

2601 North Milwaukee

Located in Chicago's Logan Square Neighborhood



DEMOGRAPHICS

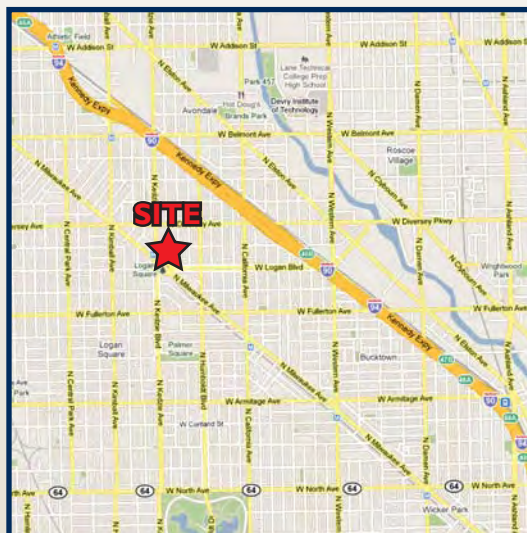
Population

1/2 Mile	22,341
1 Mile	85,191
2 Mile	160,192

Average Household Income

1/2 Mile	\$48,007
1 Mile	\$46,150
2 Mile	\$46,981

- 2,265 SF available (1,220 SF street level plus 945 SF lower level)
- Excellent boutique store opportunity
- Ample parking - behind building and on street
- Traffic Counts (VPD):
 - Milwaukee Avenue - 15,300
 - Kedzie Avenue - 15,700
 - Logan Boulevard - 14,900
- 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

joe@sierraadvisors.com

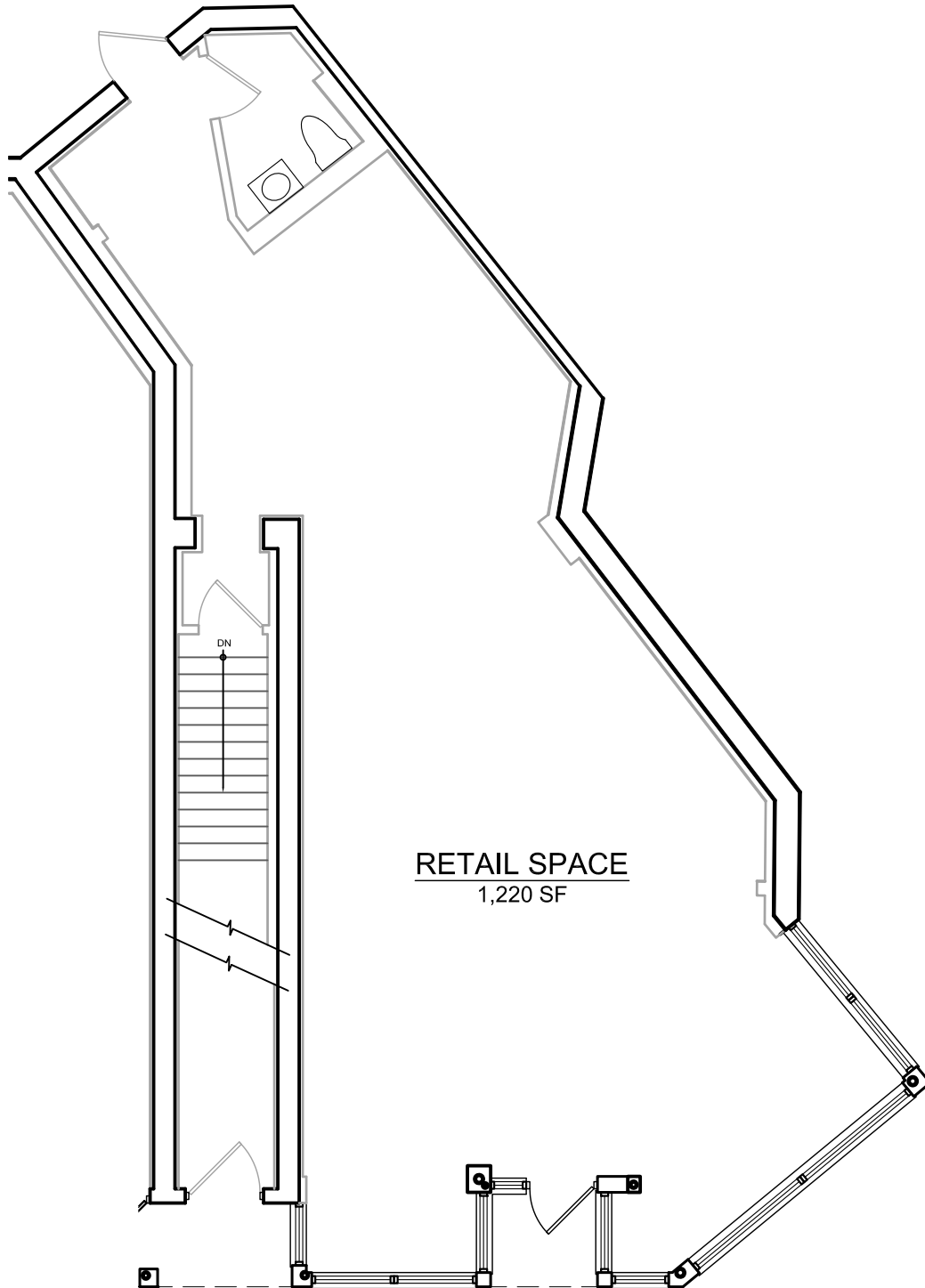
640 North LaSalle, Suite 410
Chicago, IL 60654

312.422.7745 (fax)

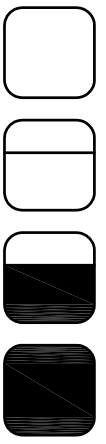
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Sierra
REALTY ADVISORS



1 2601 N. MILWAUKEE
 1/8" = 1'-0"

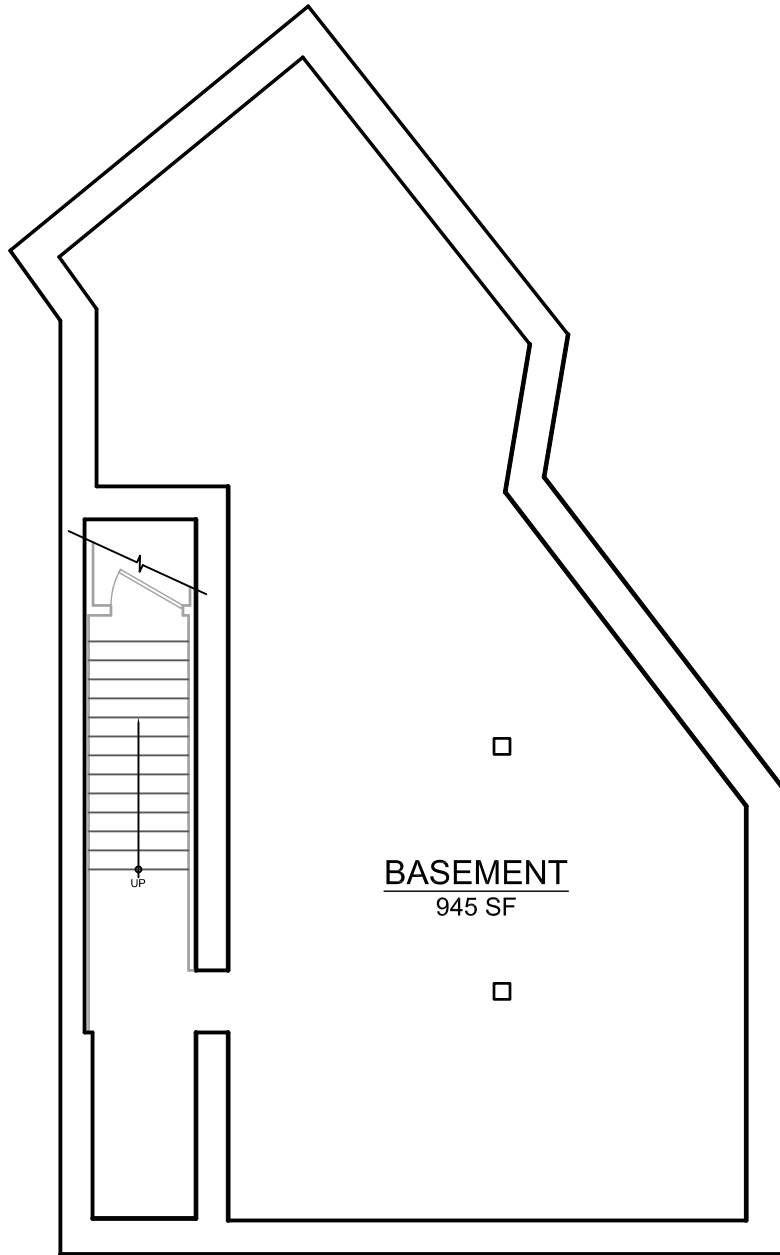


SPACE
 ARCHITECTS + PLANNERS
 2601 N. MILWAUKEE AVE. CHICAGO, IL 60647
 2601-2605 N. MILWAUKEE AVE. AND 2627 N. KEDZIE BLVD.
 CHICAGO, ILLINOIS 60647
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02.14.20
 REVISION FOR REVIEW
 02.20.20
 ISSUE
 02.20.20
 ISSUE

SK-13

1 2601 N. MILWAUKEE
1/8" = 1'-0"



2601-2605 N. MILWAUKEE AVE. AND 2627 N. KEDZIE BLVD.
CHICAGO, ILLINOIS 60647

SPACE
ARCHITECTS + PLANNERS
100 N. LAUREL ST. CHICAGO, IL 60610



FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups



Lat/Lon: 41.928927/-87.7073575

March 2010

RF1

2601 N Milwaukee Ave Chicago, Illinois		.50 mi radius	1.00 mi radius	1.50 mi radius
POPULATION	2007 Estimated Population	22,341	85,191	160,192
	2012 Projected Population	22,071	84,276	159,283
	2000 Census Population	23,036	87,676	163,565
	1990 Census Population	23,490	82,374	152,098
	Historical Annual Growth 1990 to 2007	-0.3%	0.2%	0.3%
	Projected Annual Growth 2007 to 2012	-0.2%	-0.2%	-0.1%
HOUSEHOLDS	2007 Est. Households	8,195	27,252	51,082
	2012 Proj. Households	8,018	26,695	50,308
	2000 Census Households	8,590	28,492	52,961
	1990 Census Households	8,144	26,666	49,321
	Historical Annual Growth 1990 to 2007	0.0%	0.1%	0.2%
	Projected Annual Growth 2007 to 2012	-0.4%	-0.4%	-0.3%
AGE	2007 Est. Population 0 to 9 Years	15.0%	16.7%	16.8%
	2007 Est. Population 10 to 19 Years	13.5%	15.0%	15.2%
	2007 Est. Population 20 to 29 Years	17.9%	17.1%	16.7%
	2007 Est. Population 30 to 44 Years	24.2%	23.3%	23.2%
	2007 Est. Population 45 to 59 Years	17.1%	16.8%	16.8%
	2007 Est. Population 60 to 74 Years	8.5%	7.9%	8.0%
	2007 Est. Population 75 Years Plus	3.8%	3.3%	3.3%
	2007 Est. Median Age	30.8	29.6	29.7
MARITAL STATUS & SEX	2007 Est. Male Population	50.5%	50.9%	50.8%
	2007 Est. Female Population	49.5%	49.1%	49.2%
	2007 Est. Never Married	42.9%	40.0%	39.9%
	2007 Est. Now Married	35.1%	37.4%	38.3%
	2007 Est. Separated or Divorced	17.7%	18.3%	17.2%
	2007 Est. Widowed	4.2%	4.2%	4.7%
INCOME	2007 Est. HH Income \$200,000 or More	2.2%	1.8%	2.0%
	2007 Est. HH Income \$150,000 to 199,999	2.2%	1.9%	2.2%
	2007 Est. HH Income \$100,000 to 149,999	7.7%	7.5%	7.9%
	2007 Est. HH Income \$75,000 to 99,999	11.4%	10.8%	10.6%
	2007 Est. HH Income \$50,000 to 74,999	18.7%	19.3%	19.6%
	2007 Est. HH Income \$35,000 to 49,999	16.5%	17.9%	16.7%
	2007 Est. HH Income \$25,000 to 34,999	12.3%	12.4%	12.1%
	2007 Est. HH Income \$15,000 to 24,999	12.7%	12.4%	12.2%
	2007 Est. HH Income \$0 to 14,999	16.3%	15.9%	16.8%
	2007 Est. Average Household Income	\$ 48,007	\$ 46,150	\$ 46,981
	2007 Est. Median HH Income	\$ 43,253	\$ 42,759	\$ 42,808
	2007 Est. Per Capita Income	\$ 18,096	\$ 15,172	\$ 15,405
	2007 Est. Number of Businesses	569	1,900	4,009
2007 Est. Total Number of Employees	3,369	13,840	38,939	

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RACE	2007 Est. White Population	44.6%	39.5%	39.5%
	2007 Est. Black Population	7.4%	6.7%	6.8%
	2007 Est. Asian & Pacific Islander	2.7%	2.0%	2.4%
	2007 Est. American Indian & Alaska Native	0.2%	0.2%	0.2%
	2007 Est. Other Races Population	45.1%	51.6%	51.1%
HISPANIC	2007 Est. Hispanic Population	14,456	59,377	109,970
	2007 Est. Hispanic Population Percent	64.7%	69.7%	68.6%
	2012 Proj. Hispanic Population Percent	65.8%	70.6%	69.6%
	2000 Hispanic Population Percent	63.1%	68.4%	67.2%
EDUCATION (Adults 25 or Older)	2007 Est. Adult Population (25 Years or Older)	13,988	50,822	95,641
	2007 Est. Elementary (0 to 8)	14.0%	16.7%	16.4%
	2007 Est. Some High School (9 to 11)	9.5%	10.5%	10.6%
	2007 Est. High School Graduate (12)	21.2%	24.6%	25.1%
	2007 Est. Some College (13 to 16)	17.1%	16.6%	16.3%
	2007 Est. Associate Degree Only	7.5%	6.5%	6.3%
	2007 Est. Bachelor Degree Only	18.4%	15.5%	16.0%
	2007 Est. Graduate Degree	12.4%	9.6%	9.3%
HOUSING	2007 Est. Total Housing Units	9,358	31,234	58,515
	2007 Est. Owner Occupied Percent	32.6%	34.8%	36.5%
	2007 Est. Renter Occupied Percent	55.0%	52.4%	50.8%
	2007 Est. Vacant Housing Percent	12.4%	12.8%	12.7%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	0.3%	0.4%	0.6%
	2000 Homes Built 1995 to 1998	1.7%	1.3%	1.6%
	2000 Homes Built 1990 to 1994	0.9%	1.1%	1.1%
	2000 Homes Built 1980 to 1989	1.7%	2.7%	2.7%
	2000 Homes Built 1970 to 1979	3.4%	4.1%	4.0%
	2000 Homes Built 1960 to 1969	8.1%	8.6%	7.9%
	2000 Homes Built 1950 to 1959	10.7%	10.6%	11.7%
	2000 Homes Built Before 1949	73.0%	71.3%	70.4%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	-	-
	2000 Home Value \$500,000 to \$999,999	3.1%	1.9%	2.6%
	2000 Home Value \$400,000 to \$499,999	0.2%	1.1%	1.8%
	2000 Home Value \$300,000 to \$399,999	2.3%	3.0%	4.4%
	2000 Home Value \$200,000 to \$299,999	19.6%	17.7%	16.0%
	2000 Home Value \$150,000 to \$199,999	27.4%	24.4%	23.5%
	2000 Home Value \$100,000 to \$149,999	26.5%	33.1%	32.5%
	2000 Home Value \$50,000 to \$99,999	18.9%	17.1%	17.2%
	2000 Home Value \$25,000 to \$49,999	1.8%	1.3%	1.6%
	2000 Home Value \$0 to \$24,999	0.1%	0.3%	0.4%
	2000 Median Home Value	\$ 166,325	\$ 160,508	\$ 165,791
	2000 Median Rent	\$ 531	\$ 528	\$ 525

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LABOR FORCE	2007 Est. Labor: Population Age 16+	17,242	63,447	118,810
	2007 Est. Civilian Employed	62.3%	59.1%	58.0%
	2007 Est. Civilian Unemployed	6.7%	7.2%	7.1%
	2007 Est. in Armed Forces	0.0%	0.0%	0.0%
	2007 Est. not in Labor Force	31.0%	33.7%	34.8%
	2007 Labor Force: Males	50.4%	50.7%	50.6%
	2007 Labor Force: Females	49.6%	49.3%	49.4%
OCCUPATION	2000 Occupation: Population Age 16+	10,960	36,970	66,912
	2000 Mgmt, Business, & Financial Operations	11.2%	8.6%	9.3%
	2000 Professional and Related	18.4%	14.0%	14.5%
	2000 Service	16.0%	18.5%	17.6%
	2000 Sales and Office	26.3%	25.6%	26.0%
	2000 Farming, Fishing, and Forestry	0.1%	0.1%	0.1%
	2000 Construction, Extraction, & Maintenance	8.7%	9.4%	8.6%
	2000 Production, Transport, & Material Moving	19.2%	23.8%	23.9%
	2000 Percent White Collar Workers	56.0%	48.2%	49.8%
2000 Percent Blue Collar Workers	44.0%	51.8%	50.2%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	45.9%	47.5%	49.0%
	2000 Drive to Work in Carpool	18.1%	20.4%	20.2%
	2000 Travel to Work by Public Transportation	29.7%	24.9%	23.4%
	2000 Drive to Work on Motorcycle	0.1%	0.1%	0.1%
	2000 Walk or Bicycle to Work	3.4%	4.4%	4.7%
	2000 Other Means	0.6%	0.9%	1.0%
	2000 Work at Home	2.3%	1.8%	1.7%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	10.3%	11.0%	11.6%
	2000 Travel to Work in 15 to 29 Minutes	30.0%	28.6%	28.5%
	2000 Travel to Work in 30 to 59 Minutes	47.0%	46.4%	46.1%
	2000 Travel to Work in 60 Minutes or More	12.6%	14.1%	13.7%
	2000 Average Travel Time to Work	32.1	32.6	32.6
CONSUMER EXPENDITURE	2007 Est. Total Household Expenditure (in Millions)	\$ 348.3	\$ 1,128.8	\$ 2,140.8
	2007 Est. Apparel	\$ 16.8	\$ 54.7	\$ 103.9
	2007 Est. Contributions & Gifts	\$ 20.9	\$ 66.6	\$ 127.2
	2007 Est. Education & Reading	\$ 9.3	\$ 29.7	\$ 57.0
	2007 Est. Entertainment	\$ 19.3	\$ 62.4	\$ 118.3
	2007 Est. Food, Beverages & Tobacco	\$ 57.0	\$ 185.9	\$ 351.9
	2007 Est. Furnishings And Equipment	\$ 14.8	\$ 47.8	\$ 90.8
	2007 Est. Health Care & Insurance	\$ 25.4	\$ 82.1	\$ 155.1
	2007 Est. Household Operations & Shelter & Utilities	\$ 104.2	\$ 337.5	\$ 640.4
	2007 Est. Miscellaneous Expenses	\$ 6.0	\$ 19.3	\$ 36.5
	2007 Est. Personal Care	\$ 5.1	\$ 16.6	\$ 31.4
	2007 Est. Transportation	\$ 69.5	\$ 226.3	\$ 428.3

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