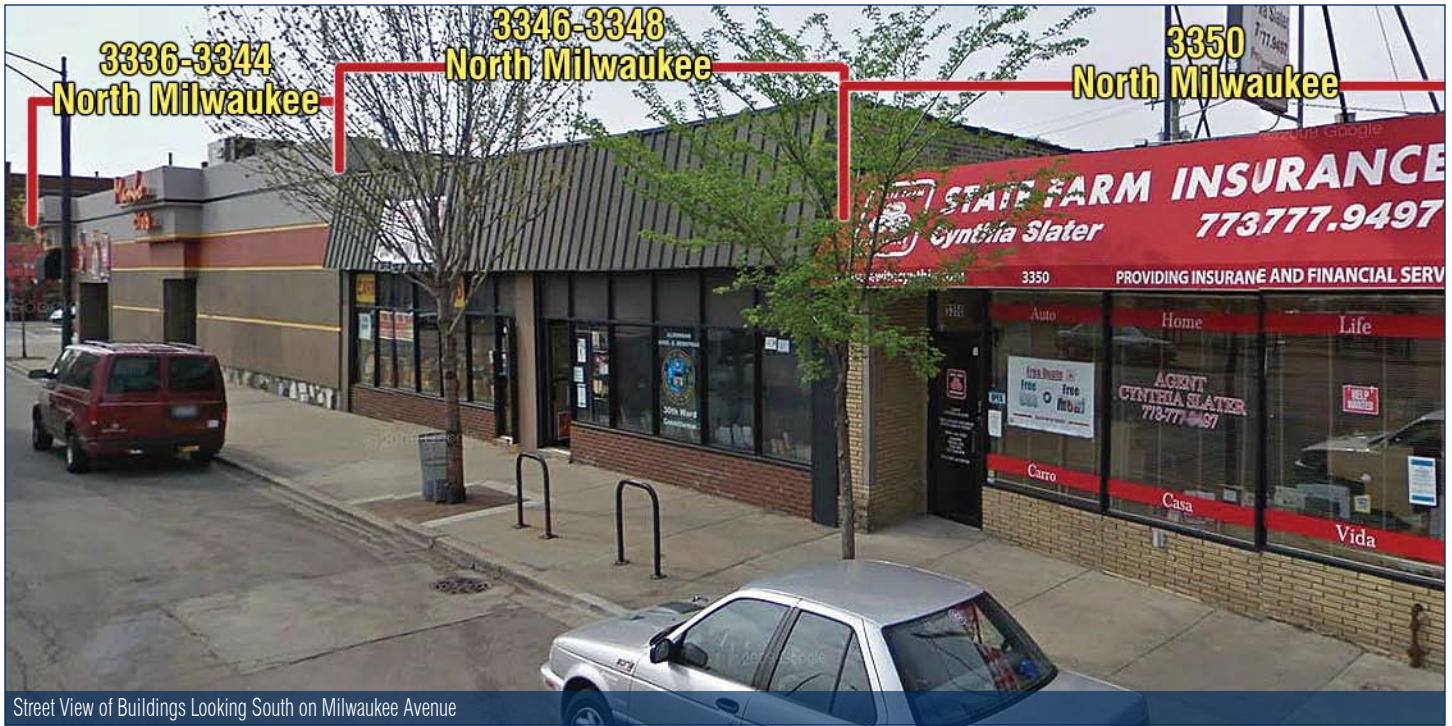


3336-3350 North Milwaukee Chicago, IL 60641

Three One-Story Buildings for LEASE in Chicago's Avondale Neighborhood



PROPERTY FACT SHEET



Street View of Buildings Looking South on Milwaukee Avenue

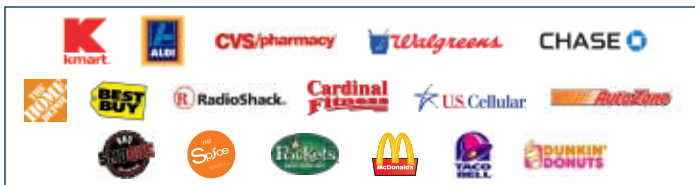


Bird's Eye View of Buildings and Surrounding Area Looking South

PROPERTY DESCRIPTION & FEATURES

- 3 One-Story Buildings Totaling 16,500 SF Available:
 - 3336-3344 North Milwaukee 11,500 SF on .49 acres
 - 3346-3348 North Milwaukee 3,600 SF on .14 acres
 - 3350 North Milwaukee 1,400 SF on .07 acres
- All lots (totaling .70 acres) with 175' of frontage on Milwaukee Avenue available for redevelopment
- Adjacent parking lot with 40 spots available for use
- Located across Milwaukee Avenue from ALDI
- Traffic Counts:
 - Milwaukee Avenue 15,300 VPD
 - Pulaski Road 20,100 VPD
- Highly visible location in a high pedestrian traffic area

AREA RETAILERS



2010 DEMOGRAPHIC PROFILE

	.5 MILE	1 MILE	1.5 MILE
Population	17,427	59,010	150,083
Households	5,953	19,548	48,931
Average Household Income	\$61,027	\$62,195	\$60,669
Daytime Employees	3,579	16,251	34,072

CONTACT

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Three One-Story Buildings for LEASE in Chicago's Avondale Neighborhood



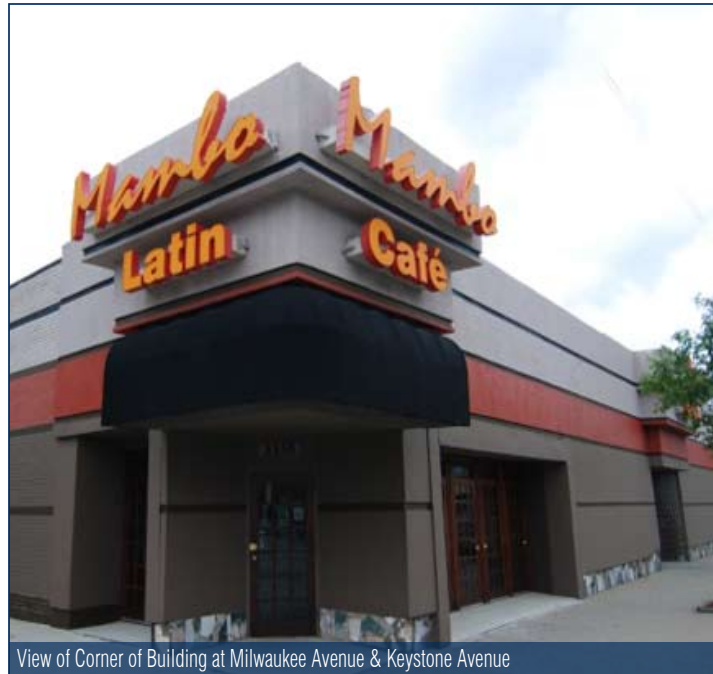
PHOTOS - EXISTING

3336-3344 NORTH MILWAUKEE FEATURES

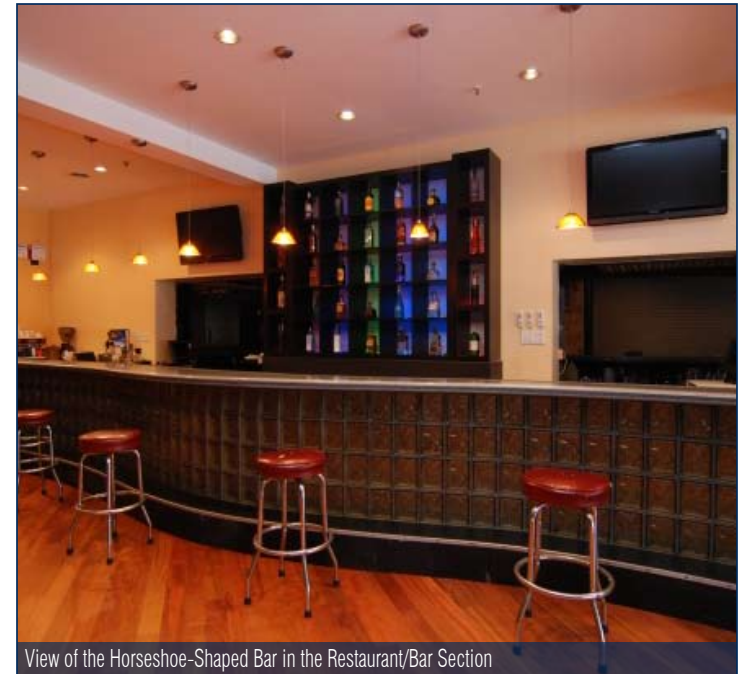
- Fully built-out turn key restaurant, bar, and banquet hall
- 11,500 SF building on .49 acres
- Build-Out Features:
 - Currently separated into 2 sections - restaurant/bar and banquet hall - these sections can be combined
 - Unique horseshoe-shaped bar in the restaurant/bar
 - Full bar in the banquet hall
 - Elevated stage in the banquet hall section allows for live band performances with great sight lines from the audience
 - Parquet dance floor in the banquet hall section
- Parquet dance floor in the banquet hall section
- All FF&E Included:
 - 20' of exhaust hoods
 - Flattop and charcoal grills
 - Cooktop stoves
 - Deep fryers
 - Coolers and Freezers
- Licenses Included:
 - Corporate liquor license
 - Public place of amusement license (PPA)
 - Patio license

OCCUPANCY

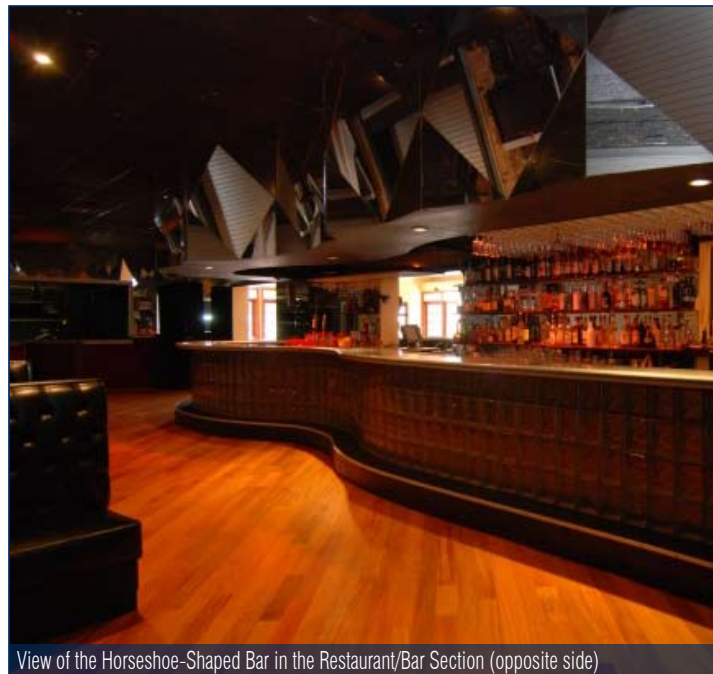
- Restaurant/Bar 65
- Banquet Hall 235



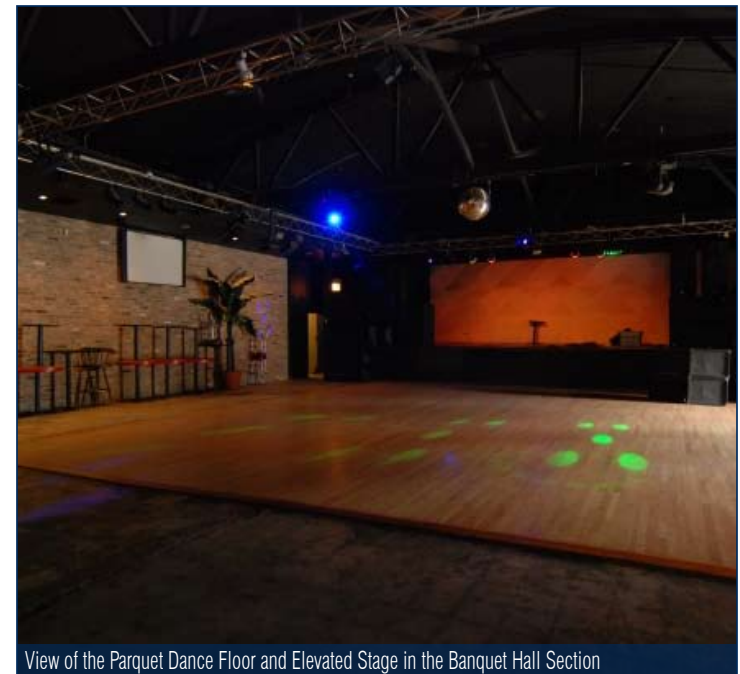
View of Corner of Building at Milwaukee Avenue & Keystone Avenue



View of the Horseshoe-Shaped Bar in the Restaurant/Bar Section



View of the Horseshoe-Shaped Bar in the Restaurant/Bar Section (opposite side)



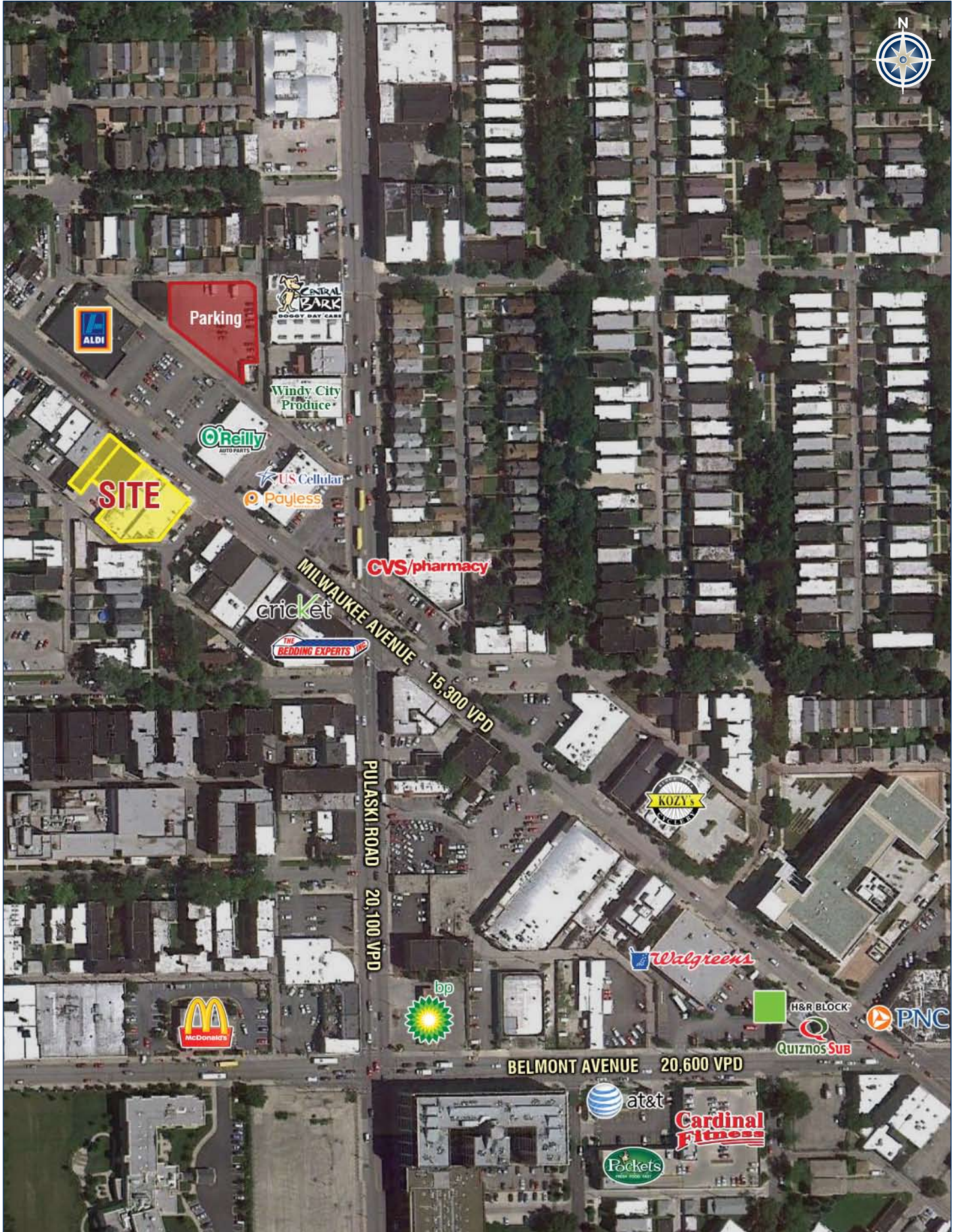
View of the Parquet Dance Floor and Elevated Stage in the Banquet Hall Section

3336-3350 North Milwaukee Chicago, IL 60641

Three One-Story Buildings for LEASE in Chicago's Avondale Neighborhood



LOCATION AERIAL

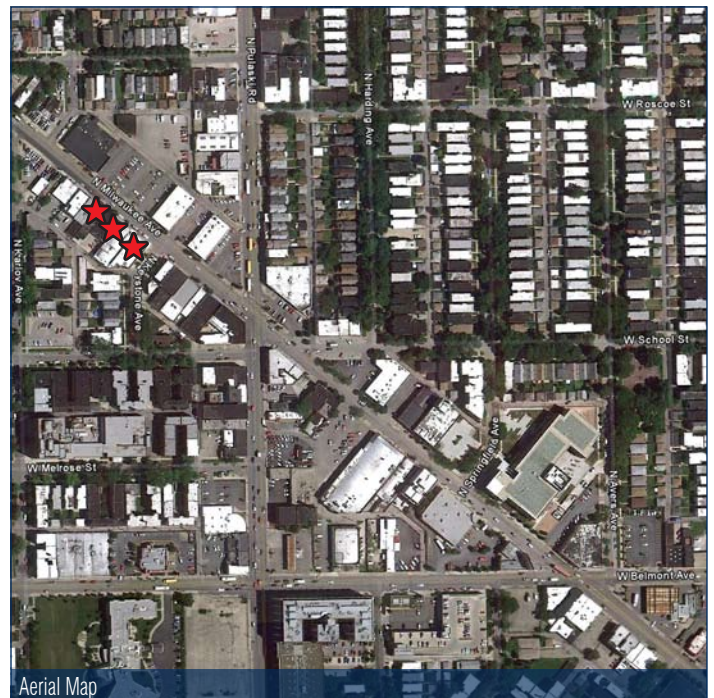
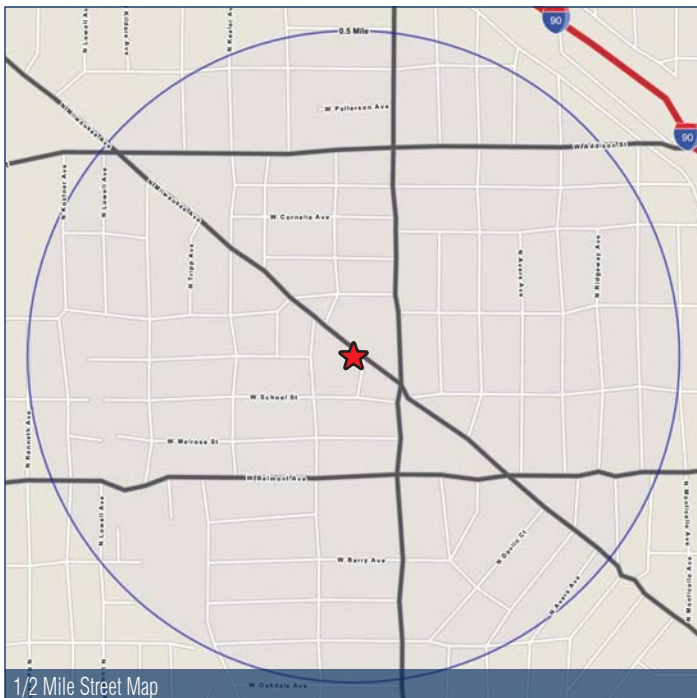
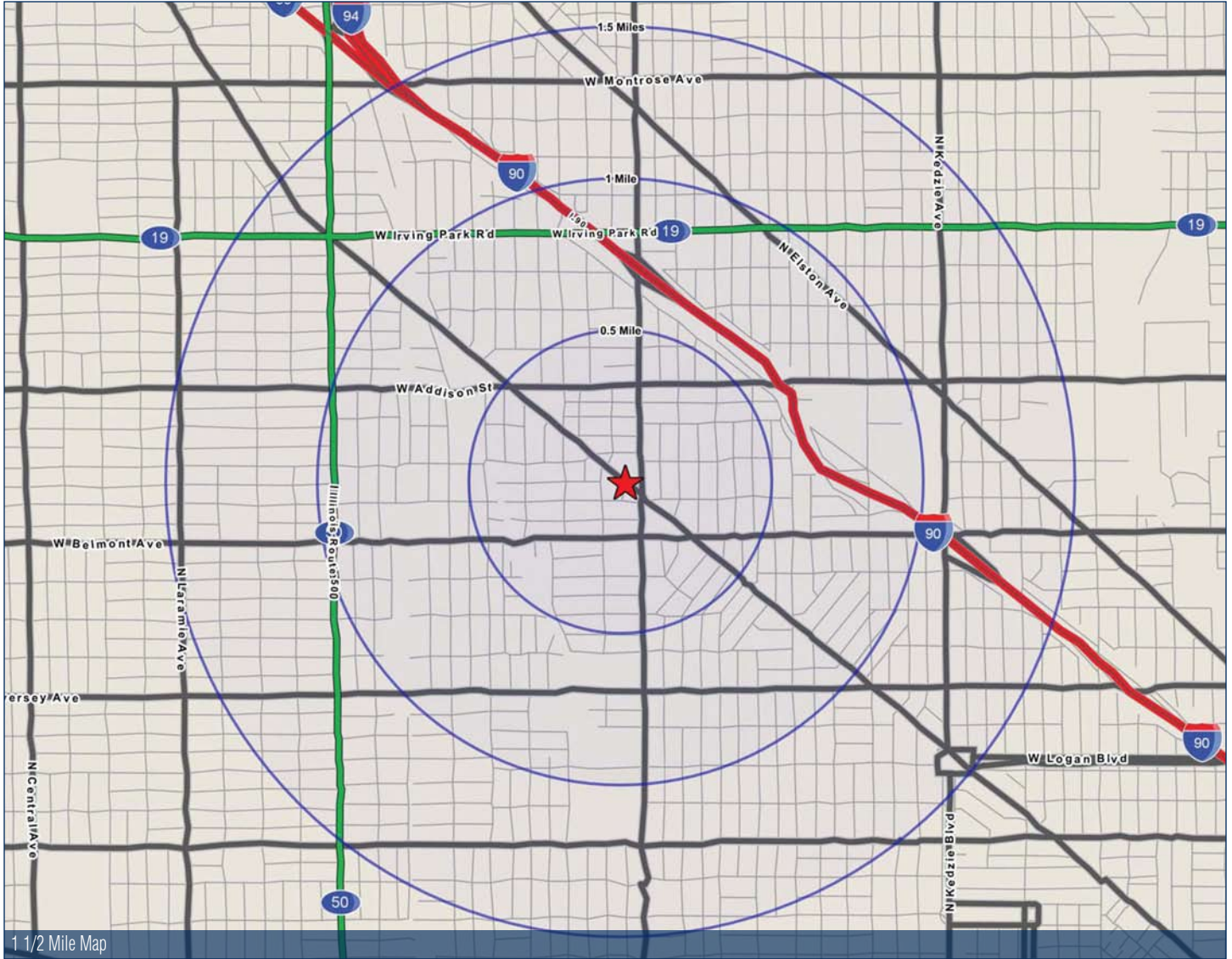


3336-3350 North Milwaukee Chicago, IL 60641

Three One-Story Buildings for LEASE in Chicago's Avondale Neighborhood



LOCATION STUDY



FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 41.94164/-87.72848

3336 N. Milwaukee Ave.		0.5 Mile	1 Mile	1.5 Miles
Chicago, IL				
POPULATION	2010 Estimated Population	17,427	59,010	150,083
	2015 Projected Population	16,707	57,180	145,325
	2000 Census Population	17,850	60,743	154,676
	1990 Census Population	14,450	49,241	129,420
	Historical Annual Growth 1990 to 2010	1.0%	1.0%	0.8%
	Projected Annual Growth 2010 to 2015	-0.8%	-0.6%	-0.6%
HOUSEHOLDS	2010 Est. Households	5,953	19,548	48,931
	2015 Proj. Households	5,712	18,971	47,428
	2000 Census Households	6,073	20,058	50,267
	1990 Census Households	5,709	18,752	47,173
	Historical Annual Growth 1990 to 2010	0.2%	0.2%	0.2%
	Projected Annual Growth 2010 to 2015	-0.8%	-0.6%	-0.6%
AGE	2010 Est. Population 0 to 9 Years	13.7%	14.6%	15.2%
	2010 Est. Population 10 to 19 Years	12.8%	13.3%	14.0%
	2010 Est. Population 20 to 29 Years	14.6%	15.3%	15.6%
	2010 Est. Population 30 to 44 Years	21.6%	22.1%	22.2%
	2010 Est. Population 45 to 59 Years	21.6%	20.1%	19.2%
	2010 Est. Population 60 to 74 Years	11.4%	10.5%	9.8%
	2010 Est. Population 75 Years Plus	4.4%	4.1%	4.0%
	2010 Est. Median Age	35.2	33.5	32.4
MARITAL STATUS & SEX	2010 Est. Male Population	50.0%	50.9%	50.7%
	2010 Est. Female Population	50.0%	49.1%	49.3%
	2010 Est. Never Married	33.1%	33.4%	35.0%
	2010 Est. Now Married	43.8%	43.2%	42.5%
	2010 Est. Separated or Divorced	17.0%	18.0%	17.3%
	2010 Est. Widowed	6.1%	5.5%	5.1%
INCOME	2010 Est. HH Income \$200,000 or More	2.0%	2.4%	2.0%
	2010 Est. HH Income \$150,000 to \$199,999	1.9%	1.7%	1.9%
	2010 Est. HH Income \$100,000 to \$149,999	8.4%	9.2%	8.8%
	2010 Est. HH Income \$75,000 to \$99,999	11.5%	9.6%	10.0%
	2010 Est. HH Income \$50,000 to \$74,999	18.3%	18.4%	19.2%
	2010 Est. HH Income \$35,000 to \$49,999	16.8%	16.6%	16.8%
	2010 Est. HH Income \$25,000 to \$34,999	13.6%	14.2%	13.6%
	2010 Est. HH Income \$15,000 to \$24,999	13.0%	13.1%	13.2%
	2010 Est. HH Income \$0 to \$14,999	14.6%	14.8%	14.5%
	2010 Est. Average Household Income	\$61,027	\$62,195	\$60,669
	2010 Est. Median HH Income	\$43,757	\$42,735	\$43,109
2010 Est. Per Capita Income	\$21,117	\$20,850	\$19,983	
	2010 Est. Number of Businesses	394	1,481	3,456
	2010 Est. Total Number of Employees	3,579	16,251	34,072

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FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 41.94164/-87.72848

3336 N. Milwaukee Ave.

Chicago, IL

0.5 Mile 1 Mile 1.5 Miles

		0.5 Mile	1 Mile	1.5 Miles
RACE	2010 Est. White Population	81.9%	79.5%	77.4%
	2010 Est. Black Population	9.8%	11.3%	12.2%
	2010 Est. Asian & Pacific Islander	5.0%	5.3%	6.2%
	2010 Est. American Indian & Alaska Native	0.7%	0.7%	0.8%
	2010 Est. Other Races Population	2.6%	3.2%	3.3%
HISPANIC	2010 Est. Hispanic Population	8,414	32,769	89,733
	2010 Est. Hispanic Population Percent	48.3%	55.5%	59.8%
	2015 Proj. Hispanic Population Percent	50.1%	57.1%	61.2%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	11,516	37,852	94,179
	2010 Est. Elementary (0 to 8)	13.5%	14.9%	15.6%
	2010 Est. Some High School (9 to 11)	11.8%	10.9%	11.2%
	2010 Est. High School Graduate (12)	31.9%	30.3%	28.6%
	2010 Est. Some College (13 to 16)	15.3%	16.1%	16.4%
	2010 Est. Associate Degree Only	6.6%	5.9%	6.2%
	2010 Est. Bachelor Degree Only	13.9%	14.0%	14.5%
	2010 Est. Graduate Degree	7.0%	7.8%	7.5%
HOUSING	2010 Est. Total Housing Units	6,559	21,661	54,330
	2010 Est. Owner Occupied Percent	40.2%	41.1%	41.0%
	2010 Est. Renter Occupied Percent	50.6%	49.1%	49.0%
	2010 Est. Vacant Housing Percent	9.2%	9.8%	9.9%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	0.3%	0.4%	0.3%
	2000 Homes Built 1995 to 1998	0.8%	0.6%	0.8%
	2000 Homes Built 1990 to 1994	0.7%	0.6%	0.7%
	2000 Homes Built 1980 to 1989	0.5%	1.3%	1.6%
	2000 Homes Built 1970 to 1979	3.9%	4.5%	4.4%
	2000 Homes Built 1960 to 1969	7.5%	8.2%	9.1%
	2000 Homes Built 1950 to 1959	12.2%	12.8%	13.1%
	2000 Homes Built Before 1949	74.0%	71.7%	70.0%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	-	0.1%
	2000 Home Value \$500,000 to \$999,999	2.1%	1.8%	1.0%
	2000 Home Value \$400,000 to \$499,999	1.4%	2.5%	1.3%
	2000 Home Value \$300,000 to \$399,999	4.6%	6.8%	4.0%
	2000 Home Value \$200,000 to \$299,999	13.5%	16.4%	15.1%
	2000 Home Value \$150,000 to \$199,999	40.5%	33.1%	36.0%
	2000 Home Value \$100,000 to \$149,999	31.8%	30.4%	33.1%
	2000 Home Value \$50,000 to \$99,999	6.2%	8.8%	8.9%
	2000 Home Value \$25,000 to \$49,999	-	0.3%	0.5%
	2000 Home Value \$0 to \$24,999	-	-	0.2%
	2000 Median Home Value	\$173,928	\$179,528	\$167,689
	2000 Median Rent	\$534	\$533	\$537

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3336 N. Milwaukee Ave.		0.5 Mile	1 Mile	1.5 Miles
Chicago, IL				
LABOR FORCE	2010 Est. Labor: Population Age 16+	13,727	45,798	115,125
	2010 Est. Civilian Employed	62.0%	60.5%	60.1%
	2010 Est. Civilian Unemployed	5.6%	6.0%	6.3%
	2010 Est. in Armed Forces	-	-	-
	2010 Est. not in Labor Force	32.4%	33.4%	33.7%
	2010 Labor Force: Males	49.7%	50.8%	50.5%
	2010 Labor Force: Females	50.3%	49.2%	49.5%
OCCUPATION	2000 Occupation: Population Age 16+	8,520	27,588	68,585
	2000 Mgmt, Business, & Financial Operations	8.0%	8.6%	8.8%
	2000 Professional & Related	12.2%	12.6%	13.0%
	2000 Service	19.4%	19.7%	18.5%
	2000 Sales and Office	25.4%	24.8%	26.2%
	2000 Farming, Fishing, and Forestry	0.1%	0.1%	0.1%
	2000 Construction, Extraction, & Maintenance	10.9%	10.5%	9.7%
	2000 Production, Transport, & Material Moving	24.0%	23.7%	23.7%
	2000 Percent White Collar Workers	45.6%	46.0%	48.1%
2000 Percent Blue Collar Workers	54.4%	54.0%	51.9%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	51.3%	52.4%	52.6%
	2000 Drive to Work in Carpool	21.5%	20.5%	20.2%
	2000 Travel to Work by Public Transportation	19.9%	20.3%	20.6%
	2000 Drive to Work on Motorcycle	-	0.1%	0.1%
	2000 Walk or Bicycle to Work	4.7%	4.2%	4.2%
	2000 Other Means	1.3%	1.2%	0.9%
	2000 Work at Home	1.3%	1.4%	1.6%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	8.9%	10.0%	10.3%
	2000 Travel to Work in 15 to 29 Minutes	25.5%	26.6%	27.5%
	2000 Travel to Work in 30 to 59 Minutes	50.2%	49.3%	47.6%
	2000 Travel to Work in 60 Minutes or More	15.4%	14.1%	14.6%
	2000 Average Travel Time to Work	35.0	33.4	33.6
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$298 M	\$988 M	\$2.43 B
	2010 Est. Apparel	\$14.4 M	\$47.8 M	\$118 M
	2010 Est. Contributions & Gifts	\$17.7 M	\$59.1 M	\$145 M
	2010 Est. Education & Reading	\$7.82 M	\$26.2 M	\$64.2 M
	2010 Est. Entertainment	\$16.5 M	\$54.6 M	\$135 M
	2010 Est. Food, Beverages & Tobacco	\$48.7 M	\$162 M	\$399 M
	2010 Est. Furnishings & Equipment	\$12.7 M	\$42.0 M	\$103 M
	2010 Est. Health Care & Insurance	\$21.7 M	\$71.8 M	\$177 M
	2010 Est. Household Operations & Shelter & Utilities	\$89.0 M	\$296 M	\$728 M
	2010 Est. Miscellaneous Expenses	\$5.06 M	\$16.8 M	\$41.3 M
	2010 Est. Personal Care	\$4.37 M	\$14.5 M	\$35.7 M
	2010 Est. Transportation	\$59.6 M	\$197 M	\$487 M

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