

# MILLENNIUM PROPERTIES R/E *Long-term Leased 10,739 SF Retail Property in Logan Square*

2252 N. Milwaukee Ave., Chicago, IL

Available Upon Request



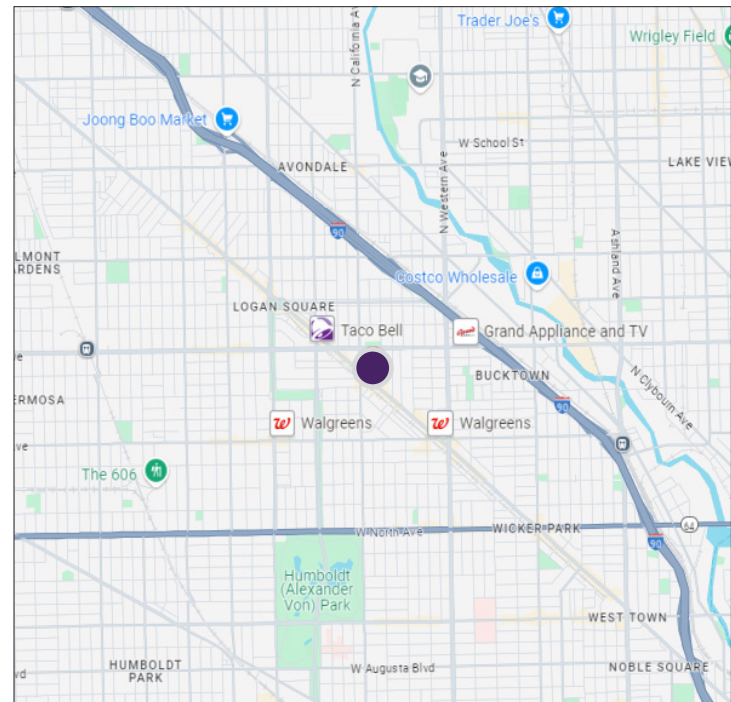
## Property Highlights

- 10,739 SF single-story retail building plus 5,096 SF basement
- Currently leased to Dollar Tree
- Fully sprinklered
- Tenant since 1997 and in 5th option
- Scheduled rent: \$82,280.67 plus taxes and insurance (1996 base year)
- Opportunity for an investor or developer
- Nearby retailers such as Walgreens, Dunkin', Target, Costco, Home Depot, Menards, Micro Center and several restaurants
- Land area: 10,989 SF
- Traffic Count: 11,441 cars daily
- Zoning: C1-1
- Taxes (2023): \$67,080.52
- Insurance (2024): \$9,700.00

## Property Overview

Located in the Logan Square neighborhood in Chicago, Illinois, this 10,739 square foot freestanding building is situated on a 10,989 square foot site. The property is well located on a heavily trafficked section at the corner of Milwaukee Avenue and St. George Court. This location benefits from high visibility and easy access to the I-90 expressway. The neighborhood boasts a dense urban population with strong demographics.

Logan Square, located only 5 miles northwest of the Loop, is one of Chicago's rapidly evolving neighborhoods with a mix of older historically significant buildings and newly constructed commercial and residential properties. As one of Chicago's oldest communities, the neighborhood benefits from easy access for public transportation and is home to numerous restaurants, boutiques and an endless array of entertainment, nightlife, recreation options and parks.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	61,066	475,642	1,229,164
Households	27,837	207,372	563,679
Average Income	\$129,261	\$128,766	\$116,875

**Susan B. Silver**  
Executive Director  
(312) 338 - 3001  
ssilver@mpirealestate.com

**mpirealestate.com**

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