

5525 N. Milwaukee Ave., Chicago, IL

\$17.00/SF MG



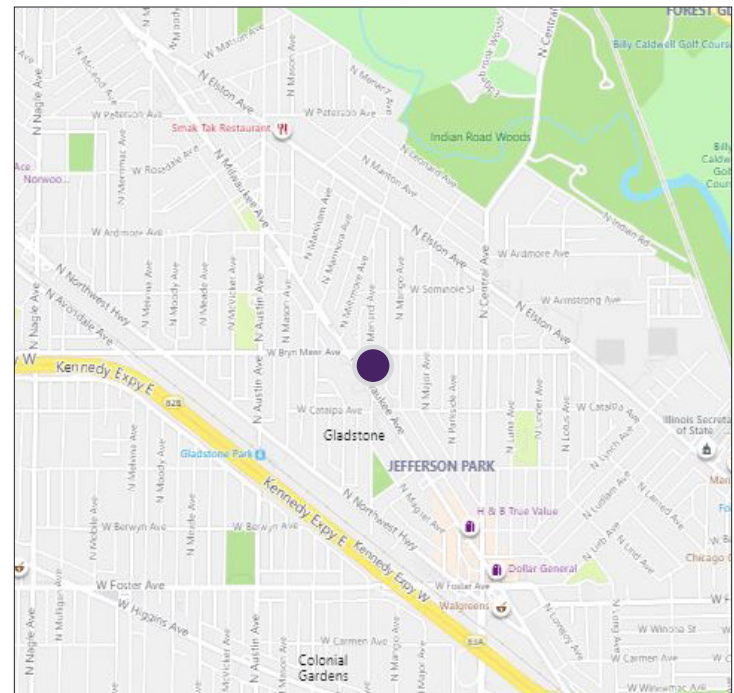
Property Highlights

- 2,000 SF, newly built-out storefront
- Former dance studio
- Next door to Cafe Marbella
- Prime Jefferson Park location
- Rarely available
- Flexible layout
- Three parking spaces in rear
- Space is perfect for a coffee shop, dance studio, fitness/exercise studio, beauty salon and spa, boutique, office and more
- Excellent visibility
- Good signage opportunities
- Easy access to expressways and public transportation
- Nearby businesses include Walgreens, Mariano's, Dollar General and several shops and restaurants
- Traffic count: 12,024 vehicles daily
- Zoning: B3-1

Property Overview

Located in Jefferson Park location, this rarely available 2,000 square foot commercial space is in move-in condition. Situated on heavily trafficked Milwaukee Avenue, the building has excellent access to public transportation and expressways. This location benefits from a dense urban population with strong demographics.

Jefferson Park is on the northwest side of the city and features several commercial corridors and is home to numerous restaurants, shops and commercial properties



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	28,235	243,407	769,165
Households	10,868	89,404	271,392
Average Income	\$77,609	\$74,419	\$66,698

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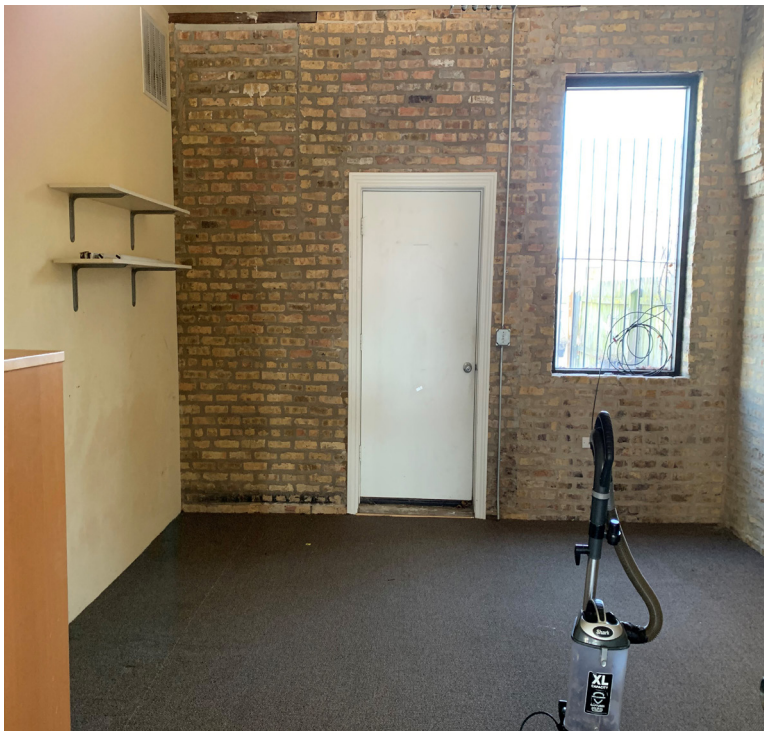
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MILLENNIUM PROPERTIES R/E

Prime Jefferson Park Retail on Heavily Trafficked Milwaukee

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