

**PRICE  
REDUCED**

## ±1,000 SF STOREFRONT FOR LEASE ON BUSY MILWAUKEE AVENUE



1,000 SF store for lease on busy Milwaukee Avenue in Avondale. Great location by highly visible Staropolska restaurant. Other nearby businesses include Avondale Bowl, Walgreen's, Bristol Bar, Sleeping Village Bar and more. Blue Line "EL" at Belmont is only 0.6 miles away (13 minute walk).



- Size:** ±1,000 SF
- Rental Rate:** ~~\$1,700 per Month~~  
\$1,500 per Month
- Rental Type:** Modified Gross
- Zoning:** B3-2
- Traffic Count:** 14,500 vehicles per day travel along Milwaukee Avenue.



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**±1,000 SF STOREFRONT FOR LEASE  
ON BUSY MILWAUKEE AVENUE**

**WALK SCORE**

**3036 North Milwaukee Avenue**  
Walker's Paradise

Walk Score  
**92**

Transit Score  
**71**

Bike Score  
**81**

**DEMOGRAPHICS (2020 CENSUS)**

**Total Population:**

36,374

**Total Households:**

14,443

**Average Household Size:**

2.5

**Median Age:**

34

**Median Household Income:**

\$91,543



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