



FREESTANDING RESTAURANT OPPORTUNITY
WITH EXPANSIVE OUTDOOR PATIO

Logan Square
CHICAGO ILLINOIS



2759 W. Armitage Ave

LOGAN SQUARE, CHICAGO, ILLINOIS



*Current
Facade*

PLEASE DO NOT DISTURB
EXISTING TENANT



PROPERTY HIGHLIGHTS

- Single Story Freestanding Building
 - » 6,000 sf Lot with 1,200 sf building
- Opportunity for Expansive Outdoor Patio
- Located at the Corner of Armitage & California
- <10min walk to both California & Western CTA Blue Line

DEMOGRAPHICS

	½ MILE	1 MILE	2 MILES
 TOTAL POPULATION	19,343	67,716	244,240
 HOUSEHOLDS	7,875	28,575	97,654
 AVG HH INCOME	\$87,681	\$100,463	\$103,768

TRAFFIC COUNTS

	COUNT
 ARMITAGE AVE	9K VPD
CALIFORNIA AVE	9K VPD

WALK SCORE®

WALK SCORE

92

WALKER'S PARADISE
Daily errands do not
require a car.

TRANSIT SCORE

70

EXCELLENT TRANSIT
Transit is convenient
for most trips.

BIKE SCORE

87

VERY BIKEABLE
Flat as a pancake,
excellent bike lanes.

MILWAUKEE CORRIDOR

LOGAN SQUARE
BUCKTOWN
WICKER PARK



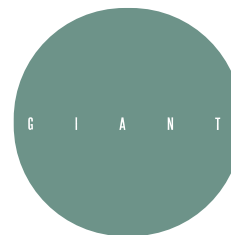
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Area Tenants



LOGAN'S CROSSING
(216 UNITS)

SAVOY ON THE PARK
(138 UNITS)

W Fullerton Ave

MICA
(253 UNITS)

CTA CALIFORNIA BLUE LINE
1,601,049 ANNUAL RIDERSHIP

"L" APTS
(120 UNITS)

2240 N. MILWAUKEE
(PROPOSED 40 UNITS)

CONGRESS THEATRE
REDEVELOPMENT

N California Ave

N Western Ave

Bucktown

Area Developments

APPROXIMATELY
1,374 NEW RESIDENTIAL UNITS

FOR LEASE
27
59
W. ARMITAGE

W Armitage Ave

2919 ARMITAGE
(33 UNITS)

2701 ARMITAGE
(59 UNITS)

MODE
(78 UNITS)

1980 N MILWAUKEE
(132 UNITS)

THE WESTERN
(44 UNITS)

1879 N MILWAUKEE
(30 UNITS)

CTA WESTERN BLUE LINE
1,486,863 ANNUAL RIDERSHIP

1870 N MILWAUKEE
(44 UNITS)

CENTRUM
BUCKTOWN
(100 UNITS)

N Humboldt Blvd

Humboldt
Park

1750 N WESTERN
(130 UNITS)

1760 N MILWAUKEE
(95 UNITS)

N Western Ave

Wicker
Park

NW 1601
(30 UNITS)

N Milwaukee Ave



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LEASING CONTACT

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