020 Total Households (U.S. Census)	2,612	9,101	28,061
	2010 Total Households (U.S. Census)	2,440	8,638	26,418
	% HH Projected Growth 2023-2028	1.1%	1.2%	1.1%
	% HH Historical Growth 2010-2021	9.2%	7.7%	7.6%
Income	2024 Average Household Income	\$117,777	\$120,400	\$124,616
	2024 Median Household Income	\$88,475	\$86,896	\$92,505
	2024 Per Capita Income	\$55,907	\$55,708	\$55,571
Business	2024 Total Businesses	175	411	1,516
	2024 Total Employees	1,199	2,704	14,823
	2024 Estimated Daytime Population	3,380	11,157	43,043
Education (Age 25+)	2024 Adult Population (Ages 25+)	4,035	15,000	47,431
	2024 Elementary (Level 0 to 8)	9.8%	6.6%	5.4%
	2024 Some High School (Level 9 to 11)	4.3%	3.8%	3.8%
	2024 High School Diploma	14.6%	15.4%	17.0%
	2024 Some College/No Degree	10.9%	9.8%	10.2%
	2024 Associate Degree	7.1%	6.5%	6.5%
	2024 Bachelor Degree	32.8%	36.4%	34.2%
	2024 Graduate Degree	18.3%	18.2%	19.2%
% Any College	69.1%	70.9%	70.1%	
Race & Ethnicity	2024 White Population	41.9%	45.7%	45.5%
	2024 Black/African American Population	5.1%	4.3%	4.2%
	2024 Asian Population	3.9%	4.4%	4.2%
	2024 American Indian/Alaska Native Population	2.0%	1.8%	1.9%
	2024 Pacific Islander Population	0.1%	0.1%	0.0%
	2024 Other Race	30.5%	27.3%	28.2%
	2024 Population of Two or More Races	16.5%	16.4%	16.0%
	2024 Hispanic Population	13.2%	14.2%	15.1%



Source: Esri, Esri-Data Axle, U.S. Census



LOGAN SQUARE / AVONDALE OVERVIEW

Logan Square and Avondale, two adjacent northwest side neighborhoods, are known for their mix of independent retailers, restaurants, bars, and neighborhood-serving uses. The area continues to see residential growth and sustained retail demand, drawing a strong local customer base and consistent activity along Milwaukee Avenue.

Positioned at the six-corner Milwaukee / Diversey / Kimball intersection, 2821-2823 N. Milwaukee Avenue sits among a dense collection of dining, retail, and entertainment options.

Neighborhood staples like Lula Cafe and Longman & Eagle, along with popular destinations including Loaf Lounge and Logan Theatre, are all within walking distance of the site.

The area offers seamless connectivity with easy access to I-90/94 via the Kennedy Expressway and public transit via the CTA Blue Line at both the Logan Square and Belmont stations, providing a direct route to downtown Chicago and O'Hare International Airport.

Surrounded by shopping, restaurants, and nightlife.

NEARBY NEIGHBORHOOD FAVORITES INCLUDE



Loaf Lounge



Mother's Ruin



The Dill Pickle Food Co-Op



Logan Theater



Hopewell Brewing Company



Mucho Gusto

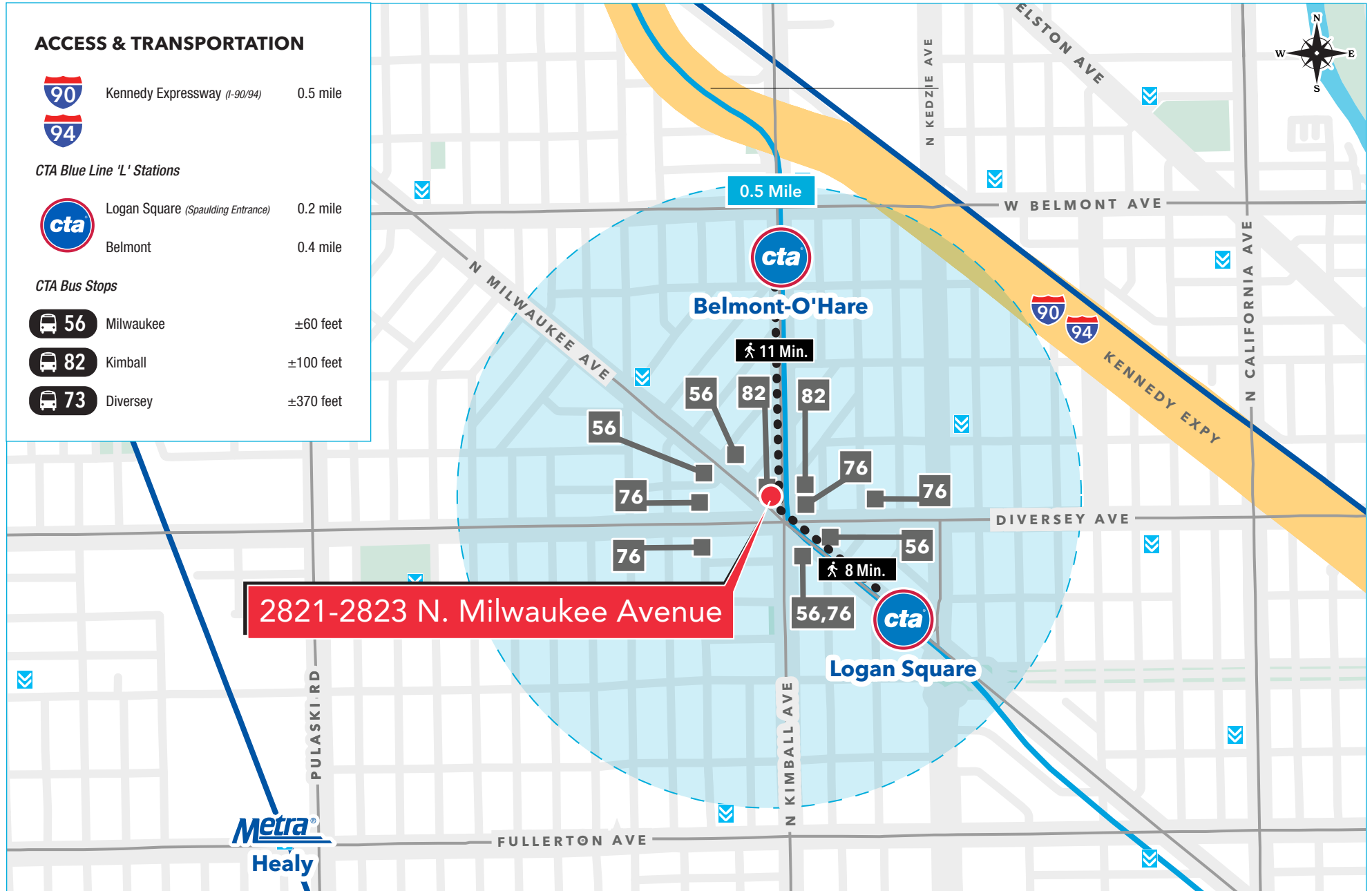


Longman & Eagle



Lula Cafe

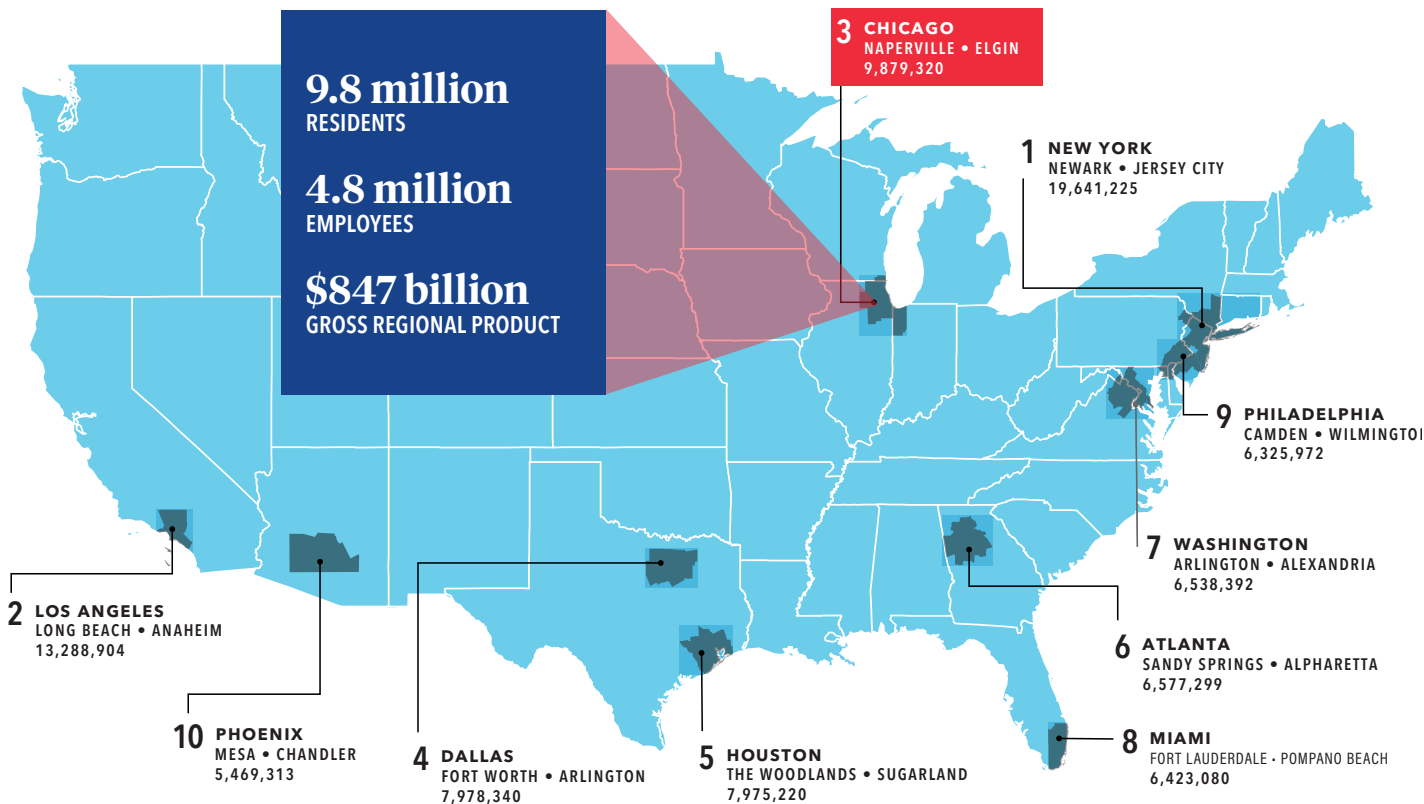




Chicago Economic Overview

The Chicago MSA is the third most populous region in the US with approximately 9.8 million residents. The city of Chicago is the economic and cultural capital of the Midwest featuring a vibrant downtown district that is filled with world class businesses, upscale restaurants and bars, retail, luxury residences, and endless entertainment.

The strong economic base, skilled labor pool, and diverse background make this 24-hour metropolis one of the most important and influential cities in the world.



THE CHICAGO MSA IS THE MOST DIVERSIFIED ECONOMY THE U.S.

With no single industry employing more than 13% of the workforce.

Chicago's primary industries include Real Estate, Manufacturing, Business & Professional Services Finance & Insurance, Wholesale, Government, Health Care, & Retail.

Chicago's GDP of \$860 billion makes it the third largest in the U.S. and positions it among the top 25 economies globally.

Source: World Business Chicago

TOP 10 FORTUNE 500 COMPANIES WITH HEADQUARTERS IN THE CHICAGO MSA

COMPANY	RANK	REVENUES (\$M)
Walgreens Boots Alliance	27	\$133,703
Archer Daniels Midland	35	\$101,556
AbbVie	73	\$58,054
Allstate	84	\$51,412
United Airlines Holdings	96	\$44,955
Abbott Laboratories	108	\$43,653
US Foods Holding	117	\$34,057
Mondelez International	131	\$31,496
Kraft Heinz	153	\$26,485
CDW	166	\$23,749

Source: Fortune Magazine, June 2025



Chicago was named **No. 11** among the **50 Best Cities in the World for 2025** by Time Out and ranks among the **top 10 most popular travel destinations** in the U.S.

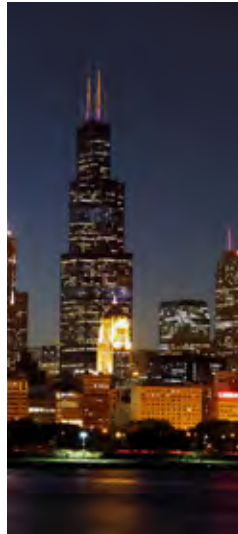
Chicago has been voted the **Best Large City in the U.S.** for nine straight years in Condé Nast Traveler's Readers' Choice Awards.



“Dual-hub” airport system of O’Hare International Airport and Midway International Airport welcomed a combined estimated **101.5 million passengers** in 2024.

Awards & Accolades

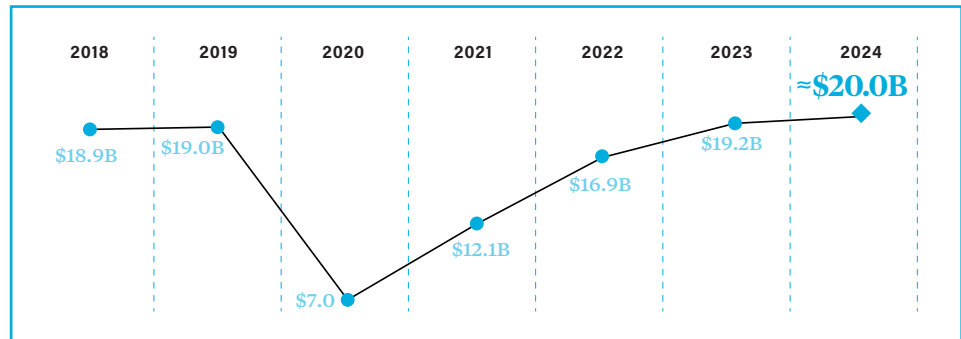
- Top US Transportation, Distribution and Logistics Hub
BUSINESS FACILITIES MAGAZINE
- Chicago Ranked Among Top 10 Walkable US Cities
USA TODAY'S TOBEST READER'S CHOICE AWARDS / FORTUNE
- Named Innovation Technology Hub for Quantum Tech
NATIONAL SCIENCE FOUNDATION
- Best Airport in North America (O'Hare Int. Airport)
GLOBAL TRAVELER MAGAZINE
- #1 US Metro for Corporate Relocation & Site Selection
SITE SELECTION MAGAZINE
- Best US Big City for Creatives
BUSINESS NAME GENERATOR
- 15 Chicago Area Companies in the Fortune 500
FORTUNE MAGAZINE (JUNE 2024)
- 20 Chicago Restaurants Awarded Michelin Stars



The Chicago MSA is home to several world-class higher education institutions that provide the area with a constant supply of top job talent & disposable income.

CHICAGO MSA LARGEST CAMPUSES
4-YEAR INSTITUTIONS BY ENROLLMENT

	33K STUDENTS
	22K STUDENTS
	21K STUDENTS
	19K STUDENTS



In 2024, direct tourism spending in Chicago reached approximately \$20 billion, surpassing pre-pandemic levels and setting a new record for the city. Chicago welcomed 55.3 million visitors, marking a 6.5% increase in domestic and international travel compared to 2023.



OFFERING MEMORANDUM

Value-Add Mixed-Use / High Profile Corner Location

2821-2823 N. Milwaukee Avenue // Logan Square-Avondale // Chicago, IL 60618

BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · BAUMREALTY.COM



© 2026 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. This information may include estimates and projections with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While we believe these assumptions are reasonable, there can be no assurance that any of these estimates and projections will prove to have been correct. Therefore, actual results may vary materially from these forward-thinking estimates and projections. Any square footage dimensions set forth are approximate.