

2515 North Milwaukee

Retail/Office Opportunity in Chicago's Logan Square Neighborhood



artist's rendering

DEMOGRAPHICS

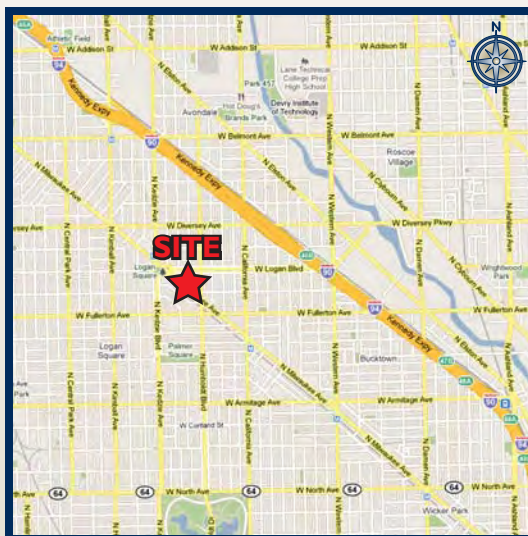
Population

1/2 Mile	20,469
1 Mile	84,833
2 Mile	266,248

Average HH Income

1/2 Mile	\$50,254
1 Mile	\$46,230
2 Mile	\$56,059

- ±5,800 SF (divisible) available
- Excellent restaurant, retail, office, or medical office opportunity
- Open floor plan - column-free
- High ceilings - 15'+ throughout space
- Brick and terra cotta exterior
- Traffic Counts:
 - Milwaukee Avenue - 15,300 VPD
 - Fullerton Avenue - 36,300 VPD
 - Kedzie Avenue - 15,700 VPD
 - Logan Boulevard - 14,900 VPD
- Area co-tenants include Chase Bank, National City Bank, Bank of America, CVS/pharmacy, Walgreens, 7-Eleven, Family Dollar, Foot Locker, Payless ShoeSource, Gap Outlet, GameStop, T-Mobile, US Cellular, Cricket Wireless, The UPS Store, Sherwin-Williams, Curves, Father & Son Restaurant, Real Tenochtitlan, Cafe Bella, Two Way Lounge, KFC, Domino's Pizza, Subway, McDonald's, Dunkin' Donuts, and Baskin Robbins



Joe Sauer

312.254.0703

jsauer@sierraus.com

640 North LaSalle Boulevard
Suite 410

Chicago, IL 60654

312.422.7745 (fax)

www.SierraUS.com

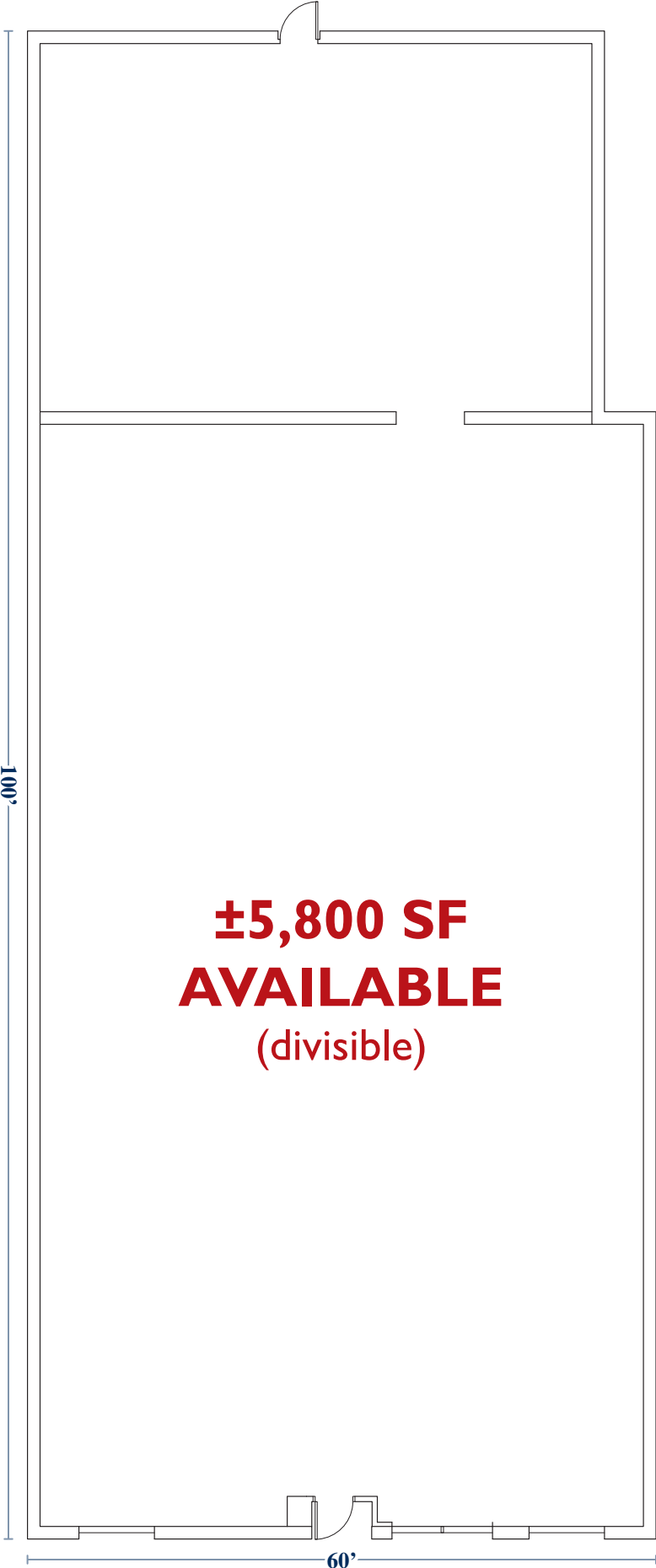
Project Leasing • Restaurant & Entertainment • Tenant Representation
Urban Retail • Office Brokerage • Asset Management



2515 North Milwaukee

Chicago, IL

existing floor plan



MILWAUKEE AVENUE



FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups



Lat/Lon: 41.9270635/-87.7044105

August 2010

RF1

2515 N Milwaukee Ave Chicago, Illinois		.50 mi radius	1.00 mi radius	2.00 mi radius
POPULATION	2007 Estimated Population	20,469	84,833	266,248
	2012 Projected Population	20,091	84,175	265,576
	2000 Census Population	21,314	86,902	270,494
	1990 Census Population	22,814	83,365	253,201
	Historical Annual Growth 1990 to 2007	-0.6%	0.1%	0.3%
	Projected Annual Growth 2007 to 2012	-0.4%	-0.2%	-0.1%
HOUSEHOLDS	2007 Est. Households	7,756	27,442	89,135
	2012 Proj. Households	7,546	26,965	88,272
	2000 Census Households	8,198	28,555	91,599
	1990 Census Households	7,797	26,614	83,421
	Historical Annual Growth 1990 to 2007	-0.0%	0.2%	0.4%
	Projected Annual Growth 2007 to 2012	-0.5%	-0.3%	-0.2%
AGE	2007 Est. Population 0 to 9 Years	14.3%	16.7%	16.3%
	2007 Est. Population 10 to 19 Years	13.2%	15.1%	14.6%
	2007 Est. Population 20 to 29 Years	18.3%	17.2%	17.0%
	2007 Est. Population 30 to 44 Years	24.9%	23.4%	24.0%
	2007 Est. Population 45 to 59 Years	17.2%	16.5%	16.7%
	2007 Est. Population 60 to 74 Years	8.3%	7.7%	8.0%
	2007 Est. Population 75 Years Plus	3.7%	3.3%	3.4%
	2007 Est. Median Age	31.1	29.4	29.8
MARITAL STATUS & SEX	2007 Est. Male Population	50.6%	50.9%	50.7%
	2007 Est. Female Population	49.4%	49.1%	49.3%
	2007 Est. Never Married	44.1%	41.2%	41.2%
	2007 Est. Now Married	34.1%	36.9%	37.6%
	2007 Est. Separated or Divorced	17.7%	17.7%	16.3%
	2007 Est. Widowed	4.1%	4.2%	4.9%
INCOME	2007 Est. HH Income \$200,000 or More	2.7%	1.8%	3.9%
	2007 Est. HH Income \$150,000 to 199,999	2.4%	2.0%	3.1%
	2007 Est. HH Income \$100,000 to 149,999	7.9%	7.5%	9.3%
	2007 Est. HH Income \$75,000 to 99,999	10.9%	10.8%	10.9%
	2007 Est. HH Income \$50,000 to 74,999	18.7%	19.1%	19.3%
	2007 Est. HH Income \$35,000 to 49,999	17.2%	17.5%	15.3%
	2007 Est. HH Income \$25,000 to 34,999	11.8%	12.1%	11.1%
	2007 Est. HH Income \$15,000 to 24,999	12.5%	12.5%	11.1%
	2007 Est. HH Income \$0 to 14,999	15.9%	16.6%	16.0%
	2007 Est. Average Household Income	\$ 50,254	\$ 46,230	\$ 56,059
	2007 Est. Median HH Income	\$ 43,818	\$ 42,384	\$ 48,395
	2007 Est. Per Capita Income	\$ 19,769	\$ 15,401	\$ 19,272
	2007 Est. Number of Businesses	564	1,941	7,536
2007 Est. Total Number of Employees	3,380	14,667	72,079	

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: 41.9270635/-87.7044105

August 2010

RF1

2515 N Milwaukee Ave Chicago, Illinois		.50 mi radius	1.00 mi radius	2.00 mi radius
RACE	2007 Est. White Population	44.3%	38.7%	43.1%
	2007 Est. Black Population	7.8%	7.0%	9.1%
	2007 Est. Asian & Pacific Islander	2.4%	2.0%	2.7%
	2007 Est. American Indian & Alaska Native	0.2%	0.2%	0.2%
	2007 Est. Other Races Population	45.2%	52.0%	44.9%
HISPANIC	2007 Est. Hispanic Population	12,886	59,556	165,382
	2007 Est. Hispanic Population Percent	63.0%	70.2%	62.1%
	2012 Proj. Hispanic Population Percent	64.1%	71.1%	63.1%
	2000 Hispanic Population Percent	61.4%	68.9%	60.7%
EDUCATION (Adults 25 or Older)	2007 Est. Adult Population (25 Years or Older)	12,999	50,443	162,332
	2007 Est. Elementary (0 to 8)	13.5%	16.7%	14.6%
	2007 Est. Some High School (9 to 11)	9.2%	10.5%	9.7%
	2007 Est. High School Graduate (12)	20.0%	23.7%	23.7%
	2007 Est. Some College (13 to 16)	17.0%	16.6%	15.7%
	2007 Est. Associate Degree Only	7.0%	6.5%	6.4%
	2007 Est. Bachelor Degree Only	20.0%	16.1%	18.8%
	2007 Est. Graduate Degree	13.3%	9.9%	11.2%
HOUSING	2007 Est. Total Housing Units	8,871	31,557	102,211
	2007 Est. Owner Occupied Percent	31.6%	34.3%	38.3%
	2007 Est. Renter Occupied Percent	55.8%	52.7%	48.9%
	2007 Est. Vacant Housing Percent	12.6%	13.0%	12.8%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	0.5%	0.5%	0.9%
	2000 Homes Built 1995 to 1998	1.7%	1.5%	2.7%
	2000 Homes Built 1990 to 1994	0.7%	1.3%	2.1%
	2000 Homes Built 1980 to 1989	2.3%	3.2%	2.7%
	2000 Homes Built 1970 to 1979	3.1%	3.9%	4.1%
	2000 Homes Built 1960 to 1969	7.6%	8.5%	7.7%
	2000 Homes Built 1950 to 1959	10.4%	10.1%	11.5%
	2000 Homes Built Before 1949	73.7%	71.2%	68.4%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	-	0.5%
	2000 Home Value \$500,000 to \$999,999	4.9%	2.1%	7.2%
	2000 Home Value \$400,000 to \$499,999	0.7%	1.4%	4.8%
	2000 Home Value \$300,000 to \$399,999	4.1%	3.7%	8.8%
	2000 Home Value \$200,000 to \$299,999	20.7%	18.2%	15.5%
	2000 Home Value \$150,000 to \$199,999	29.8%	23.4%	21.2%
	2000 Home Value \$100,000 to \$149,999	22.9%	31.6%	26.6%
	2000 Home Value \$50,000 to \$99,999	15.0%	17.4%	13.7%
	2000 Home Value \$25,000 to \$49,999	2.0%	1.8%	1.3%
	2000 Home Value \$0 to \$24,999	-	0.4%	0.4%
	2000 Median Home Value	\$ 181,246	\$ 162,409	\$ 212,556
	2000 Median Rent	\$ 552	\$ 527	\$ 548

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: 41.9270635/-87.7044105

August 2010

RF1

2515 N Milwaukee Ave Chicago, Illinois		.50 mi radius	1.00 mi radius	2.00 mi radius
LABOR FORCE	2007 Est. Labor: Population Age 16+	15,961	63,067	199,582
	2007 Est. Civilian Employed	63.4%	58.9%	59.1%
	2007 Est. Civilian Unemployed	6.4%	7.2%	6.9%
	2007 Est. in Armed Forces	0.0%	0.0%	0.0%
	2007 Est. not in Labor Force	30.1%	33.9%	34.0%
	2007 Labor Force: Males	50.7%	50.8%	50.5%
	2007 Labor Force: Females	49.3%	49.2%	49.5%
OCCUPATION	2000 Occupation: Population Age 16+	10,515	36,452	114,688
	2000 Mgmt, Business, & Financial Operations	12.0%	9.3%	11.8%
	2000 Professional and Related	19.7%	14.9%	17.7%
	2000 Service	14.8%	17.7%	15.7%
	2000 Sales and Office	27.3%	25.6%	26.2%
	2000 Farming, Fishing, and Forestry	0.0%	0.1%	0.1%
	2000 Construction, Extraction, & Maintenance	8.3%	8.8%	7.5%
	2000 Production, Transport, & Material Moving	17.9%	23.6%	21.1%
	2000 Percent White Collar Workers	58.9%	49.8%	55.6%
2000 Percent Blue Collar Workers	41.1%	50.2%	44.4%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	44.5%	47.5%	49.7%
	2000 Drive to Work in Carpool	17.5%	19.7%	18.6%
	2000 Travel to Work by Public Transportation	30.8%	25.6%	23.8%
	2000 Drive to Work on Motorcycle	0.1%	0.1%	0.1%
	2000 Walk or Bicycle to Work	3.8%	4.4%	4.7%
	2000 Other Means	0.6%	0.9%	0.9%
	2000 Work at Home	2.7%	1.9%	2.2%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	11.0%	11.0%	11.8%
	2000 Travel to Work in 15 to 29 Minutes	30.0%	29.4%	28.9%
	2000 Travel to Work in 30 to 59 Minutes	46.9%	45.9%	45.9%
	2000 Travel to Work in 60 Minutes or More	12.1%	13.7%	13.4%
	2000 Average Travel Time to Work	31.2	32.5	32.6
CONSUMER EXPENDITURE	2007 Est. Total Household Expenditure (in Millions)	\$ 339.7	\$ 1,138.0	\$ 4,174.0
	2007 Est. Apparel	\$ 16.4	\$ 55.2	\$ 202.7
	2007 Est. Contributions & Gifts	\$ 20.6	\$ 67.3	\$ 262.6
	2007 Est. Education & Reading	\$ 9.1	\$ 30.1	\$ 116.7
	2007 Est. Entertainment	\$ 18.8	\$ 62.9	\$ 231.9
	2007 Est. Food, Beverages & Tobacco	\$ 55.5	\$ 187.4	\$ 674.4
	2007 Est. Furnishings And Equipment	\$ 14.5	\$ 48.2	\$ 180.2
	2007 Est. Health Care & Insurance	\$ 24.7	\$ 82.7	\$ 298.4
	2007 Est. Household Operations & Shelter & Utilities	\$ 101.6	\$ 340.4	\$ 1,249.9
	2007 Est. Miscellaneous Expenses	\$ 5.8	\$ 19.5	\$ 70.3
	2007 Est. Personal Care	\$ 5.0	\$ 16.7	\$ 60.9
	2007 Est. Transportation	\$ 67.6	\$ 227.8	\$ 826.0

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