

MILLENNIUM PROPERTIES R/E *For Sale or Lease: Development Site on Milwaukee Avenue*

5820 N. Milwaukee Ave., Chicago, IL

For Sale: Price Upon Request
For Lease: \$15.50/SF MG



Property Highlights

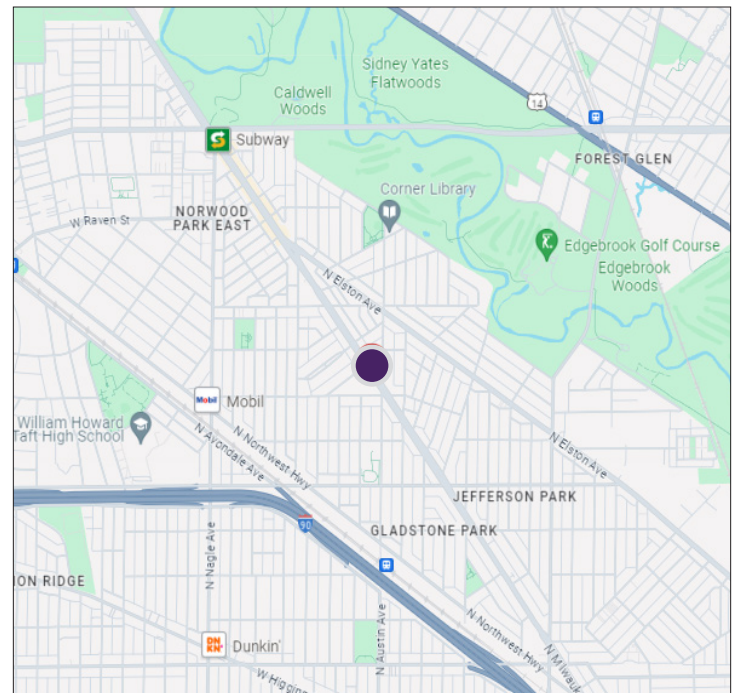
- 15,184 SF commercial building
 - Former grocery store with loading dock and freight elevator
 - 4,000 SF basement and mezzanine
- Parking for 40 vehicles
- 150' of frontage on Milwaukee Ave
- Excellent visibility and two curb cuts
- Easy access to I-94 Edens and I-90 Kennedy expressways
- Nearby businesses include a new Chase Bank and numerous neighborhood shops and restaurants
- Land area: 29,862 SF
- Traffic count: 13,622 vehicles daily
- Taxes (2022): \$13,705.87
- Zoning: B3-1

Property Overview

Located in the Jefferson Park neighborhood in Chicago, Illinois, this 15,184 square foot commercial building plus 4,000 square foot partial basement is situated on a 29,862 SF development site. The neighborhood benefits from a dense urban population with strong demographics.

Jefferson Park is on the northwest side of the city and features several heavily trafficked commercial corridors including Milwaukee Avenue, Elston Avenue and Northwest Highway. The neighborhood benefits from easy access to public transportation and is home to numerous restaurants, shops and commercial and residential properties.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	22,696	215,474	723,358
Households	8,580	80,187	254,863
Average Income	\$92,308	\$88,080	\$77,495



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