

1812 North Milwaukee

Bucktown Location in Chicago, IL



- 6,600 SF (divisible) available for SALE or LEASE - zoned B2-1
- Brick and wood truss building with 12' ceilings
- Hot Bucktown location
- Situated just blocks from six corners intersection (Milwaukee, North, and Damen)
- Next door to newly built apartment/condo building
- Area co-tenants:
Scoop NYC,
Hair Cuttery,
and Starbucks



DEMOGRAPHICS

Population

1/2 Mile	17,593
1 Mile	65,459
2 Mile	244,526

Average Household Income

1/2 Mile	\$80,605
1 Mile	\$64,763
2 Mile	\$72,742

Luke Sauer

312.254.0704

luke@sierraadvisors.com

Joe Sauer

312.254.0703

joe@sierraadvisors.com

Kevin Bryant

312.254.0729

kevin@sierraadvisors.com

640 North LaSalle, Suite 410
Chicago, IL 60654

312.422.7745 (fax)

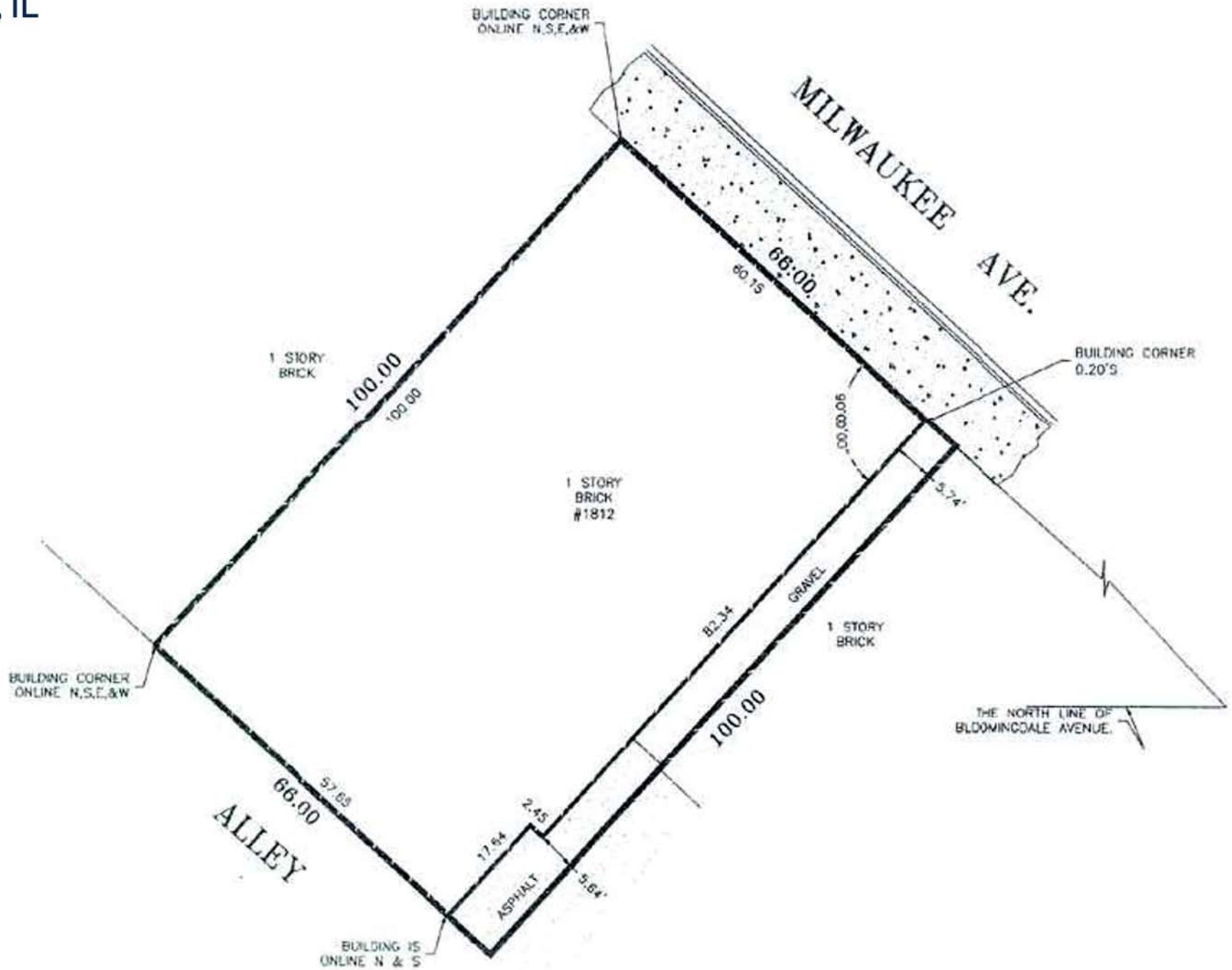
www.sierraadvisors.com

Local Knowledge. National Experience.

Sierra
REALTY ADVISORS

1812 North Milwaukee

Chicago, IL



FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups



Lat/Lon: 41.914371/-87.683619

February 2009

RF1

1812 N Milwaukee Ave Chicago, Illinois		.50 mi radius	1.00 mi radius	2.00 mi radius
POPULATION	2007 Estimated Population	17,593	65,459	244,526
	2012 Projected Population	18,068	66,214	246,496
	2000 Census Population	17,043	65,018	244,155
	1990 Census Population	16,839	65,624	241,949
	Historical Annual Growth 1990 to 2007	0.3%	-0.0%	0.1%
	Projected Annual Growth 2007 to 2012	0.5%	0.2%	0.2%
HOUSEHOLDS	2007 Est. Households	7,753	25,799	93,014
	2012 Proj. Households	7,886	25,879	93,079
	2000 Census Households	7,628	25,973	93,985
	1990 Census Households	5,915	21,666	83,639
	Historical Annual Growth 1990 to 2007	1.8%	1.1%	0.7%
	Projected Annual Growth 2007 to 2012	0.3%	0.1%	0.0%
AGE	2007 Est. Population 0 to 9 Years	12.4%	14.1%	14.4%
	2007 Est. Population 10 to 19 Years	10.5%	12.9%	13.3%
	2007 Est. Population 20 to 29 Years	22.0%	20.3%	19.7%
	2007 Est. Population 30 to 44 Years	28.9%	26.2%	25.5%
	2007 Est. Population 45 to 59 Years	15.3%	15.4%	16.0%
	2007 Est. Population 60 to 74 Years	7.4%	7.5%	7.5%
	2007 Est. Population 75 Years Plus	3.6%	3.6%	3.5%
	2007 Est. Median Age	30.6	29.8	29.9
MARITAL STATUS & SEX	2007 Est. Male Population	53.1%	52.2%	51.2%
	2007 Est. Female Population	46.9%	47.8%	48.8%
	2007 Est. Never Married	47.6%	48.1%	46.8%
	2007 Est. Now Married	34.9%	32.2%	33.7%
	2007 Est. Separated or Divorced	12.9%	15.0%	15.0%
	2007 Est. Widowed	4.6%	4.7%	4.4%
INCOME	2007 Est. HH Income \$200,000 or More	9.1%	6.0%	7.9%
	2007 Est. HH Income \$150,000 to 199,999	5.9%	4.3%	4.6%
	2007 Est. HH Income \$100,000 to 149,999	14.0%	11.0%	11.1%
	2007 Est. HH Income \$75,000 to 99,999	11.7%	11.0%	10.8%
	2007 Est. HH Income \$50,000 to 74,999	17.5%	17.1%	17.0%
	2007 Est. HH Income \$35,000 to 49,999	11.4%	13.1%	13.2%
	2007 Est. HH Income \$25,000 to 34,999	9.0%	9.7%	9.3%
	2007 Est. HH Income \$15,000 to 24,999	8.6%	10.5%	10.1%
	2007 Est. HH Income \$0 to 14,999	12.9%	17.3%	16.0%
	2007 Est. Average Household Income	\$ 80,605	\$ 64,763	\$ 72,742
	2007 Est. Median HH Income	\$ 61,752	\$ 51,028	\$ 58,342
	2007 Est. Per Capita Income	\$ 35,998	\$ 26,164	\$ 28,582
	2007 Est. Number of Businesses	839	2,689	9,735
2007 Est. Total Number of Employees	6,122	26,664	98,223	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups



Lat/Lon: 41.914371/-87.683619

February 2009

RF1

1812 N Milwaukee Ave Chicago, Illinois		.50 mi radius	1.00 mi radius	2.00 mi radius
RACE	2007 Est. White Population	58.1%	48.1%	49.6%
	2007 Est. Black Population	8.3%	9.7%	12.0%
	2007 Est. Asian & Pacific Islander	3.3%	2.8%	2.6%
	2007 Est. American Indian & Alaska Native	0.2%	0.3%	0.2%
	2007 Est. Other Races Population	30.2%	39.1%	35.6%
HISPANIC	2007 Est. Hispanic Population	7,469	34,329	119,939
	2007 Est. Hispanic Population Percent	42.5%	52.4%	49.0%
	2012 Proj. Hispanic Population Percent	44.3%	53.8%	50.3%
	2000 Hispanic Population Percent	39.8%	50.5%	47.3%
EDUCATION (Adults 25 or Older)	2007 Est. Adult Population (25 Years or Older)	12,097	42,103	154,945
	2007 Est. Elementary (0 to 8)	9.5%	11.7%	11.4%
	2007 Est. Some High School (9 to 11)	6.2%	7.8%	8.1%
	2007 Est. High School Graduate (12)	15.4%	18.9%	19.0%
	2007 Est. Some College (13 to 16)	12.8%	14.1%	14.2%
	2007 Est. Associate Degree Only	5.9%	5.7%	5.7%
	2007 Est. Bachelor Degree Only	31.7%	26.1%	25.3%
	2007 Est. Graduate Degree	18.5%	15.5%	16.2%
HOUSING	2007 Est. Total Housing Units	8,980	30,206	108,129
	2007 Est. Owner Occupied Percent	41.0%	34.0%	36.0%
	2007 Est. Renter Occupied Percent	45.3%	51.4%	50.0%
	2007 Est. Vacant Housing Percent	13.7%	14.6%	14.0%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	2.7%	1.7%	1.7%
	2000 Homes Built 1995 to 1998	7.5%	5.0%	4.9%
	2000 Homes Built 1990 to 1994	3.6%	3.6%	2.9%
	2000 Homes Built 1980 to 1989	2.4%	3.3%	3.8%
	2000 Homes Built 1970 to 1979	4.0%	3.7%	4.5%
	2000 Homes Built 1960 to 1969	4.8%	5.7%	7.5%
	2000 Homes Built 1950 to 1959	10.5%	8.8%	9.8%
	2000 Homes Built Before 1949	64.5%	68.2%	64.9%
HOME VALUES	2000 Home Value \$1,000,000 or More	2.0%	1.3%	3.8%
	2000 Home Value \$500,000 to \$999,999	23.9%	17.9%	18.1%
	2000 Home Value \$400,000 to \$499,999	16.2%	12.7%	10.2%
	2000 Home Value \$300,000 to \$399,999	16.3%	15.2%	15.4%
	2000 Home Value \$200,000 to \$299,999	13.2%	19.5%	15.2%
	2000 Home Value \$150,000 to \$199,999	12.6%	11.4%	11.2%
	2000 Home Value \$100,000 to \$149,999	9.8%	12.0%	13.7%
	2000 Home Value \$50,000 to \$99,999	3.8%	8.1%	10.7%
	2000 Home Value \$25,000 to \$49,999	1.7%	1.5%	1.4%
	2000 Home Value \$0 to \$24,999	0.4%	0.4%	0.4%
	2000 Median Home Value	\$ 370,535	\$ 313,739	\$ 324,884
	2000 Median Rent	\$ 652	\$ 577	\$ 602

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups



Lat/Lon: 41.914371/-87.683619

February 2009

RF1

1812 N Milwaukee Ave Chicago, Illinois		.50 mi radius	1.00 mi radius	2.00 mi radius
LABOR FORCE	2007 Est. Labor: Population Age 16+	14,284	51,120	190,214
	2007 Est. Civilian Employed	67.8%	62.0%	62.4%
	2007 Est. Civilian Unemployed	4.8%	6.1%	6.7%
	2007 Est. in Armed Forces	-	0.1%	0.0%
	2007 Est. not in Labor Force	27.4%	31.8%	30.9%
	2007 Labor Force: Males	53.5%	52.3%	51.1%
	2007 Labor Force: Females	46.5%	47.7%	48.9%
OCCUPATION	2000 Occupation: Population Age 16+	9,682	31,209	117,653
	2000 Mgmt, Business, & Financial Operations	20.6%	16.4%	17.2%
	2000 Professional and Related	28.5%	26.4%	23.9%
	2000 Service	11.0%	13.4%	13.2%
	2000 Sales and Office	25.2%	24.4%	26.0%
	2000 Farming, Fishing, and Forestry	0.0%	0.1%	0.1%
	2000 Construction, Extraction, & Maintenance	4.5%	5.1%	5.5%
	2000 Production, Transport, & Material Moving	10.2%	14.3%	14.1%
	2000 Percent White Collar Workers	74.3%	67.2%	67.1%
2000 Percent Blue Collar Workers	25.7%	32.8%	32.9%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	45.9%	44.8%	46.2%
	2000 Drive to Work in Carpool	12.1%	14.8%	13.8%
	2000 Travel to Work by Public Transportation	30.3%	28.8%	29.6%
	2000 Drive to Work on Motorcycle	0.1%	0.1%	0.1%
	2000 Walk or Bicycle to Work	6.7%	6.9%	6.2%
	2000 Other Means	0.8%	0.9%	0.8%
	2000 Work at Home	4.2%	3.6%	3.3%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	13.6%	15.1%	14.5%
	2000 Travel to Work in 15 to 29 Minutes	34.7%	33.0%	33.1%
	2000 Travel to Work in 30 to 59 Minutes	39.9%	40.8%	40.5%
	2000 Travel to Work in 60 Minutes or More	11.8%	11.1%	11.9%
	2000 Average Travel Time to Work	29.8	29.7	29.9
CONSUMER EXPENDITURE	2007 Est. Total Household Expenditure (in Millions)	\$ 468.4	\$ 1,334.3	\$ 5,146.4
	2007 Est. Apparel	\$ 22.7	\$ 64.7	\$ 250.4
	2007 Est. Contributions & Gifts	\$ 32.6	\$ 88.0	\$ 353.9
	2007 Est. Education & Reading	\$ 14.2	\$ 39.2	\$ 156.0
	2007 Est. Entertainment	\$ 26.3	\$ 74.3	\$ 287.7
	2007 Est. Food, Beverages & Tobacco	\$ 73.2	\$ 212.6	\$ 809.6
	2007 Est. Furnishings And Equipment	\$ 20.9	\$ 58.4	\$ 227.9
	2007 Est. Health Care & Insurance	\$ 32.8	\$ 94.7	\$ 361.6
	2007 Est. Household Operations & Shelter & Utilities	\$ 140.5	\$ 400.2	\$ 1,544.7
	2007 Est. Miscellaneous Expenses	\$ 7.8	\$ 22.3	\$ 85.2
	2007 Est. Personal Care	\$ 6.8	\$ 19.4	\$ 74.6
	2007 Est. Transportation	\$ 90.8	\$ 260.5	\$ 994.9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.